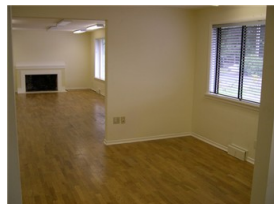


10130 Edmonds Way, Edmonds, WA 98020-5130, Snohomish County



Owner Information

Owner Name (LN FN):	Sb Investments One Llc	Tax Billing Zip:	98177
Tax Billing Address:	1621 Sw 185th	Owner Occupied:	No
Tax Billing City & State:	Shoreline, WA		

Location Information

Zip Code:	98020	Carrier Route:	C022
Subdivision:	Westgate Park Div 02	Zoning:	BN
School District:	015	Range/Township/Section/ Quarter:	03-27-36NW
Census Tract:	507.00	Map#:	474-G1
Neighborhood Code:	5604001	Street Type:	Blacktop

Tax Information

Tax-ID:	006107-002-001-01	% Improved:	23%
Alt. Tax-ID:	610700-2-001-01-03	Tax Area:	0216
Parcel ID:	00610700200101	Legal Book/Page:	15.0-21.0
Legal Description:	WESTGATE PARK DIV 2 BLK 002 D-01 - BEG SELY COR TR 1 TH SWLY ALG SLY LN 125FT TH NWLY PLL TO ELY LN 127.56FT TO A PT ON NLY LN WHICH IS 128FT SWLY FROM NE COR TR 1 TH NELY ALG NLY LN 128FT TO NE COR TH SELY ALG ELY LN 100FT TO POB LESS ST HWY WD 472/528		

Assessment & Tax

Assessment Year	2011 - Certified	2010 - Certified	2009 - Certified
Assessed Value - Total	\$254,900	\$269,500	\$328,400
Assessed Value - Land	\$196,600	\$226,900	\$266,200
Assessed Value - Improved	\$58,300	\$42,600	\$62,200
YOY Assessed Change (\$)	-\$14,600	-\$58,900	
YOY Assessed Change (%)	-5.42%	-17.94%	
Total Tax	Tax Year	YOY Tax Change (\$)	YOY Tax Change (%)
\$2,913	2010		
\$2,715	2011	-\$198	-6.78%
\$2,838	2012	\$123	4.52%

Characteristics

Lot Acres:	0.30	Total Units:	1
Lot Area:	13,068	Condition:	Average
Land Use:	Retail Trade	Quality:	Fair
County Land Use:	Paint/Glass/Wallpaper	Water Source:	Type Unknown
Year Built:	1953	Sewer:	Type Unknown
Effective Year Built:	1967	Heat Type:	Heated
Total Living Sq Ft:	1,820	Cooling Type:	None
Above Gnd Sq Ft:	1,820	Roof Type:	Single Pitch
Gross Area:	1,820	Roof Material:	Shingle
Ground Floor Sq Ft:	1,820	Roof Shape:	Pitched
Main Area:	1,820	Construction:	Wood
Stories:	1	Exterior:	Brick Veneer
Total Baths:	1	Floor Cover:	Carpet/Vinyl
Full Baths:	1	Foundation:	Concrete
Fireplaces:	2	Topography:	Open Space

Courtesy of Scott Phariss

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Property Detail

Listing Information

MLS Listing Number: **249783**
 MLS Status: **Expired**
 MLS Status Change Date: **12/20/2011**
 MLS Listing Date: **07/14/2011**

MLS List Price: **\$450,000**
 MLS Orig. List Price: **\$475,000**
 MLS Listing Agent: **35847-Paul H. McLaughlin**
 MLS Listing Broker: **John L. Scott, Inc.**

Market Sale & Sale History

Settle Date: **04/01/1979**
 Sale Price: **\$75,000**
 Price Per Square Feet: **\$41.21**

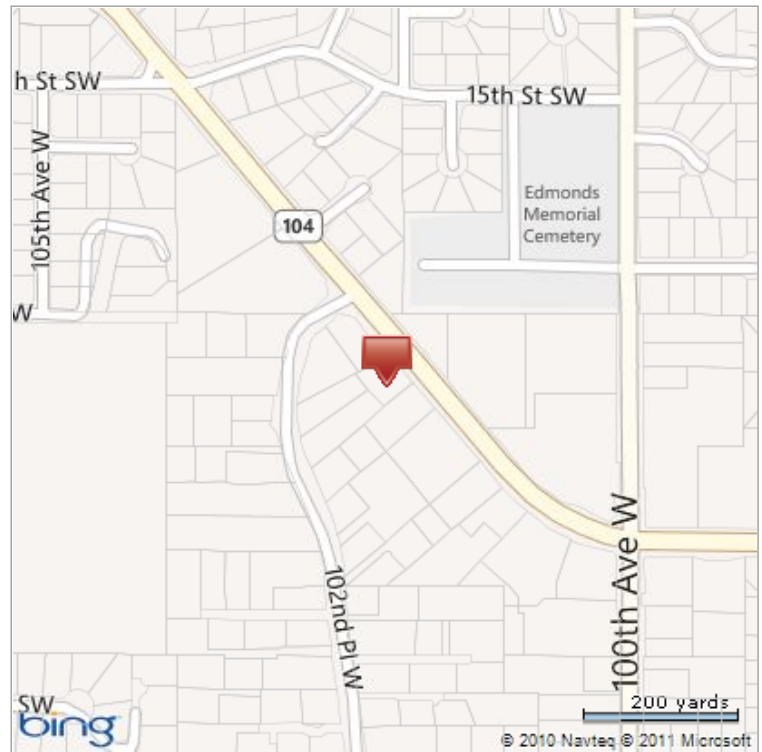
Deed Type: **Contract Of Sale**
 Owner Name (LN FN): **Sb Investments One Llc**

Recording Date	09/30/2003	
Sale/Settlement Date	09/29/2003	04/01/1979
Sale Price		\$75,000
Nominal	Y	
Buyer Name	Sb Investments One Llc	Browning Samuel G
Seller Name	Browning Samuel G & Judith L	
Auditor No	200309300390	
Hist. Document No.	378151	7905714
Document Type	Quit Claim Deed	Contract Of Sale

