

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Friday, February 3, 2017 3:43 PM
To: 'PELL KESSDEN'
Subject: RE: 60% Trail Plan Concerns at 1104 E Lake Sammamish Parkway SE, PELL KESSDEN

Dear Pell,

Thank you for contacting the City of Sammamish regarding the current Shoreline Substantial Development Permit Application for East Lake Sammamish Trail Segment 2B (SSDP2016-00415).

Your comments have been received and will be included in the project record. At the close of the comment period, all comments will be compiled and provided to King County for review and response. You will be included in future notices the City issues for this proposal.

Regards,

Lindsey Ozbolt

Associate Planner | City of Sammamish | Department of Community Development
425.295.0527

From: PELL KESSDEN [mailto:pellkessden@gmail.com]
Sent: Friday, January 27, 2017 1:23 PM
To: Lindsey Ozbolt <LOzbolt@sammamish.us>
Cc: peremittech@sammamish.us
Subject: 60% Trail Plan Concerns at 1104 E Lake Sammamish Parkway SE, PELL KESSDEN

Dear Lindsey Ozbolt,

I am Pell Kessden, long term owner and resident of 1104 E Lake Sammamish Parkway SE. Since July 23, 1997. King County Parcel number 062406-9001. I would like to bring to your attention some very serious concerns about the plans for the trail development adjacent to the lake in front of my property. Please see attachment.

If you cannot open or read it please call Pell at 425 463-6363

Thank you.

Dear Lindsey Ozbolt
Associate Planner
Community Development
801 228th Ave. SE
Sammamish, WA 98075
lozbolt@sammamish.us

I am Pell Kessden, long term owner and resident of 1104 E Lake Sammamish Parkway SE. I have owned and lived in this property for almost 20 years since July 23, 1997. King County Parcel number 062406-9001. I would like to bring to your attention some very serious concerns about the plans for the trail development adjacent to the lake in front of my property.

PLAN AND PROFILE AL19

This plan page indicates that the stairs I use to access my deck and dock are to be removed. But what is the plan for me to access my deck and dock if the stairs are removed?

I spoke to Gina Auld with King County, who suggested that I could use the stairs labeled STAIR #63 which is on the property of my neighbors, the Farrars.

However, this is absolutely not an option for my property access for several reasons. The Farrars have not been cooperative neighbors on numerous occasions in the past. For example, in the past they have denied me access to a pump at the back of their property which I am a 1/3 owner along with their neighbors the Hilds. What would stop them from stopping my access to my deck and dock?

In addition, they have also shown blatant disregard for many of the laws and codes of the City of Sammamish, King County and the Army Corps of Engineers by building and bi-yearly expanding (during winter and weekends) what was once a tool shed into what is now an approx. 180 sq. ft. cabin with new roof, insulation and gutters. Based on a conversation I had with Mr. Farrar this was all done without any permits or informing the tax entities. He said if they ask he will simply back permit the structure. The back permitting habit of the Farrars was reinforced the City of Sammamish by the incident written of below in which a non-permitted structure was back permitted. (Please read the correspondence enclosed here in order to get an understanding.)

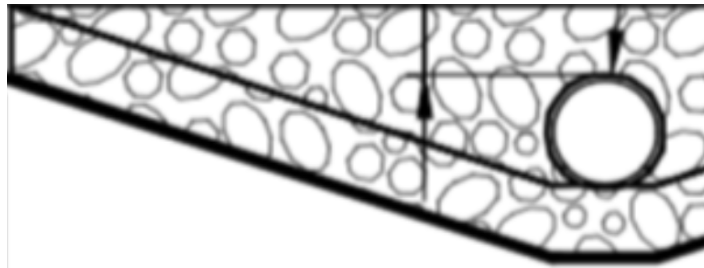
I would also like to bring up a related matter: Yesterday (Jan. 26th 2017), I unlocked the gate for two soil testers with the Army Corps of Engineers and one wetlands biologist Jeff Meyer, PWS with Parametrix to give them access to that portion of property. I noticed what amounts to a trick had been done. See Ditch Pictures page 3: The ditch on the East side of the trail looked recently dug out only at my property resulting in a changing of water flow. Rather than running North to the culvert all the water flows from both sides to my property. This forms several problems. This creates stagnate water for mosquitoes to breed in. Most importantly that pooled water is putting increased hydraulic pressure on the bedrock under the trail bed. This could cause a failing and damage to the trail bed and surface. The City of Sammamish has dealt with plenty of soil movement issues under road edges and in landslides that this should cause concern. Above this point and 40ft south, the parkway split open and dropped down about 1.5 feet during the Nisqually earthquake. The soils here are soft; water needs to flow off of them. The ditch needs restored to its natural flow and the water will go into the culvert.

