

**Hotel Realty NW**   
a division of  
Kennedy & Mohn, P.S.

# Capitol Hill Development Site

**1818 Harvard Avenue, Seattle, WA 98122**

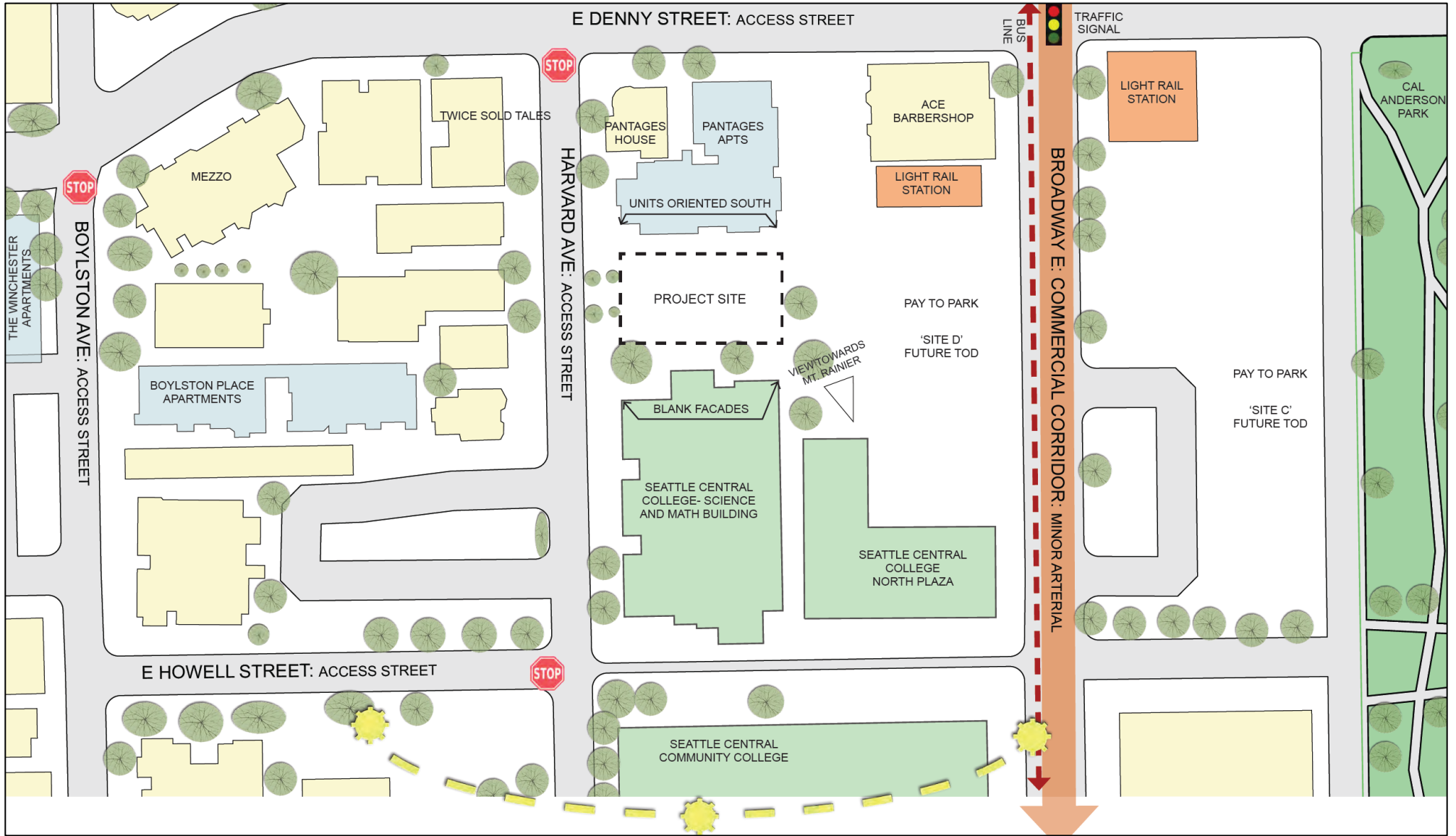
**Exclusively Marketed by:**  
**Michael Mohn**  
Hotel Realty NW  
(206) 409-8274  
[mmohn@hotelrealtynw.com](mailto:mmohn@hotelrealtynw.com)