Property Map



*Lot Dimensions are Estimated



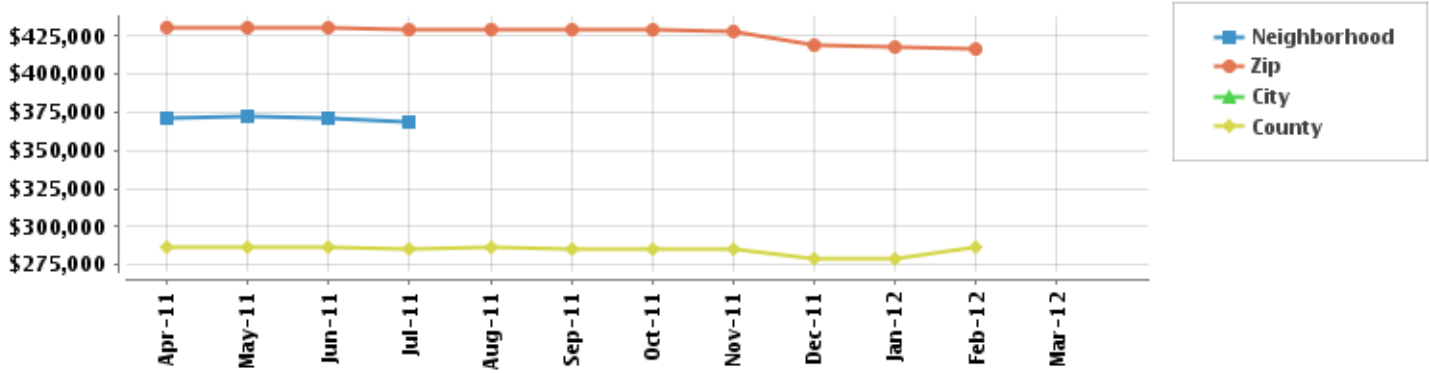
Courtesy of Scott Phariss

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Property Detail

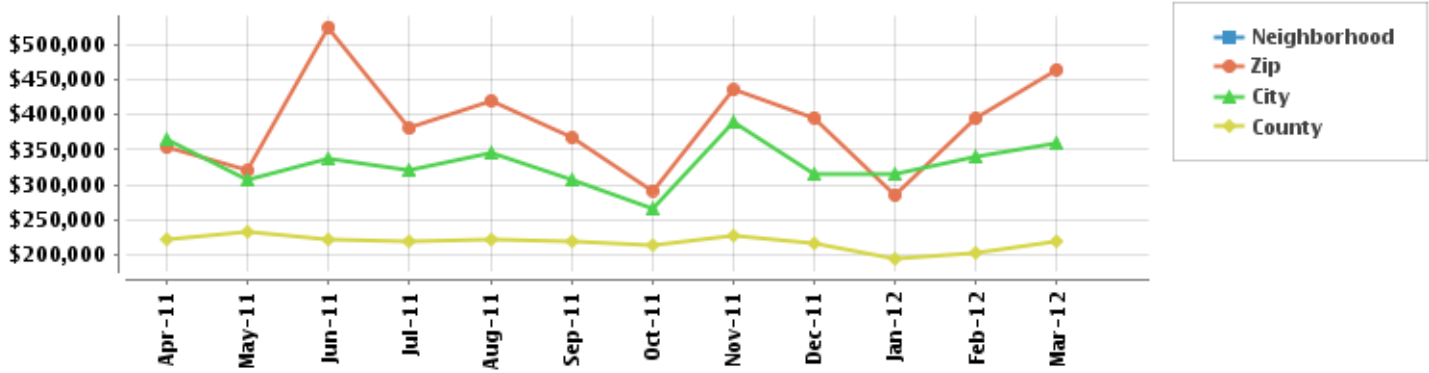
Market Conditions

Median Home Value



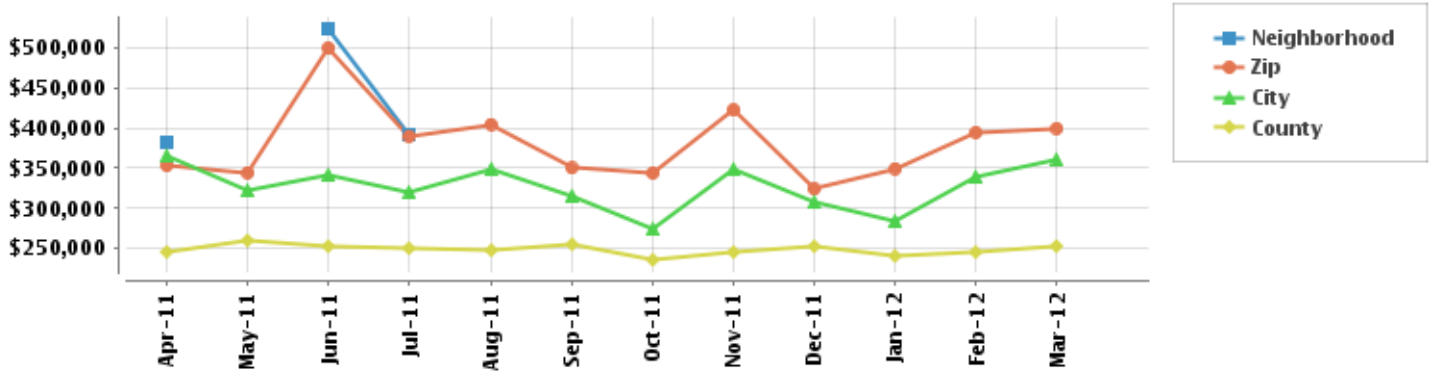
The median home value is the middle value (when ordered low to high) of all the properties sold in that month in that geographic area. When the median home value increases over time it can indicate a seller's market. In a seller's market there are more buyers than sellers (more demand than supply). If the median home value decreases over time it can indicate a buyer's market.

Median List Price



The median list price is the middle list price (when ordered low to high) of all the properties sold in that month in that geographic area. List price is provided by the MLS. When the median list price increases it can indicate a seller's market. This is especially true if the median square foot of sold properties remains constant. It is also important to compare the median sales price to the median list price in order to determine the level of demand for homes.

Median Sales Price



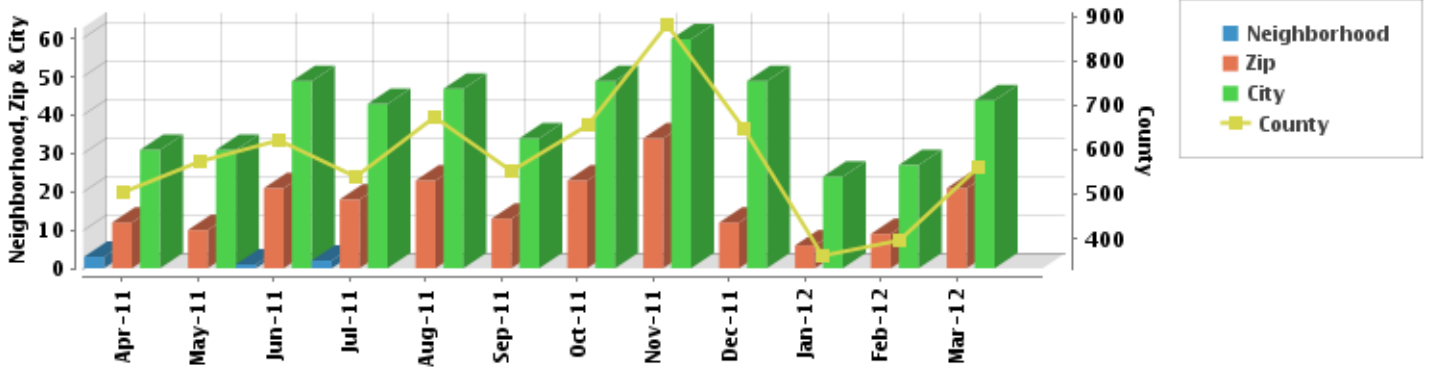
The median sales price is the middle sales price (when ordered low to high) of all the properties sold in that month in that geographic area. Sales Price is based on tax records.

Courtesy of Scott Phariss

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If the median sales price is increasing it indicates that the demand for property is also increasing. A sales price significantly below the listing price indicates that there is less demand for properties than the seller anticipated. When there are fewer buyers interested in purchasing the market value of that property decreases.

Sales Activity



Sales activity is the number of sales recorded by the county in that month in that geographic area.

When the number of homes sold increases it indicates that housing prices are aligned with buyer expectations. An increase in sales activity usually precedes an increase in active listings and/or sales price. The higher the sales activity the stronger the market. A low number of sales indicates a weak market.

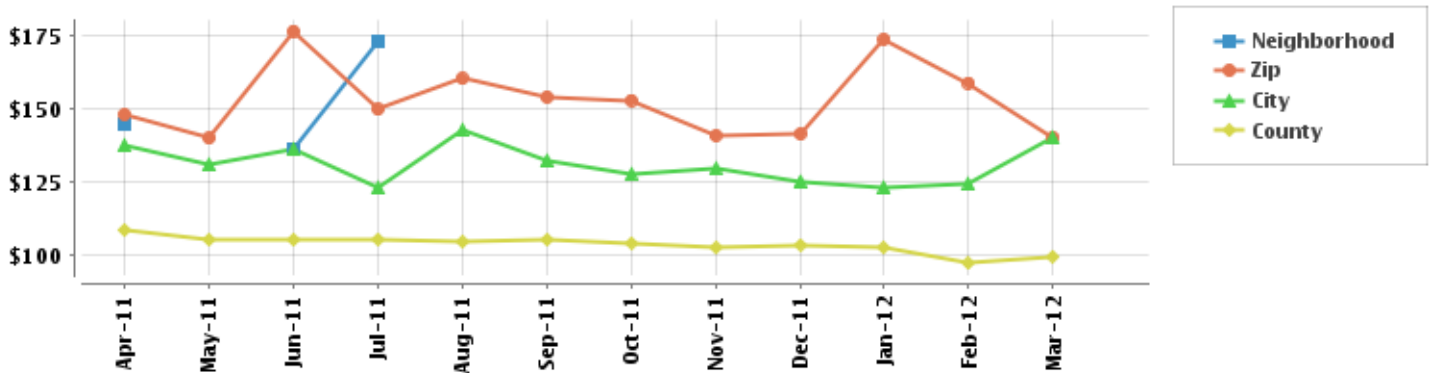
Sales Activity Rate Change

	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11
Neighborhood			100%			
Zip	-16.67%	110.00%	-14.29%	27.78%	-43.48%	76.92%
City	0%	58.06%	-12.24%	9.30%	-27.66%	44.12%
County	13.47%	8.73%	-13.64%	24.91%	-17.71%	18.44%
	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	
Neighborhood						
Zip	47.83%	-64.71%	-50%	50%	133.33%	
City	22.45%	-18.33%	-51.02%	12.50%	62.96%	
County	34.81%	-26.84%	-44.12%	9.97%	41.81%	

The sales rate change is the percentage that sales change from one month to the next.

When the sales rate change is greater than 0% the sales activity is increasing month over month. This indicates a strengthening market. If the sales rate change is less than 0% the market is weakening and there are less homes being sold.

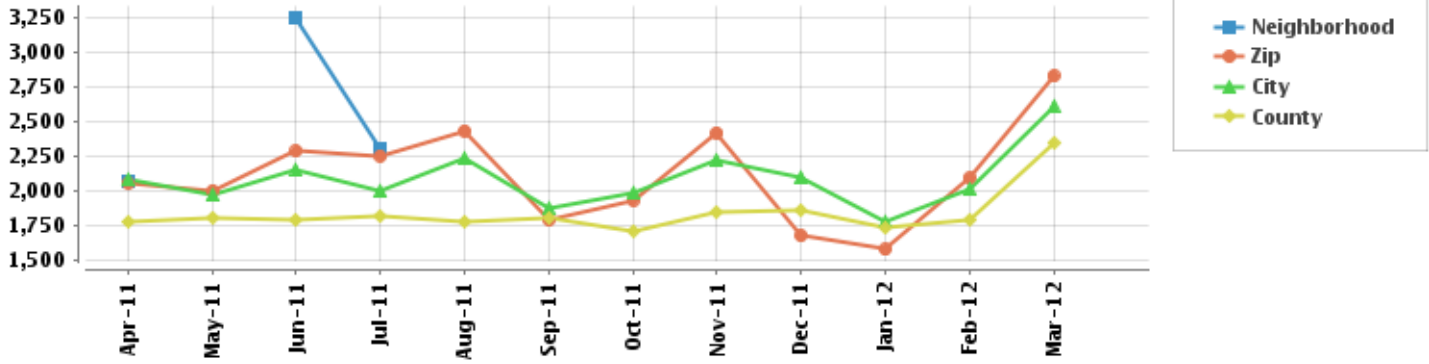
Median \$/Sq Ft



The median cost per square foot is the middle value (when ordered low to high) of all the properties sold in that month in that geographic area. It is calculated by dividing the sales price by the size of the home (square feet).