My major concerns are:

1. The proposed plan may lead to the prevention of my ability to exercise the right to full use and enjoyment of my own private property.
 2. The plans if carried out as shown could result in the devaluation of my property by 66%.
 - a. Who pays for this devaluation?
 3. Further, it would also make the selling of my property difficult. It would also make the titling of my property unclear.
 4. In speaking to a homeowner along the trail she warned that titles can be made void by having access changes. That it turns into a complicated legal issue. Who pays for that?
- I would like to propose an alternate approach that can achieve the goals for the trail, while still allowing me use my property:

The current fairly new fence installed by King County could remain all along the stretch from driveway-crossing South and North of my property. A ditch culvert design was made much like the one shown here with the trail surface + rock edge placed over it.

Stairs to deck -I-Wire Fence -I----- Trail Surface -----I- Stairs to E. Pky.



This would allow the current stairs to remain since they stop before the ditch. I see this type of solution being applied South of the 7-11 along the parkway. For dug out pics of ditch page 3.

When I was building my home, the City of Sammamish insisted I change my title with King County to reflect the lake side portion of my property to have wetlands. Since I wanted a building permit, I did the title change. This turned out to be a bad thing in many ways. First off it did not fit the size requirement for a wetland and it has resulted in a sense of being bullied over its care.

Overall, even though I have been a responsible, law-abiding and civic-minded citizen, I regret that the City of Sammamish has on several occasions not protected my property rights.

I request that this does not happen again, and that the city respects and protects my rights as a property owner to lawfully enjoy my own property. Please make certain I am notified when the City of Sammamish issues a discussion on the counties permit.

Sincerely,

Pell Kessden
425 463-6363 pellkessden@gmail.com

Thank you to my former spouse of 30 years, P. Anandan who helped write this letter.

Exhibit 29
SSDP2016-00415
002665



Upper stairs to Lake Side Property. Selective weeding of invasive is carried out each summer.



Trail looking North



Trail looking South



Lower Stairs to Deck

Photos were taken Tuesday January 24th 2017

ENCLOSURE: CORRESPONDENCE RELATED TO THE UNPERMITTED CONSTRUCTION BY THE FARRARS. Questions to Gina Auld and photos of my property.

Subject: RE: No permit, Survey, Wetlands or soils info, yet building anyway = a "property improvement"?
Date: Thu, 20 May 2010 07:33:04 -0700
From: jburlingame@ci.sammamish.wa.us

(Former married name was L. Lee Anandan it was changed Dec. of 2012 to Pell Kessden)
Lee:

I appreciate your letting me know of your concerns about the Farrar property. The concerns about unpermitted activity on this property is not new information to me and I wanted to give you an update.

On May 10, 2010 I sent the Farrar's a letter requesting a site visit to talk about buildings that may have been built without the required permits. Mr. Farrar received the letter the next day and promptly called me. Because of my schedule we did not talk until earlier this week. I am scheduled to go to the property later today to meet with both Mr. and Ms. Farrar to talk about the violations. Mr. Farrar has already indicated to me that buildings were built without the required permits.

The process that I need to follow is to ask the Farrar's to create an "as built" site plan and have a critical areas study done by a qualified professional. Normally I would need to give a property owner two months to have both "products" done. I am anticipating that sometime around the first week of August a permit submission will be required. This permit application may be an after-the-fact permit for the buildings or a demolition permit if the buildings are not able to be permitted. Mitigation for unauthorized impacts to critical areas will also be part of the permit application process.

Since you have also gone through the permitting process you are probably aware that it may take 60 days or more for a permit to be issued – longer if any of the shoreline public notices need to happen. Once a permit is issued the property owner has a year to complete the required actions to have the illegally constructed buildings or the illegally impacted critical areas brought up to code.