# Capitol Hill Development Site

1818 Harvard Avenue, Seattle, WA 98122

# Vicinity Map



# Investment Summary

Address: 1818 Harvard Avenue  
Seattle, WA 98122

Offering Price: \$6,250,000

Price Per SF Land: \$697.47

Total Land Area: 8,961 SF

Zoning: MIO-105-NC3-55 (M)

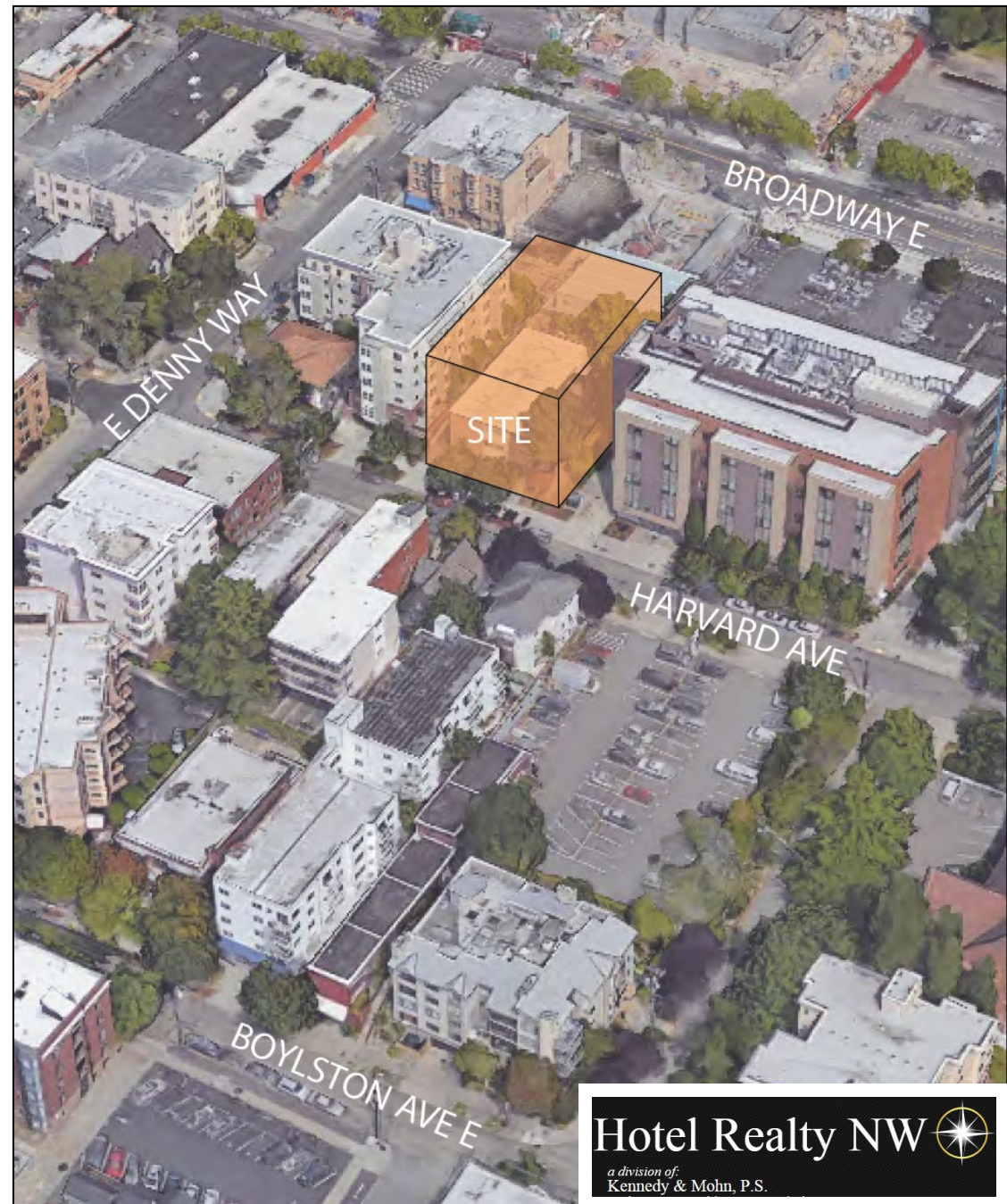
Existing Use: 12-unit, 3-sty Apartments  
Units: 6 @ 1b/1ba  
6 @ 2b/1ba  
in-place cash flow

Building Area: 8,646, GBA

Year Built: 1959 (eff yr 1988)

Parcel #: 600300-1290

Redevelopment potential including hotel, apartments, SEDU, college facilities.