An increase in the cost per square foot when the median square feet does not increase indicates buyers are willing to pay more for the same size house. This is an indication of an increase in housing demand. When the cost per square foot decreases it indicates that property values are decreasing.

Median Sq Ft

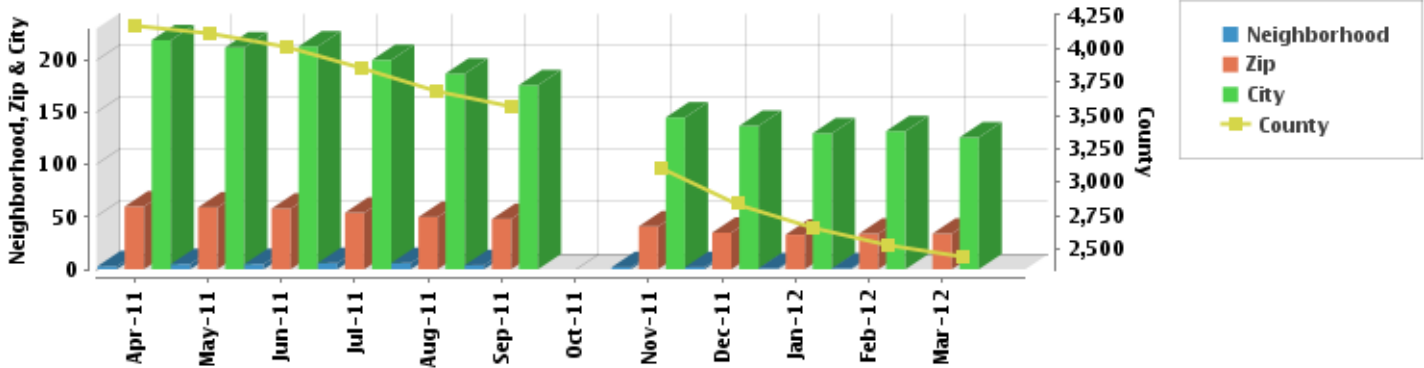


The median square feet of the home is the middle value (when ordered low to high) of all the properties sold in that month in that geographic area.

A decrease in the size of properties sold can indicate that the market is opening up to buyers of smaller or entry-level homes.

Distressed Properties

of Foreclosures



The combined number of properties in all stages of foreclosure (Pre-Foreclosure, Auction, or REO) in that month in that geographic area. Each month data is collected on a single day and represents a snapshot in time.

It is a sign of an improving market when the number of foreclosures decreases over time. When the number of foreclosures increases in an area property values tend to decrease because there are more homes for sale. Additionally, areas with a large number of foreclosures can have problems such as unmaintained homes and crime.

Foreclosures Rate Change

	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11
Neighborhood	66.67%	0%	20%	0%	-33.33%	
Zip	-1.67%	-1.69%	-6.90%	-7.41%	-4%	
City	-3.20%	0.47%	-6.10%	-6.50%	-5.88%	
County	-1.53%	-2.63%	-3.95%	-4.26%	-3.23%	
	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	
Neighborhood		0%	-50%	0%		
Zip		-14.63%	-5.71%	3.03%	0%	
City		-5.52%	-5.11%	1.54%	-4.55%	
County		-8.75%	-6.20%	-5.15%	-3.57%	

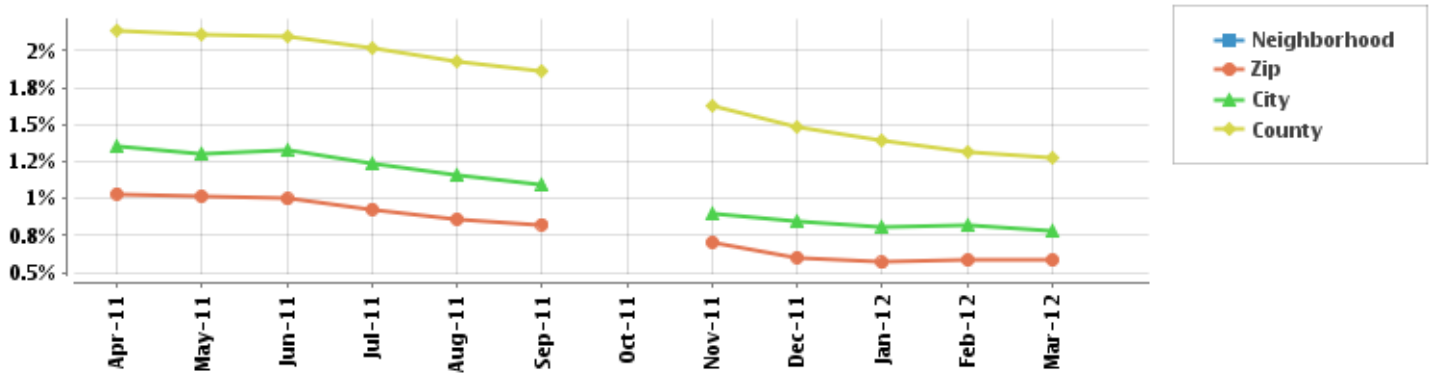
The foreclosure rate change is the percentage that foreclosures change from one month to the next.

When the foreclosure rate change is greater than 0% the number of properties in foreclosure is increasing month over month. This indicates a weakening market. If the foreclosure rate change is less than 0% the market is strengthening and there are fewer homeowners who are defaulting on their mortgages.

Courtesy of Scott Pharris

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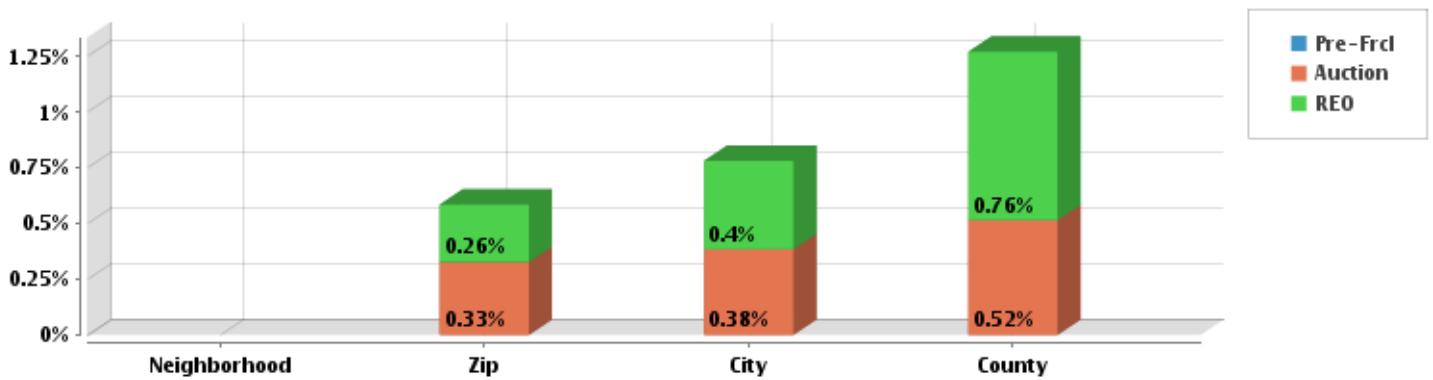
% of Foreclosures



The combined percentage of properties in all stages of foreclosure (Pre-Foreclosure, Auction, or REO) in that month in that geographic area. Each month data is collected on a single day and represents a snapshot in time.

When the overall percentage of foreclosures is decreasing it can indicate that home ownership is stabilizing. If the percentage is increasing then the number of properties for sale is likely to rise and the value will fall.

% Pre-Frcl, Auction, REO

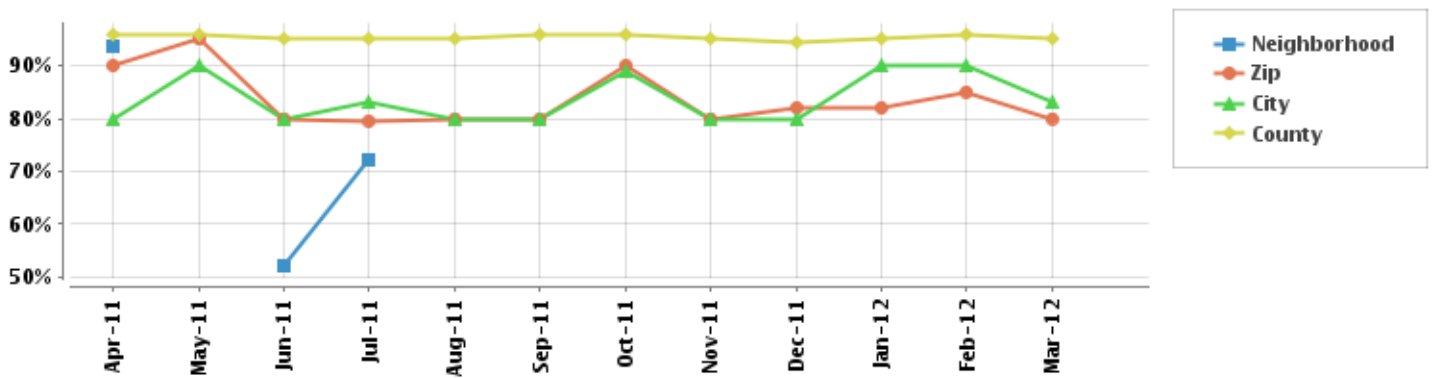


The percent of properties in each stage of foreclosure (Pre-Foreclosure, Auction, or REO) for the most recent month in that geographic area. Each month data is collected on a single day and represents a snapshot in time.

