



Application and Certification of Special Valuation on Improvements to Historic Property

Chapter 84.26 RCW

File With Assessor by October 1

File No: _____

I. Application

County: Kitsap

Property Owner: Stephen Romein & Theiline W. Cramer

Parcel No./Account No: 042402-1-014-2004

Mailing Address: 265 Maiden Lane East, Seattle, WA 98112

Legal Description: See attached sheet.

Property Address (Location): 4569 Lynwood Center Road, Bainbridge Island, WA 98110

Describe Rehabilitation: Gutting second floor & reconstructing it, adding 7 new dormers, demolishing center third of building & reconstructing it, creating new plaza & parking area, adding extensive structural, mechanical, electric and acoustical improvements to bring to code.

Property is on: (check appropriate box) ☐ National Historic Register ☒ Local Register of Historic Places

Building Permit No: BLD-11406COM

Date: 03/10/2009

Jurisdiction: Kitsap/Bainbridge Is
County/City

Rehabilitation Started: 03/10/2009

Date Completed: 09/02/2010

Actual Cost of Rehabilitation: \$ 4,000,000.00

Affirmation

As owner(s) of the improvements described in this application, I/we hereby indicate by my signature that I/we am/are aware of the potential liability (see reverse) involved when my/our improvements cease to be eligible for special valuation under provisions of Chapter 84.26 RCW.

I/We hereby certify that the foregoing information is true and complete.

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Kitsap County Assessor

Signature(s) of All Owner(s):

Theiline W. Cramer
Stephen Romein

II. Assessor

The undersigned does hereby certify that the ownership, legal description and the assessed value prior to rehabilitation reflected below has been verified from the records of this office as being correct.

Assessed value exclusive of land prior to rehabilitation: \$ 2,271,940

Date: 12/1/11

Assessor/Deputy [Signature]

For tax assistance, visit <http://dor.wa.gov/content/taxes/property/default.aspx> or call (360) 570-5900. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call 1-800-451-7985.



Name: ROMERKOFF LLC

Account Number: 042402-1-014-2004

Process Number: 1911171

Legal Description:

Section 04 Township 24 Range 2E

RESULTANT "ROMERKOFF LLC" PARCEL OF SURVEY OF AGREED BOUNDARY LINE RECORDED UNDER AUDITOR'S FILE NO. 200909100150, IN VOLUME 73 OF SURVEYS, PAGE 38, RECORDS OF KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: (LOT 1 OF SHORT PLAT NUMBER 2832 RECORDED UNDER AUDITOR FILE NUMBER 8207260095) THAT PORTION OF GOVERNMENT LOT 5, SECTION 4, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 4; THENCE ALONG EAST LINE OF SAID SECTION 4 NORTH 0°58'08" EAST 1377.82 FEET TO NORTHEAST CORNER OF SOUTH 60 FEET OF SAID GOVERNMENT LOT 5; THENCE ALONG THE NORTH LINE OF SAID SOUTH 60 FEET GOVERNMENT LOT 5 NORTH 88°43'21" WEST 704.08 FEET TO WEST RIGHT OF WAY OF PLEASANT BEACH DRIVE ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY NORTH 23°52'22" WEST 119.08 FEET; THENCE ON A 1176 FOOT RADIUS CURVE TO RIGHT AN ARC DISTANCE OF 321.30 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY, ALONG SOUTH RIGHT OF WAY OF POINT WHITE DRIVE, SOUTH 68°10'39" WEST 122.20 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 16°38'35" EAST 104.83 FEET; THENCE SOUTH 30°02'06" EAST 25.29 FEET TO POINT "X"; THENCE SOUTH 16°26'55" EAST 112.00 FEET THENCE NORTH 73°17'01" EAST 57.83 FEET; THENCE SOUTH 14°44'37" EAST 161.74 FEET TO SAID NORTH LINE OF SOUTH 60 FEET OF GOVERNMENT LOT 5; THENCE ALONG SAID LINE SOUTH 88°43'21" EAST 79.25 FEET TO THE TRUE POINT OF BEGINNING; RESERVING AN EASEMENT FOR ACCESS AND UTILITIES MORE PARTICULAR DESCRIBED AS FOLLOWS: BEGINNING AT SAID POINT "X"; THENCE SOUTH 16°26'55" EAST 112.00 FEET; THENCE NORTH 73°17'01" EAST 106.26 FEET TO SAID WEST RIGHT OF WAY OF PLEASANT BEACH DRIVE; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY ON A 1176 FOOT RADIUS CURVE TO THE RIGHT; THE CENTER OF WHICH BEARS NORTH 69°27'16" EAST AN ARC DISTANCE OF 22.04 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY SOUTH 73°17'01" WEST 84.89 FEET; THENCE NORTH 16°26'55" WEST 89.90 FEET; THENCE SOUTH 73°33'05" WEST 20.00 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT ANY PORTION OF GOVERNMENT LOT 5, SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., KITSAP COUNTY, WASHINGTON, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A CONCRETE MONUMENT AT THE EAST QUARTER CORNER OF SAID SECTION 4, THENCE ALONG THE EAST LINE OF SAID SECTION 4 NORTH 00°58'08" EAST 1322.08 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE CONTINUING NORTH 00°58'08" EAST 60.00 FEET; THENCE NORTH 88°43'21" WEST 704.08 FEET TO THE SOUTHEAST CORNER OF



LOT 1 OF SHORT PLAT 2832 PER AUDITOR FILE NO 8207260095, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF PLEASANT BEACH DRIVE NE; THENCE ALONG THE SOUTH LINE THEREOF NORTH 88°43'21" WEST 79.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE THEREOF NORTH 14°44'37" WEST 3.43 FEET TO THE SOUTHEAST CORNER OF A BOUNDARY LINE AGREEMENT PER AUDITOR FILE NO 200107180120, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°58'38" EAST 78.52 FEET TO SAID WESTERLY RIGHT-OF-WAY OF PLEASANT BEACH DRIVE NE AND THE TERMINUS.

CERTIFICATE OF HISTORIC REGISTRATION
BAINBRIDGE ISLAND HISTORIC REGISTER



This certificate of historic registration confirms that the

LYNWOOD CENTER

located at 4569 Lynwood Center Road
has been placed on the BAINBRIDGE ISLAND HISTORIC REGISTER

Your commitment to preserving Bainbridge Island's history for
future generations is to be commended.

Designated this **6th** Day of **OCTOBER, 2011.**

A stylized, handwritten signature in dark ink, likely belonging to Kirsten Hytopoulos.

Kirsten Hytopoulos, Mayor

A stylized, handwritten signature in dark ink, likely belonging to Dave Williams.

Dave Williams, Chair
Historic Preservation Commission