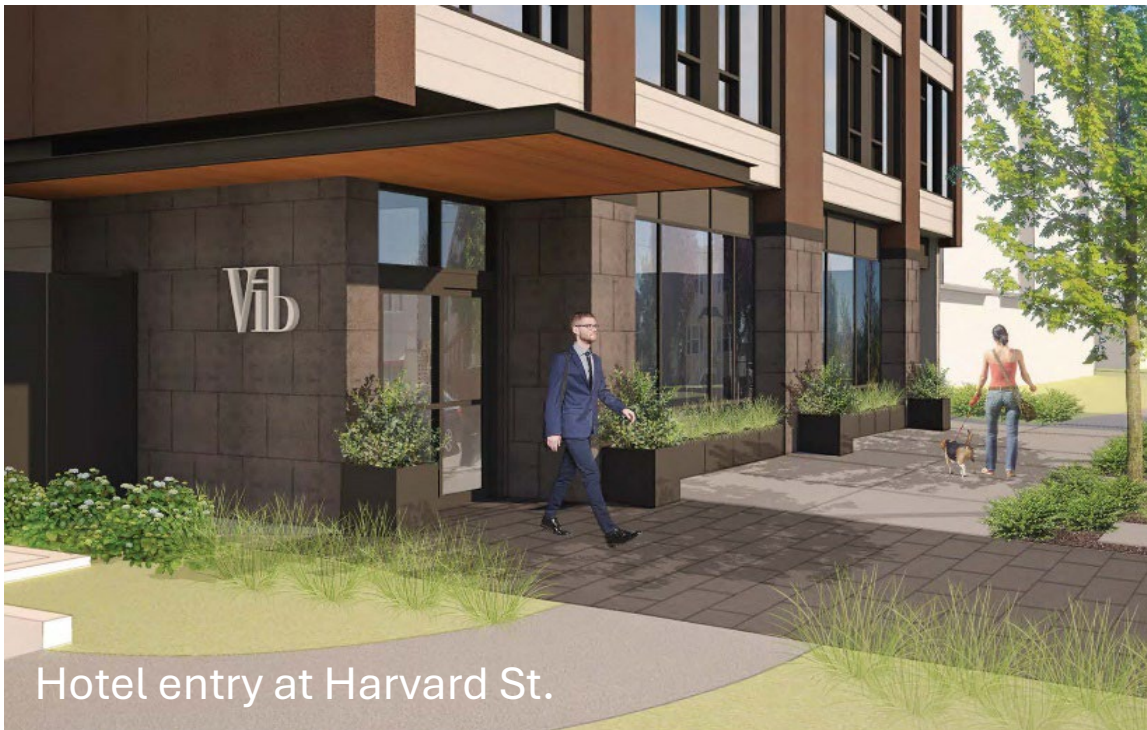
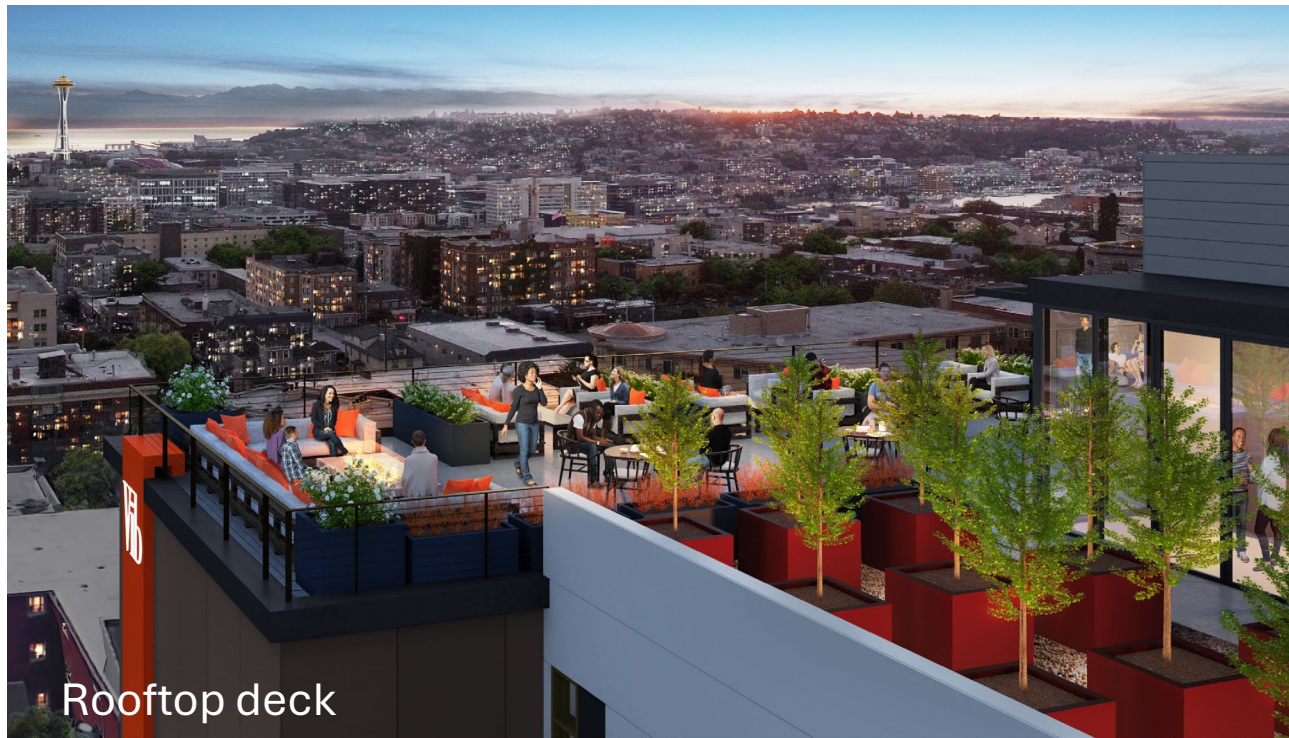