If the percentage of Pre-Foreclosures and Auctions is greater than the percentage of REOs it may indicate that a greater percentage of properties will become bank-owned in the near future. It might also mean that properties that do become bank-owned are sold quickly. A smaller percentage of Pre-Foreclosures means there are fewer properties in the pipeline to become bank-owned.

Financial Health

Median LTV



The median loan-to-value ratio is calculated by dividing the original value of the open liens on a home by the sale price of the home in that month in that geographic area.

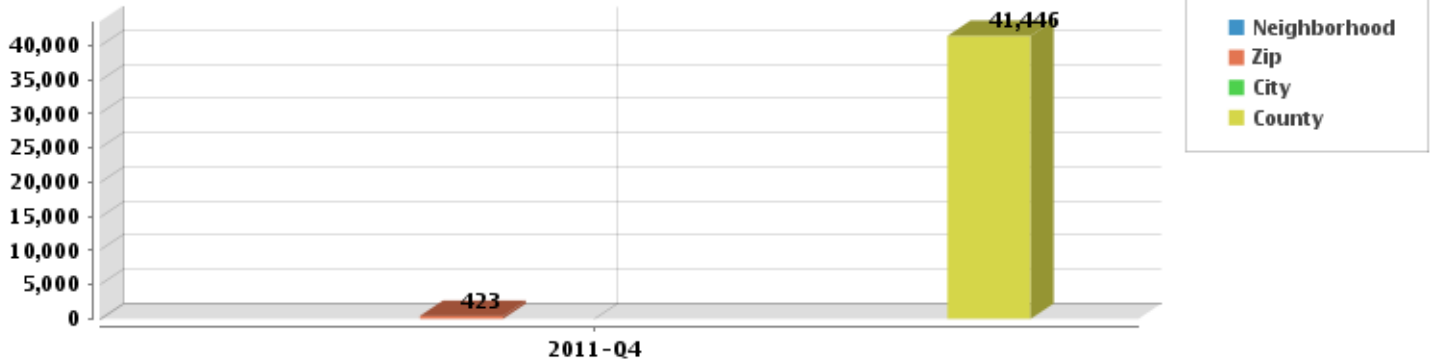
Courtesy of Scott Pharris

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Market Trends

A lower LTV indicates that homeowners are more likely to be able to afford their homes because they have borrowed less to purchase it. Lenders typically require private mortgage insurance (PMI) for owners who have an LTV greater than 80%. The higher the LTV, the more likely that a homeowner will go into default.

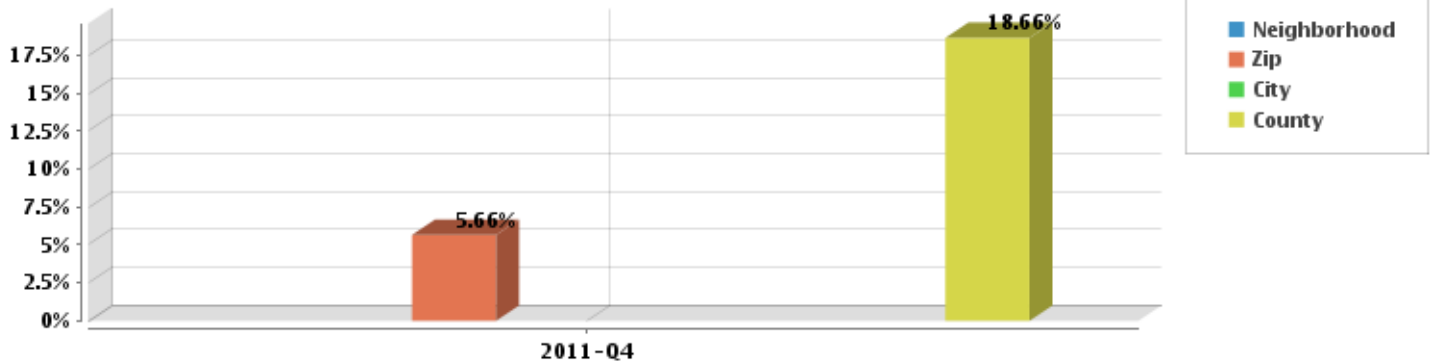
of Negative Equity



The number of properties with the total open lien amount greater than or equal to the current value of the home, as calculated by an automated valuation model (AVM). It is only for properties sold in that quarter in that geographic area. Both property types (SFR and condos) are included in the calculation. Each quarter (March, June, September, and December) data is collected on a single day and represents a snapshot in time.

Negative equity, also called being 'upside down' on a loan, can occur when a property value decreases or when the principal loan amount increases due to a loan with negative amortization. As the number of properties with negative equity increases the less stable an area becomes because owners are at risk of foreclosure.

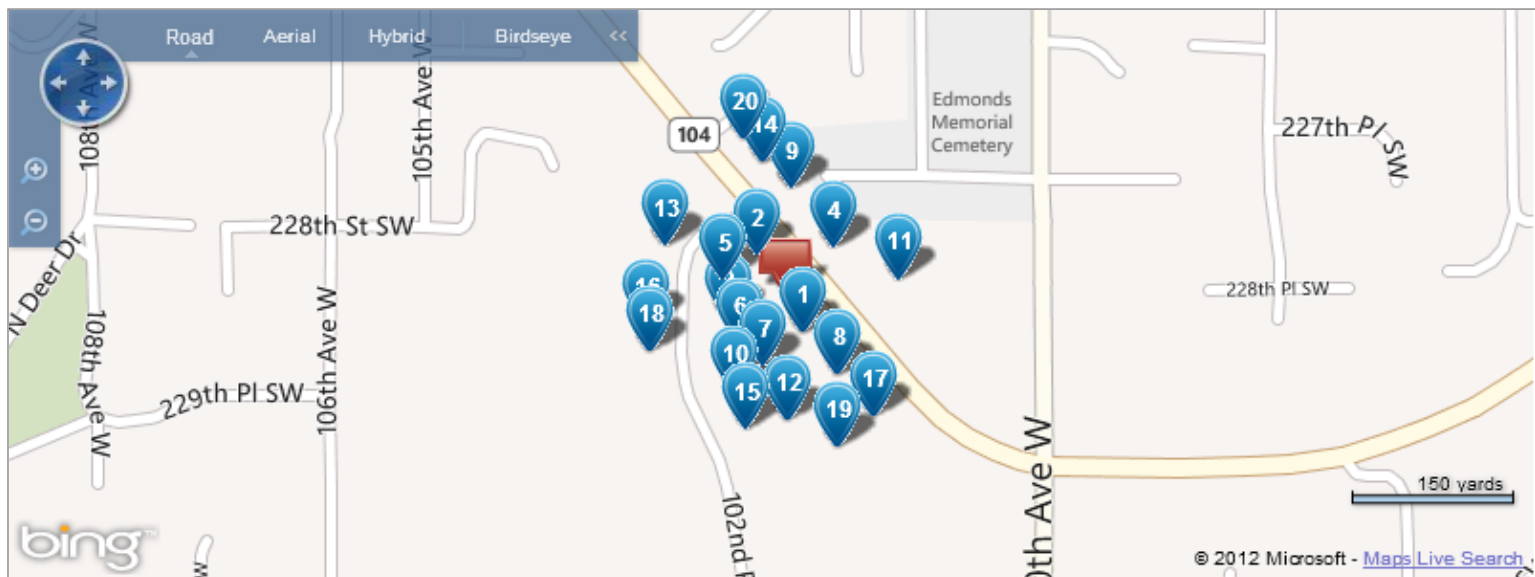
% of Negative Equity







The percentage of properties with the total open lien amount greater than or equal to the current value of the home, as calculated by an AVM. It is only for properties sold in that quarter in that geographic area. Both property types (SFR and condos) are included in the calculation. Each quarter (March, June, September, and December) data is collected on a single day and represents a snapshot in time.

Areas with a low percentage of negative equity are more likely to retain their value because owners have the funds to pay their mortgage and maintain their homes. As the percent of properties with negative equity increases so does the risk of foreclosure.