The city has civil penalties for doing work without the required permits. At minimum the cost of the permits are doubled. There may also be additional civil penalties, especially if the property owner does not move forward in a timely manner. **Some jurisdictions allow retention of buildings built without permits, even if the building would not normally be allowed to be built. The City of Sammamish is not one of those jurisdictions.**

The code violation case number for this violation is CVC2010-00068.

Please feel free to contact me if you want additional updates. As with all other governments in Washington State all of the records for this violation (except for the identity of concerned citizens who file the complaint) are confidential for all active cases. You are welcome to review the files at any time (during normal business hours). The form that we ask you to fill out to review the files can be found at <http://www.ci.sammamish.wa.us/pdfs/Public%20Records%20Request.pdf>. Often we can get the files for review with just 24 hours notice – although we are allowed (I believe) five days to get back to you. If you refer to CVC2010-00068 staff will be able to access my files which will be cross-referenced to all permit activity.

joan burlingame
Code Enforcement Officer
City of Sammamish
425-295-0547

Exhibit 29
SSDP2016-00415
002667

From: Lee Anandan <mossyknolldesign@msn.com>
Sent: Friday, May 21, 2010 8:26 AM
To: j_harrington@netzero.net
Subject: FW: carport letter and Fence note

Joan,

Thank you for your timely response. A new case number might be needed. I hope not. Please check into this when you are out there today. I have asked the Farrars on several occasions to take care of this fence matter without involving the city. Yet it remains unattended to.

During my building process on several occasions someone(s) used their legal rights to express concerns about my construction process. Concerns found to be baseless. I believe you showed up at my job site for some of them. For example, during the construction of a cement retaining wall, because of concerns expressed by someone, I ended up paying for an engineer's trip, engineer's letter, surveyor re-delineation of our shared property line. All showed to you that the wall was: 1. Properly permitted, 2. It was found to be being built properly using the engineering I had provided (but was restricted to 4', being in a Sensitive Area), 3. The re-survey found the driveway wall to be interior of the property line.

The Farrars are building a 6' fence on top of that 4' (Sensitive Area) wall and crossing that property line, into my property. They say they do not understand why I don't like the fence. Except for the part on top of my cement wall (overall now 10') and this same part crossing the property line, I think the fence looks overall good, but as I have told them, it's looks are not the issue.

I thought they would be getting a survey done because of the carport but an "as built" does not sound like that. Please make certain they bring a surveyor out to confirm the positioning of this fence like I had to for my wall (that re-survey was at the Farrar's request).

My concerns will not be found to be baseless. I am embarrassed that I have to report actions like this of my neighbors, especially since they are contractors.

L. Lee Anandan 425 681-8276

(Former married name was L. Lee Anandan it was changed Dec. of 2012 to Pell Kessden)



King County Parks Flickr
Flickr King County Parks Delicious Feed
ELST Master Plan <ELST@kingcounty.gov>
5/22/14

Hello Pell,

Thank you for following up with me about the East Lake Sammamish Trail Project. We appreciate your comments and concerns regarding design, property access, and project communication. I added you to our email and mailing list. We send updates and meeting invitations periodically through design and construction. King County is designing and constructing the trail in phases- here is an overview of the project schedule.

Redmond Segment (1.2 miles) from NE 70th St. to 187th Ave. NE was completed in November 2011

Issaquah Segment (2.2 miles) from SE 43rd Way to Gilman Blvd. (2.2 miles) opened in June 2013

North Sammamish Segment (2.6 miles) from 187th Ave NE to NE Inglewood Hill Road - Construction in progress. Anticipated re- opening Spring 2015.

South Sammamish Segment (4.8 miles) from NE Inglewood Hill Road to SE 43rd Way. -- In design.

Your property is located in South Sammamish Segment B. As we discussed on the phone, preliminary design plans will not be available until later this year. We cannot speak specifically to your waterfront parcel stairs at this time. Our policy includes replacing any access to adjacent property that conflicts or is impacted by trail construction with in kind material. King County will replace but not maintain access to adjacent property once trail construction is complete. We are happy to meet with you to discuss this in more detail once the preliminary plans are available.