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## Prior Design and Planning Activities

During 2016-2017, Seller completed substantial design/planning and feasibility work for the proposed development of **Sola on Harvard**, an 89-unit mixed-use project to include a 61-room upper midscale hotel, (“Vib” by Best Western) on the lower four floors and 28 SEDU units on the upper two floors. The project included one level of below-grade parking, sufficient to accommodate 15 vehicles.

Architectural and planning services for the project were provided by Clark/Barnes including Early Design Guidance, MUP #305137, and Building Permit application #6609422-CN. Copies of design and planning studies are available for review upon receipt of a signed Confidentiality Agreement.



# Site Survey

PORTION OF SE 1/4 OF SECTION 29, TOWNSHIP 25N, RANGE 5E, WM

- LEGEND**
- FOUND CONCRETE MONUMENT
  - SET 1/2" REBAR/CAP #40524
  - ✦ FOUND REBAR/CAP AS NOTED
  - ⊕ POWER METER
  - ⊖ UTILITY POLE WITH LUMINAIRE
  - ⊞ GAS VALVE
  - ⊞ WATER METER
  - ⊞ HYDRANT
  - ⊞ WATER VALVE
  - ⊞ IRRIGATION CONTROL BOX
  - ⊞ CATCH BASIN
  - ⊞ SANITARY SEWER MANHOLE
  - ⊞ STORM DRAIN MANHOLE
  - - - APPROX. WATER LINE LOCATION
  - - - APPROX. SANITARY SEWER LINE LOCATION
  - - - APPROX. OVERHEAD UTILITY LINE LOCATION
  - - - APPROX. POWER LOCATION LINE
  - TERRAZIUS TREE
  - ✱ CONFERIUS TREE

**NOTES**  
INSTRUMENTATION FOR THIS SURVEY WAS A NIKON TOP GUN TOTAL STATION.

PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE METHOD OR EXCEEDING STANDARDS SET BY WAC 330-130-0200.

UTILITIES SHOWN HEREON WERE DERIVED FROM DISCOVERABLE EVIDENCE ON THE GROUND SURFACE. CONTRACTOR TO VERIFY PRIOR TO ANY EXCAVATION.

NO EVIDENCE WAS OBSERVED OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

NO EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAY WAS OBSERVED.

NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL WAS OBSERVED.

ALL FIELD MEASUREMENTS MATCHED REQUIRED DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.

THIS SITE IS NOT IN A FLOOD ZONE.

(ADDRESS OF PROPERTY WAS OBSERVED IN THE FIELD.)