10130 Edmonds Way, Edmonds, WA 98020-5130, Snohomish County



Neighbors Details

	Subject Property	Neighbor 1	Neighbor 2	Neighbor 3
Photo				
Address	10130 Edmonds Way		10200 Edmonds Way	22831 102nd Pl W
Subdivision	WESTGATE PARK DIV 02	WESTGATE PARK DIV 02	WESTGATE PARK DIV 02	WESTGATE PARK DIV 02
Owner Name (LN FN)	SB INVESTMENTS ONE LLC	ARCHLAND PROPERTY I LLC	SB INVESTMENTS TWO LLC	BAUM HOWARD D
Owner Name 2 (LN FN)				
Recording Date		06/29/2004		
Sales Date	04/01/1979	06/29/2004	09/01/1974	
Sale Price	\$75,000	\$605,877	\$35,000	
Price Per Sq Ft	\$41.21		\$13.76	
Total Living Sq Ft	1,820		2,544	1,820
Stories	1		1	1
Bedrooms				3
Bathrooms (Total)	1			1
Total Rooms				5
Fireplaces	2			1
Universal Land Use	Retail Trade	Parking Lot	Medical Building	SFR
Lot Sq Ft	13,068	18,731	14,810	15,682
Lot Acres	0.30	0.43	0.34	0.36
Year Built	1953		2006	1953
Effective Year Built	1967			
Total Assessment	\$254,900	\$227,700	\$508,000	\$307,100
Property Tax Amount	\$2,838	\$2,536	\$5,651	\$3,418
Distance (miles)		0.02	0.03	0.03
	Subject Property	Neighbor 4	Neighbor 5	Neighbor 6

Courtesy of Scott Phariss

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Neighbors

Photo		Photo not available	Photo not available	Photo not available
Address	10130 Edmonds Way	1001 Edmonds St	22817 102nd Pl W	22907 102nd Pl W
Subdivision	WESTGATE PARK DIV 02	WESTGATE PARK DIV 01	WESTGATE PARK DIV 02	WESTGATE PARK DIV 02
Owner Name (LN FN)	SB INVESTMENTS ONE LLC	9323 LLC	T & N PROPERTIES LLC	HAMMOND SCOTT R
Owner Name 2 (LN FN)				HAMMOND ROBYN T
Recording Date		08/27/2009	03/01/2007	09/15/1994
Sales Date	04/01/1979	08/11/2009	03/01/2007 / 06/20/2002	09/12/1994
Sale Price	\$75,000	\$425,000	\$1,850,000	\$138,950
Price Per Sq Ft	\$41.21	\$256.95	\$118.29	\$63.45
Total Living Sq Ft	1,820	1,654	15,639 / 1,872	2,190
Stories	1	1	1	1.50
Bedrooms			4	3
Bathrooms (Total)	1		2	1
Total Rooms				5
Fireplaces	2			1
Universal Land Use	Retail Trade	Restaurant Building	Commercial Building	SFR
Lot Sq Ft	13,068	15,682	20,038	20,909
Lot Acres	0.30	0.36	0.46	0.48
Year Built	1953	2002	2007 / 1953	1953
Effective Year Built	1967			1968
Total Assessment	\$254,900	\$397,000	\$1,345,000	\$353,800
Property Tax Amount	\$2,838	\$4,417	\$14,953	\$3,937
Distance (miles)		0.03	0.03	0.04




	Subject Property	Neighbor 7	Neighbor 8	Neighbor 9
Photo		Photo not available	Photo not available	Photo not available
Address	10130 Edmonds Way	22911 102nd Pl W	10124 Edmonds Way	771 Edmonds Way
Subdivision	WESTGATE PARK DIV 02	WESTGATE PARK DIV 02	WESTGATE PARK DIV 02	BEL AIRE DIV A
Owner Name (LN FN)	SB INVESTMENTS ONE LLC	FORD MORGAN P	MCDONALDS	SYSTAD MAUDI R
Owner Name 2 (LN FN)		FISH JENNIFER A		CARLSON KELLY C
Recording Date		07/11/2008	11/20/1998	
Sales Date	04/01/1979	07/09/2008 / 07/11/2008	11/17/1998	
Sale Price	\$75,000	\$465,000	\$600,000	
Price Per Sq Ft	\$41.21	\$208.52	\$126.37	
Total Living Sq Ft	1,820	2,230	4,748	1,462
Stories	1		1	1
Bedrooms		3 / 4		3
Bathrooms (Total)	1	2 / 3		2
Total Rooms		5		5
Fireplaces	2	2		2
Universal Land Use	Retail Trade	SFR	Restaurant Building	SFR
Lot Sq Ft	13,068	9,583	37,897	15,682
Lot Acres	0.30	0.22	0.87	0.36
Year Built	1953	1974	1978	1961
Effective Year Built	1967		1980	
Total Assessment	\$254,900	\$319,100	\$761,700	\$303,500
Property Tax Amount	\$2,838	\$3,551	\$8,470	\$3,378
Distance (miles)		0.04	0.05	0.06
	Subject Property	Neighbor 10	Neighbor 11	Neighbor 12

Courtesy of Scott Phariss

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Neighbors

Photo		Photo not available	Photo not available	Photo not available
Address	10130 Edmonds Way	22915 102nd Pl W	10117 Edmonds Way	22925 102nd Pl W
Subdivision	WESTGATE PARK DIV 02	WESTGATE PARK DIV 02	WESTGATE PARK DIV 01	BECKS ADD
Owner Name (LN FN)	SB INVESTMENTS ONE LLC	OLSEN BRENT H	ALBERTSONS	GILES GARY
Owner Name 2 (LN FN)			COPORATE ACCOUNTING	
Recording Date				10/18/2006
Sales Date	04/01/1979			09/26/2006 / 08/31/2000
Sale Price	\$75,000			\$710,000
Price Per Sq Ft	\$41.21			\$257.25
Total Living Sq Ft	1,820	2,117	17,526	2,760
Stories	1		1	1
Bedrooms		3		3
Bathrooms (Total)	1	2		3 / 2
Total Rooms		5		5
Fireplaces	2	2		2
Universal Land Use	Retail Trade	SFR	Retail Trade	SFR
Lot Sq Ft	13,068	11,761	67,082	34,848
Lot Acres	0.30	0.27	1.54	0.80
Year Built	1953	1972	1966	1950
Effective Year Built	1967		1975	1960
Total Assessment	\$254,900	\$328,000	\$1,248,000	\$456,700
Property Tax Amount	\$2,838	\$3,650	\$13,875	\$5,081
Distance (miles)		0.06	0.06	0.07

	Subject Property	Neighbor 13	Neighbor 14	Neighbor 15
Photo		Photo not available		
Address	10130 Edmonds Way	22806 102nd Pl W	761 Edmonds Way	22919 102nd Pl W
Subdivision	WESTGATE PARK DIV 02	WESTGATE PARK DIV 02	BEL AIRE DIV A	BECKS ADD
Owner Name (LN FN)	SB INVESTMENTS ONE LLC	BOWMAN MICHAEL	RUSSELL JUDY R	BREWIN BENJAMIN P
Owner Name 2 (LN FN)		SETTLEMYER COLLEEN		COLLIER-BREWIN HOLLY D
Recording Date		02/24/1997	08/24/2005	04/15/2011
Sales Date	04/01/1979	02/20/1997	08/19/2005 / 02/24/2012	04/13/2011 / 04/15/2011
Sale Price	\$75,000	\$269,950	\$324,950	\$381,850
Price Per Sq Ft	\$41.21	\$100.88	\$138.51	\$184.38
Total Living Sq Ft	1,820	2,676	2,346	2,071
Stories	1	2	2	
Bedrooms		3	4	4
Bathrooms (Total)	1	3	3	3 / 2
Total Rooms		5	6	6
Fireplaces	2	1	1	2
Universal Land Use	Retail Trade	SFR	SFR	SFR
Lot Sq Ft	13,068	12,197	7,841	9,583
Lot Acres	0.30	0.28	0.18	0.22
Year Built	1953	1994	1961	1973
Effective Year Built	1967			
Total Assessment	\$254,900	\$361,600	\$286,400	\$342,500
Property Tax Amount	\$2,838	\$4,024	\$3,188	\$3,812
Distance (miles)		0.07	0.07	0.07
	Subject Property	Neighbor 16	Neighbor 17	Neighbor 18

Courtesy of Scott Phariss

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Neighbors

Photo		Photo not available	Photo not available	Photo not available
Address	10130 Edmonds Way	22826 102nd PI W		22828 102nd PI W
Subdivision	WESTGATE PARK DIV 02	WESTGATE PARK DIV 02	WESTGATE PARK DIV 02	WESTGATE PARK DIV 02
Owner Name (LN FN)	SB INVESTMENTS ONE LLC	KREBS GREGORY B	MCDONALDS	TUCKER THEODORE
Owner Name 2 (LN FN)		LARKIN-KREBS SHELLEY J		TUCKER JANE
Recording Date		04/17/2007	02/20/1986	07/03/2002
Sales Date	04/01/1979	04/12/2007 / 04/17/2007	02/20/1986	06/06/2002 / 07/03/2002
Sale Price	\$75,000	\$619,950	\$200,000	\$395,500
Price Per Sq Ft	\$41.21	\$231.67		\$156.45
Total Living Sq Ft	1,820	2,676		2,528
Stories	1	2		2
Bedrooms		5 / 4		5 / 4
Bathrooms (Total)	1	3		3
Total Rooms		7		7
Fireplaces	2			
Universal Land Use	Retail Trade	SFR	Parking Lot	SFR
Lot Sq Ft	13,068	8,276	19,166	9,583
Lot Acres	0.30	0.19	0.44	0.22
Year Built	1953	1999		1999
Effective Year Built	1967			
Total Assessment	\$254,900	\$414,800	\$221,800	\$407,000
Property Tax Amount	\$2,838	\$4,615	\$2,470	\$4,528
Distance (miles)		0.07	0.08	0.08

	Subject Property	Neighbor 19	Neighbor 20
Photo		Photo not available	Photo not available
Address	10130 Edmonds Way		740 15th Way Sw
Subdivision	WESTGATE PARK DIV 02	WESTGATE PARK DIV 02	BEL AIRE DIV A
Owner Name (LN FN)	SB INVESTMENTS ONE LLC	MCDONALDS	GIROUARD GEOFFREY
Owner Name 2 (LN FN)			GIROUARD TRACY
Recording Date		02/20/1986	07/18/2005
Sales Date	04/01/1979	02/20/1986	07/14/2005
Sale Price	\$75,000	\$200,000	\$285,000
Price Per Sq Ft	\$41.21		\$158.42
Total Living Sq Ft	1,820		1,799
Stories	1		1
Bedrooms			3
Bathrooms (Total)	1		2
Total Rooms			5
Fireplaces	2		2
Universal Land Use	Retail Trade	Vacant Land (NEC)	SFR
Lot Sq Ft	13,068	6,970	7,405
Lot Acres	0.30	0.16	0.17
Year Built	1953		1961
Effective Year Built	1967		1979
Total Assessment	\$254,900	\$36,600	\$280,200
Property Tax Amount	\$2,838	\$412	\$3,119
Distance (miles)		0.08	0.08

Courtesy of Scott Phariss

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Neighbors

10130 Edmonds Way, Edmonds, WA 98020-5130, Snohomish County

Demographics

Census Tract/Block: 507.00/1

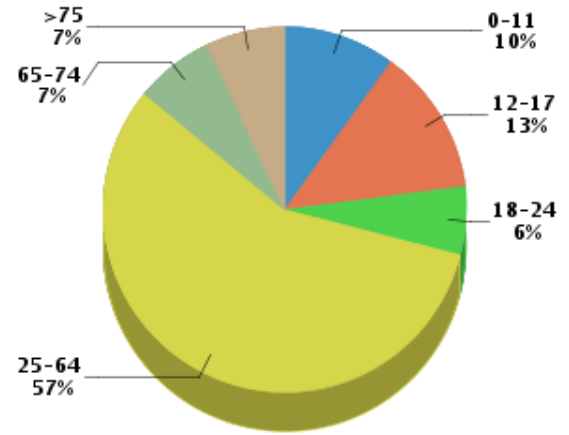
Population

Year 2011

General Population Information

Census Tract:	507.00
Census Block:	1
Number of People in 2000:	945
Estimated Number of People in 2011:	835
Estimated Number of People in 2016:	836
Estimated Growth in Next 5 years:	0.12%
Actual Growth in Last 10 Years:	-2.57%

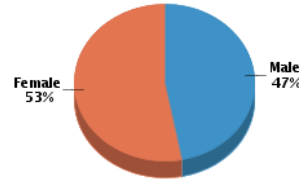
Population By Age



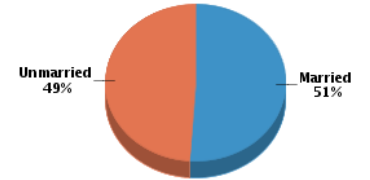
General Household Information

Number of Households in 2011:	327
Number of Households in 2016:	330
Estimated Growth in Next 5 years:	0.92%
Actual Growth in Last 10 Years:	1.24%
Average Household Size in 2011:	2.30

Gender



Marriage

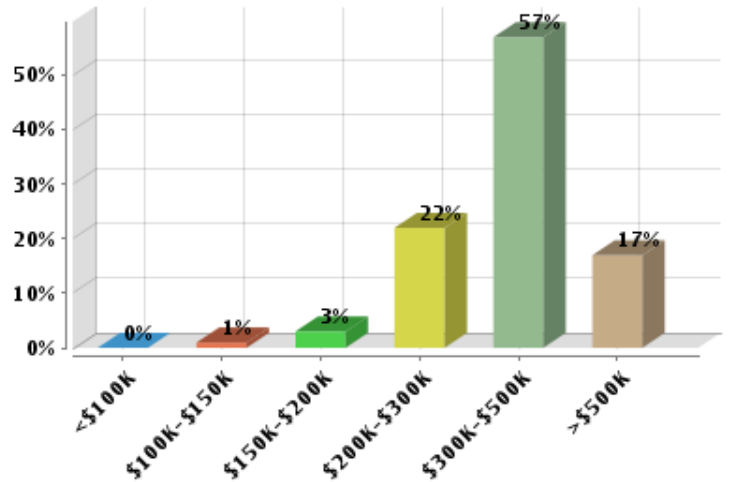


Housing

Median Value

Median Home Value: \$375,700

Home Values



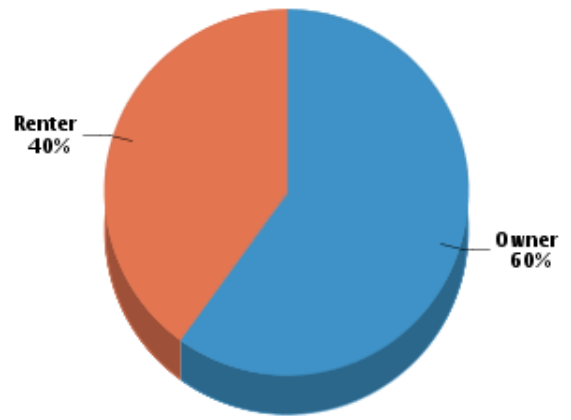
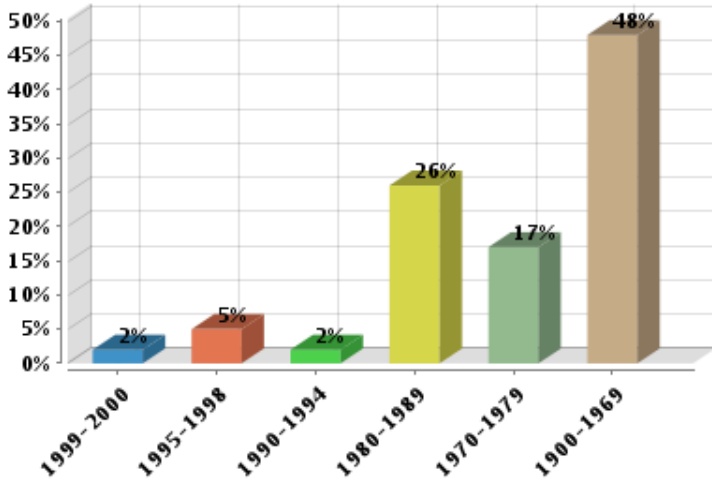
Courtesy of Scott Phariss

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Neighborhood Profile

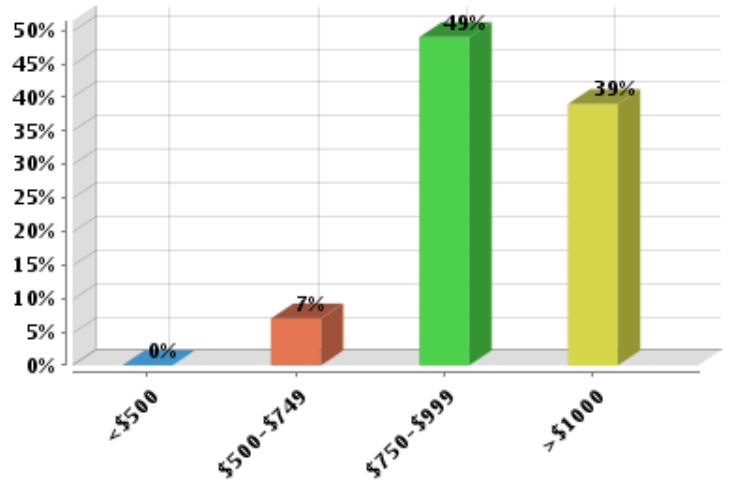
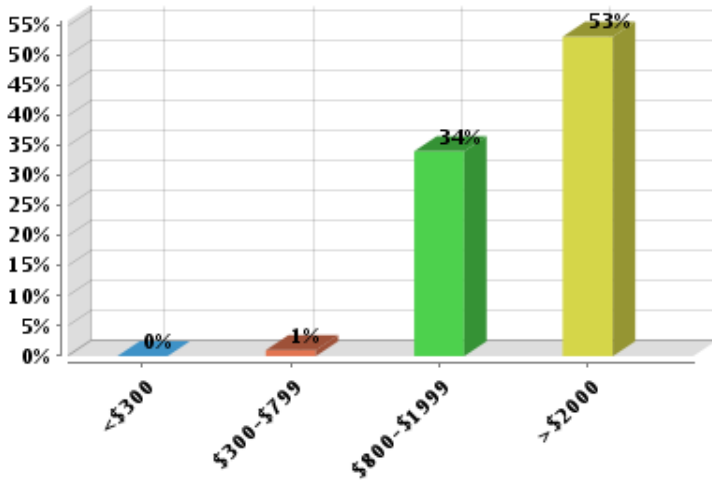
Year Built