**STATEMENT OF ENCROACHMENT**

Ⓐ WALL SOUTH OF BOUNDARY LINE 20.18'

Ⓑ FENCE CROSSES BOUNDARY LINE AS DEPICTED

**BASIS OF BEARINGS**  
N00°00'30"W ALONG THE MONUMENTED CENTERLINE OF HARVARD AVENUE.

**BUILDING HEIGHT**  
HOUSE NO. 1818, EAST FACE = 24.9'

**LEGAL DESCRIPTION**  
LOT 4 AND THE SOUTH 10 FEET OF LOT 5, BLOCK 34, ADDITION TO THE CITY OF SEATTLE AS Laid OFF BY O.T. DENNY, GUARDIAN OF THE ESTATE OF J.H. NAGLE, (COMMONLY KNOWN AS NAGLE'S ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 103, RECORDS OF KING COUNTY, WASHINGTON.

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, DATED APRIL 17, 2012.

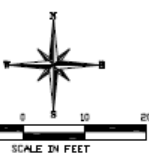
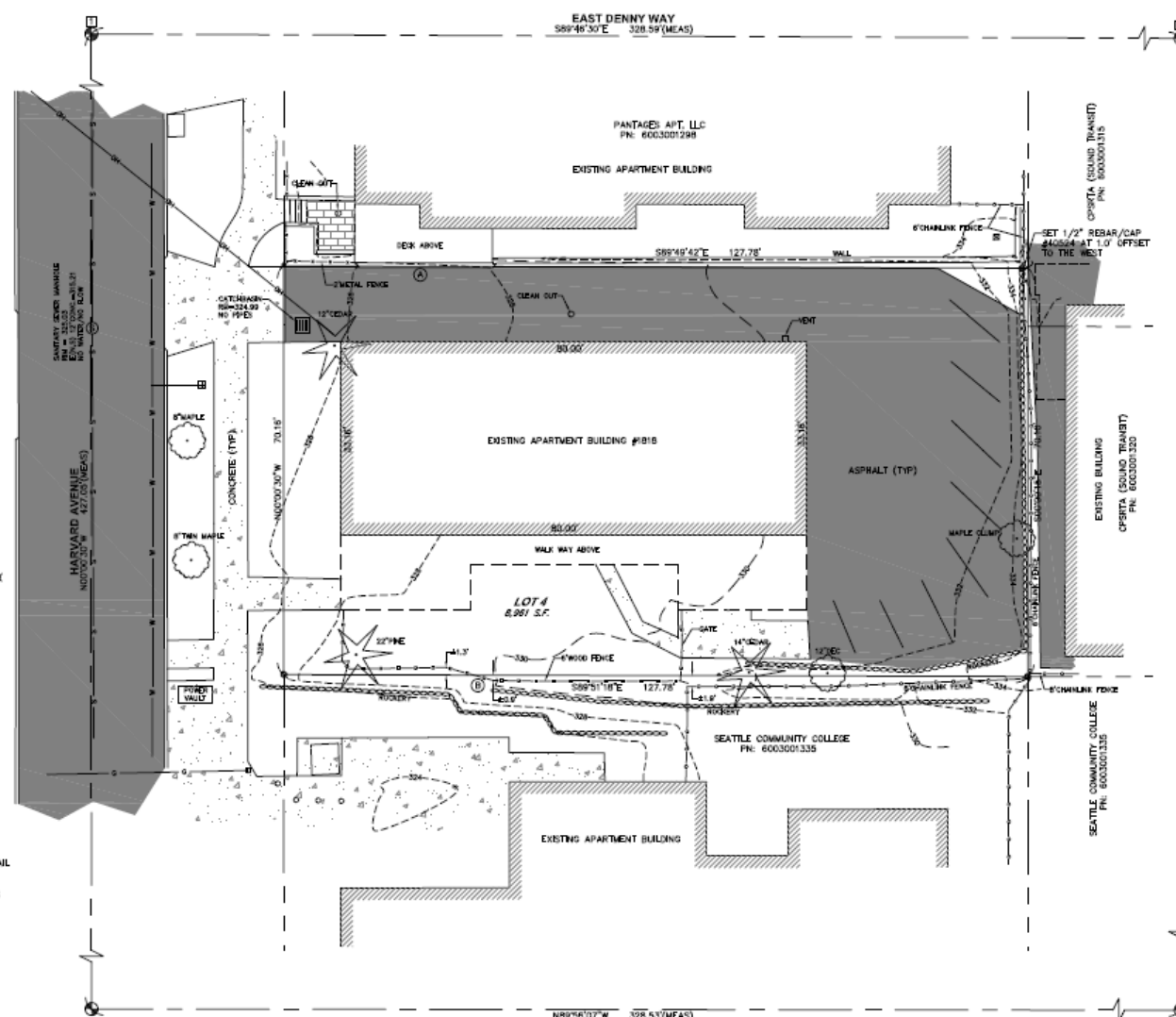
SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