Owner Occupancy



Mortgage Payments

Rent Payments



Median Mortgage: \$1,693

Median Gross Rent: \$860

Quality of Life

Occupation

Employment Sector

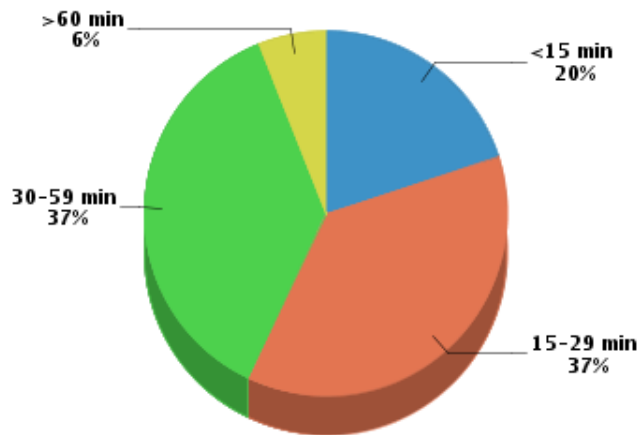
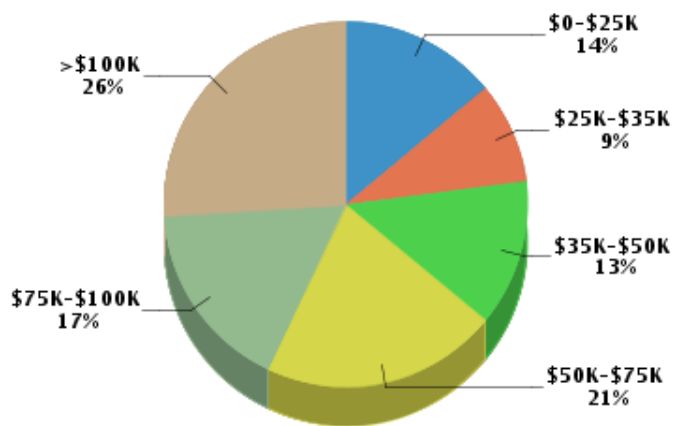
Executive/Professional:	15%
Technical:	1%
Sales:	30%
Administrative:	3%
Private Household:	3%
Service:	10%
Protective Services:	15%
Skilled:	53%
Blue Collar:	13%

Private:	68%
Government:	15%
Self-Employed:	6%
Unpaid Family:	5%

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Neighborhood Profile



Average Household Income: **\$84,379**

Education

Enrollment

Public Pre-School:	6%
Private Pre-School:	5%
Public School:	59%
Private School:	8%
Public College:	16%
Private College:	6%
Not Enrolled in School:	79%

Level

Not a High School Graduate:	19%
High School Graduate:	27%
Some College:	45%
College Graduate:	9%
Graduate Degree:	14%

► **Schools**

Geographic Area: **1.00 mile radius**

Public Schools

Elementary Schools

Edmonds School District 15	Phone #	Distance	Grades	# of Students	Total \$/Student	Kindergarten
Sherwood Elementary School 22901 106th Ave W	(425) 431-7460	0.24	K-6th	364	\$7,800.00 - \$8,199.99	Half Day
Westgate Elementary School 9601 220th St Sw	(425) 431-7470	0.66	K-6th	348	\$7,800.00 - \$8,199.99	Yes
Madrona Elementary School 9300 236th St Sw	(425) 431-7979	0.74	K-8th	660	\$7,800.00 - \$8,199.99	Full Day
Woodway Elementary School 9521 240th St Sw	(425) 431-7990	0.82	K-6th	203	\$7,800.00 - \$8,199.99	Half Day

Jr. High/High Schools

Edmonds School District 15	Phone #	Distance	Grades	# of Students	Total \$/Student	Adv. Placement
Scriber Lake High School 23200 100th Ave W	(425) 431-7270	0.26	9th-12th	176	\$7,800.00 - \$8,199.99	Unknown

► **Local Businesses**

Geographic Area: **1.00 mile radius**

Arts

	Address	Phone #	Distance	Description
Ballet Academy Of Prfrmng Arts	22811 100th Ave W	(425) 771-4525	0.15	Dancing Instruction

Associations/Organizations

	Address	Phone #	Distance	Description

Courtesy of Scott Phariss

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JIs Group	23614 97th Pl W	(206) 542-8558	0.55	Business & Trade Organizations
Washington Music Educators	Po Box 1117	(425) 771-7859	0.68	Educational Associations

Banking

	Address	Phone #	Distance	Description
Bank Of America Atm	22828 100th Ave W	(425) 000-1111	0.13	Automated Teller Machines
Wells Fargo Bank	9727 Edmonds Way	(425) 775-8546	0.29	Banks
First Security Bank-Washington	620 Edmonds Way	(425) 774-5144	0.31	Credit Unions
Washington's Credit Union	620 Edmonds Way	(425) 774-5382	0.31	Credit Unions
Max Eckenburg Trust	821 Laurel Way	(425) 776-1023	0.88	Commercial Banks Nec

Child Care

	Address	Phone #	Distance	Description
Little Learners Academy	9715 Firdale Ave	(206) 542-5097	0.93	Child Care Service

Dental

	Address	Phone #	Distance	Description
Liou Ann Dds	22815 100th Ave W	(425) 776-3166	0.15	Dentists
Ma Shwey-Chun Dds	22815 100th Ave W	(425) 776-3166	0.15	Dentists
Apatoff David Dds	651 Edmonds Way	(425) 712-7200	0.25	Dentists
Edmonds Dental Ctr	651 Edmonds Way # A	(425) 776-5213	0.25	Dentists
Shin Bowman Dds	651 Edmonds Way	(425) 712-7200	0.25	Dentists
Woodway Dental Clinic	10014 238th St Sw	(206) 542-5590	0.62	Dentists
Orthodontics Exclusively	23713 Edmonds Way	(425) 776-0124	0.95	Dentists
Janison Jeffrey B Dds	615 5th Ave S	(425) 775-1134	0.98	Dentists

Dry Cleaners

	Address	Phone #	Distance	Description
Vip Cleaners	22810 100th Ave W	(425) 775-2800	0.13	Cleaners
West Way Cleaner's	10016 Edmonds Way # A	(425) 778-3111	0.14	Cleaners

Education

	Address	Phone #	Distance	Description
Sherwood Elementary School	22901 106th Ave W	(425) 431-7460	0.24	Schools
Edmonds Homeschool Resource	23200 100th Ave W	(425) 431-7840	0.26	Schools
Westgate Elementary School	9601 220th St Sw	(425) 431-7470	0.66	Schools
Crescent Moon Massage Therapy	9567 Firdale Ave	(206) 546-6666	0.68	Massage Schools
Madrona School	9300 236th St Sw	(425) 431-7979	0.74	Schools
Hula O Lehualani	1110 4th Ave S	(425) 776-7275	0.79	Schools-General Interest

Entertainment Services

	Address	Phone #	Distance	Description
Phoenix Theatre	9673 Firdale Ave	(206) 533-2000	0.93	Theatres-Live
Puget Sound Video	8717 222nd St Sw	(425) 775-3169	0.95	Video Tape Editing

Fitness

	Address	Phone #	Distance	Description
Klahaya Swim & Tennis Club	10307 238th St Sw	(206) 542-3211	0.58	Swimming Pools-Private
Pilates In The Village Llc	9685 Firdale Ave	(206) 546-7671	0.93	Pilates
Curves	616 5th Ave S	(425) 774-2131	0.98	Health Clubs Studios & Gymnasiums

Floral

	Address	Phone #	Distance	Description
Dusty's Westgate Floral	9726 Edmonds Way	(425) 771-3200	0.30	Florists-Retail
Regina's Great Flower Escape	622 5th Ave S	(425) 775-9993	0.96	Florists-Retail

Grocery Stores

	Address	Phone #	Distance	Description
Ofc Quality Food Ctr	22828 100th Ave W	(425) 775-0542	0.13	Grocers-Retail
Westgate Mini-Mart	660 Edmonds Way # A	(425) 771-8879	0.24	Convenience Stores
Pcc Natural Markets	9803 Edmonds Way	(425) 275-9036	0.26	Food Markets
Rorys Of Edmonds	11000 Wachusett Rd	(206) 542-1215	0.63	Grocers-Retail
Terminal Caffeine	91 Sunset Ave	(425) 776-1365	0.68	Espresso & Espresso Bars
Carmen's Latte	23902 Firdale Ave	(206) 533-6210	0.69	Espresso & Espresso Bars

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Neighborhood Profile

Mike's Deli-Mart	23221 Edmonds Way	(425) 778-5339	0.77	Convenience Stores
Shaklee Distributor	510 Forsyth Ln # 306	(425) 712-9653	0.79	Health & Diet Foods-Retail
Firdale Market	9601 Firdale Ave	(206) 546-2221	0.93	Grocers-Retail

Home Improvement

	Address	Phone #	Distance	Description
Mtd Enterprises	10903 Willowick Ln	(206) 353-8269	0.89	Paint-Retail

Hotels And Motels

	Address	Phone #	Distance	Description
Poulsbo Inn Llc	Po Box 1449	(425) 775-6000	0.68	Hotels & Motels

Medical

	Address	Phone #	Distance	Description
Sunrise Senior Living	750 Edmonds Way	(425) 673-9700	0.08	Residential Care Homes
Northwest Discount Dental	660 Edmonds Way # C	(425) 640-0480	0.24	Dentists Service Organizations
Sound Family Clinic	651 Edmonds Way # B	(425) 744-1360	0.25	Physicians & Surgeons
Ursa Foundation	23329 Robin Hood Dr	(206) 546-6484	0.33	Physicians & Surgeons
Unni Herne	1330 6th Pl S	(425) 640-2615	0.40	Physical Therapists
Gal Neuro Diagnostic Svc Llc	Po Box 36	(425) 778-5836	0.68	Physicians & Surgeons
Evergreen Homeopathic Clinic	23200 Edmonds Way # A	(206) 542-5595	0.72	Physicians & Surgeons
Change Your Food-Change Your	1024 5th Ave S # D101	(425) 774-8971	0.84	Health & Nutrition Consultants
Chiropractics Health Ctr	751 Hemlock St	(425) 775-6977	0.91	Chiropractors Dc
Rahill Valerie M Ma Ccc Sp	9603 215th Pl Sw	(425) 670-2742	0.91	Offices Of Health Practitioners Nec

Police/Fire

	Address	Phone #	Distance	Description
Woodway Fire Dept	23920 113th Pl W	(425) 000-1111	0.96	Fire Departments
Woodway Police Dept	23920 113th Pl W	(425) 000-1111	0.96	Police Departments

Recreation

	Address	Phone #	Distance	Description
Robin Hood Lanes	9801 Edmonds Way	(425) 776-2101	0.26	Bowling Centers
A Puget Sound Sports Fishing	849 Poplar Way	(206) 546-5710	0.46	Guide Service
Craig & Lynn Sportfishing Llc	22519 95th Pl W	(425) 672-1318	0.52	Guide Service

Religious Organizations

	Address	Phone #	Distance	Description
Salem Lutheran Church	9906 232nd St Sw	(206) 542-3003	0.29	Churches
Edmonds Presbyterian Church	22600 96th Ave W	(425) 776-4334	0.40	Churches
Westgate Chapel	22901 Edmonds Way	(425) 775-2776	0.57	Churches
Faith Community Church	10220 238th St Sw	(206) 542-8883	0.60	Churches
Word Alive Fellowship	Po Box 1807	(425) 774-5329	0.68	Religious Organizations
Rosary Heights	23120 Woodway Park Rd	(206) 542-3740	0.72	Retreat Houses
Lundquist David	22714 88th Ave W	(425) 774-0846	0.82	Clergy

Restaurant/Lounges

	Address	Phone #	Distance	Description
Mc Donald's	10124 Edmonds Way	(425) 778-3343	0.04	Restaurants
North China Restaurant	22814 100th Ave W	(425) 774-4310	0.13	Restaurants
Starbucks	22828 100th Ave W	(425) 775-0542	0.13	Coffee Shops
Paolis Pizza & Pasta	10016 Edmonds Way # D	(425) 775-9300	0.14	Pizza
Starbucks	10016 Edmonds Way # F	(425) 670-2616	0.14	Coffee Shops
Sub Shop	10016 Edmonds Way # E	(425) 670-0710	0.14	Restaurants
Chopsticks	23025 100th Ave W	(425) 776-1196	0.20	Restaurants
Herfy's Burger	23029 100th Ave W	(425) 776-8811	0.20	Restaurants
Ivar's Seafood Bar	9910 Edmonds Way	(425) 672-2640	0.22	Restaurants
Girasol Mexican Restaurant	9818 Edmonds Way	(425) 778-9898	0.26	Restaurants

Social Services

	Address	Phone #	Distance	Description
Davis Deshaies Inc	23019 102nd Pl W	(425) 778-1612	0.13	Disability Services
Rosewood Courte Memory Care	728 Edmonds Way	(425) 673-2875	0.14	Senior Citizens Service
Conquest Center Inc	Po Box 667	(425) 742-6481	0.68	Alcoholism Information & Treatment Ctrs
Insui Gorman & Assoc	23200 Edmonds Way	(425) 771-4994	0.72	Marriage & Family Counselors

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Neighborhood Profile

Cole's Counseling Ctr	8923 236th St Sw	(425) 778-7118	0.92	Alcoholism Information & Treatment Ctrs
Bleeding Disorder Foundation	9659 Firdale Ave	(206) 533-1660	0.93	Disability Services

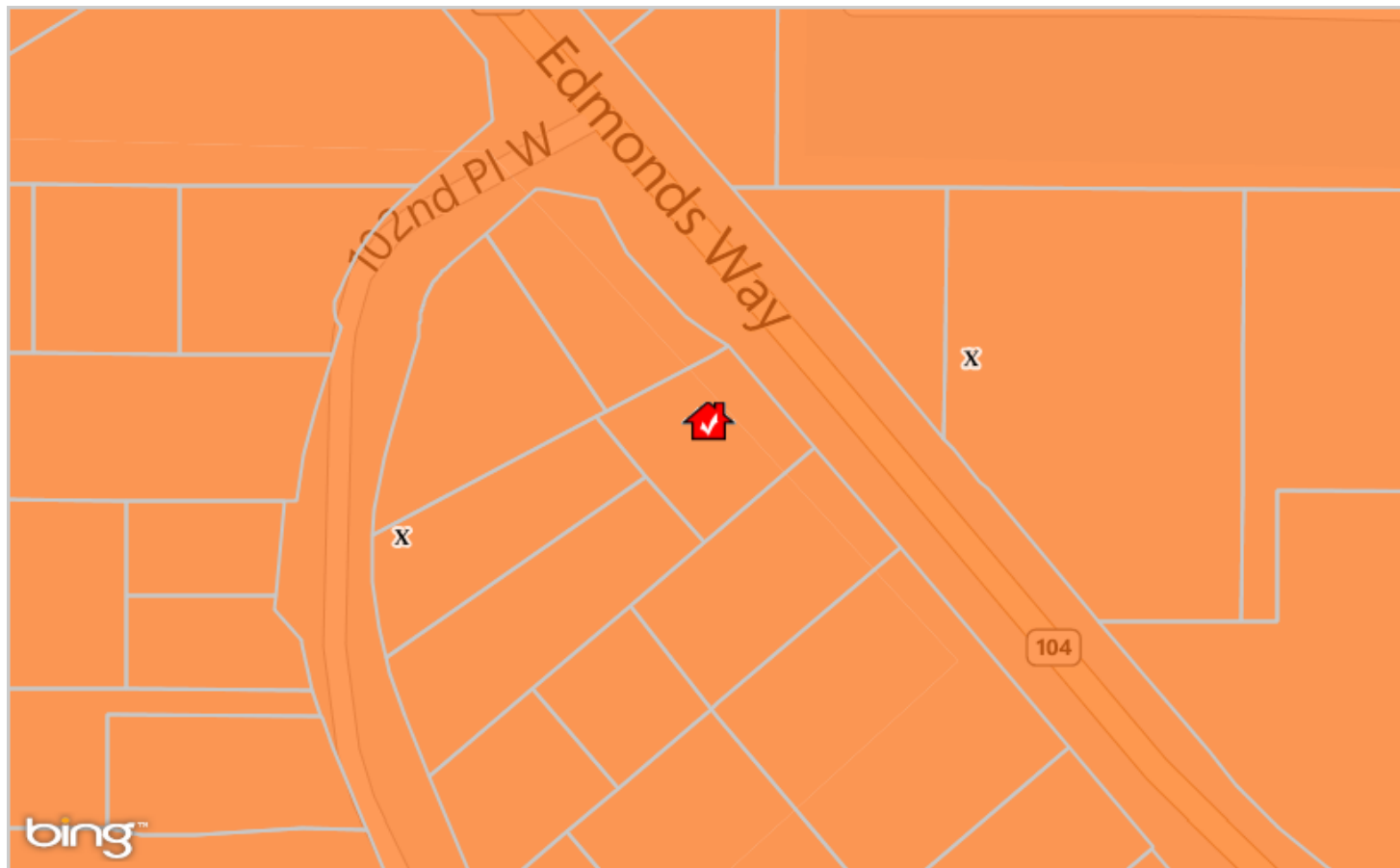
Video Rental









	Address	Phone #	Distance	Description
Blockbuster Video	22804 100th Ave W # 1	(425) 776-8200	0.13	Video Tapes & Discs-Renting & Leasing

10130 Edmonds Way, Edmonds, WA 98020-5130, Snohomish County

Report Date: 04/18/2012 County: Snohomish

Flood Zone Code: X Community Name: Edmonds
Flood Zone Panel: 530163-1315E Special Flood Hazard Area (SFHA): Out
Panel Date: 11/08/1999 Within 250 feet of multiple flood zone: No
Flood Code Description: Zone X-An area that is determined to be outside the 100- and 500-year floodplains.



Flood Zones			
 Coastal 100-year Floodway	 100-year Floodway	 Undetermined	 500-year Floodplain incl. levee protected area
 Coastal 100-year Floodplain	 100-year Floodplain	 Unknown or Area Not Included	 Out of Special Flood Hazard Area

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Flood Map