**DATUM**  
NAD83  
FOUND BRASS CAP 0.5" AND 0.5" OF THE INT. BK. MICHALC TILE AT 94' CR IN THE NE COR BROADWAY E AND E DENNY WAY. ELEVATION = 335.886

**MONUMENT LEGEND**

□ FOUND CONCRETE MONUMENT WITH 1/2" PIN/NAIL WITH PUNCH IN CASE DOWN 0.90'

□ FOUND CONCRETE MONUMENT WITH 3/4" BRASS PIN WITH PUNCH IN CASE DOWN 0.75'



- SCHEDULE B (ITEMS)**
1. REAL ESTATE EXCISE TAX PURSUANT TO THE AUTHORITY OF RCW CHAPTER 85.45 AND SUBSEQUENT AMENDMENTS THEREIN AS OF THE DATE HEREIN, THE TAX RATE FOR SAID PROPERTY IS 1.75%. FOR ALL TRANSACTIONS RECORDED ON OR AFTER JULY 1, 2005: -A FEE OF \$10.00 WILL BE CHARGED ON ALL EXEMPT TRANSACTIONS. -A FEE OF \$5.00 WILL BE CHARGED ON ALL TAXABLE TRANSACTIONS IN ADDITION TO THE EXCISE TAX DUE.
  2. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY: (1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1) TAX ACCOUNT NO.: 3003001250 YEAR 2012 FILED: \$14,249.49 PAID: \$0.00 BALANCE: \$14,249.49 TOTAL AMOUNT DUE, NOT INCLUDING INTEREST AND PENALTY: \$14,249.49 LEVY CODE: 0010, ASSESSED VALUE LAND: \$1,344,000.00, ASSESSED VALUE IMPROVEMENTS: \$1,000.00
  3. DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE RING AND THE TERMS AND CONDITIONS THEREOF: GRANITOR: CLARK ASSOCIATES INVESTMENTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY. TRUSTEE: FIDELITY NATIONAL TITLE INSURANCE COMPANY, A FEDERAL ASSOCIATION ORIGINAL AMOUNT: \$70,000.00, DATED: NOVEMBER 22, 2005 RECORDED: NOVEMBER 30, 2005, RECORDING NO. 20051130002886
  4. UNRECORDED LEASEHOLDS, IF ANY; RIGHTS OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED UPON THE LAND, AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.
  5. OUR INSPECTION DATED AUGUST 26, 2005 DISCLOSES THE FOLLOWING MATTERS: 4 FOOT WOOD FENCE APPURTENANT TO THE SOUTHERLY ADJACER ENDS APPROXIMATELY 1 FOOT ONTO SAID PROPERTY.
  6. MATTERS RELATING TO THE QUESTIONS OF SURVEY, RIGHTS OF PARTIES IN POSSESSION, AND UNRECORDED LIEN RIGHTS FOR LABOR AND MATERIAL, IF ANY, THE DISPOSITION OF WHICH WILL BE FURNISHED BY SUPPLEMENTAL REPORT.

**Surveyor's Certification**  
TO: SOLA 24, LLC; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.  
  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, INITIALLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7a, 7b, 7c, 8, 9, 10, 11a, 13, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 5-8-2012

James R. Watkins  
Registration No. 40524  
In the State of Washington  
Date of Survey: 5/7/2012  
Date of last revision:  
  
SURVEY PERFORMED BY:  
ALLIED LAND SURVEYING, INC.  
2312-168TH STREET SE  
BOTHELL, WA 98012  
PHONE: 425-482-0223  
FAX: 425-482-0224  
EMAIL: J.WATKINS@ALLIANDSURVEYING.COM

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DATE	BY	CHKD BY	DATE
5-17-2012			

Ally Land Surveying, Inc.  
2312 168th Street, Bothell, WA 98012  
(206) 425-4823

ALTA/ACSM LAND TITLE SURVEY FOR SOLA 24, LLC 4827 NE 17TH STREET SEATTLE, WA 98115

SHEET 1 of 2