King County offers several other ways to keep up to date about the ELST project, including the project website:www.kingcounty.gov/eastlakesammamishtrail

You can find us on Facebook too! "Like" King County Parks at www.facebook.com/iheartkcparks

You may provide comments at www.parksfeedback.com

Or, you may follow our blog (kingcountyparks.wordpress.com) for frequent updates about the East Lake Sammamish Trail and other King County Parks projects.

If you have any other questions or if you need additional information, please contact the project hotline at 1.888.668.4886 or the project email at ELST@kingcounty.gov

Regards,

Gina Auld
Capital Project Manager
King County Facilities Management Division | Parks CIP
201 South Jackson Street, Suite 700
Seattle, WA 98104-3854
Project Hotline: 1-888-668-4886

From: PELL KESSDEN [mailto:pellkessden@gmail.com]

Sent: Friday, May 16, 2014 2:58 PM

To: Auld, Gina; PELL KESSDEN

Subject: Fwd: South Sammamish Trail Stairs

To Capital Project Manager Gina Auld

King County Parks

gkauld@kingcounty.gov 206-477-4552

Owner King County Parcel number 062406-9001

Hello Gina,

I spoke with you by phone on Tuesday March 25th 2014 about my concern that the King County Sammamish Trail plan that I was shown did not include either sets of the stairs that I use to access the waterfront portion of my property. I have a unique property 062406-9001 in that my home is east of East Lake Sammamish Parkway SE, with a connected waterfront access parcel west of the Parkway and west of the Trail.

The waterfront parcel is accessed by two sets of stairs due to the sloping topography one set of stairs goes from the Parkway down to the Trail and the second set from the Trail down to the waterfront.

I am concerned. What exactly is the King County going to do with my stairs: will there be major or minor changes, possibly to deal with Trail widening, will the stairs be rebuilt better than existing, will they be as easy to navigate? Will the stairs be maintained after the new Trail improvements are installed?

You said not to worry that King County has not even begun surveying this portion of the Trail yet, that they won't for a while, and that they do not remove access of the property owners to their property around the Trail. It was a relief that you asked me to send this email advising you of my concerns.

I ask to be provided with written and email notice for all future information related to the Trail improvements around my property 062406-9001. Please include my name, address and email to be on notice list for all notices of meetings, applications, hearings, or other notices related to the South Sammamish portion of the Trail.

Thank you,

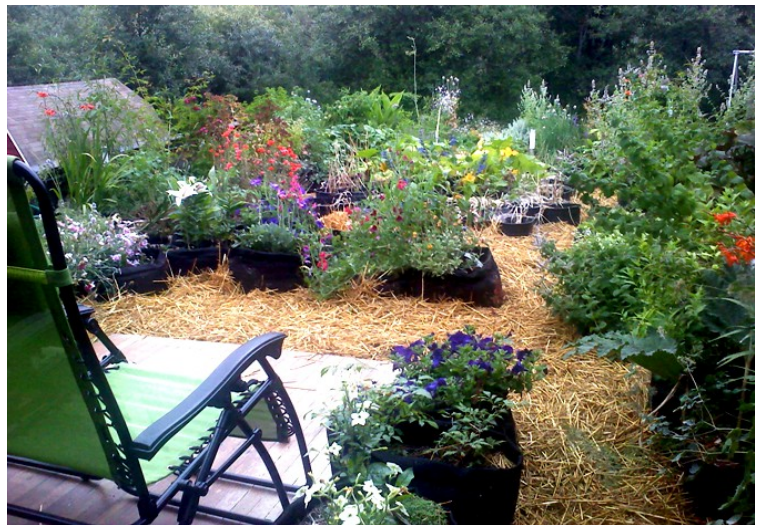
Pell Kessden

Visual notes about the property.

Pell Kessden is tickled when Architects drop in wanting to know who designed this house and she says, I did. It is at the cutting edge of frontier design and very efficient.



Roof Garden



SB-64

Urban Farm instead of a front lawn (the latest since Farmers Markets, no transporting of the produce) Vegetable, ornamentals, herbs, grapes and 300 Rhubarb plants garden. All organic soil in black cloth bags with drip irrigation. All extra is donated.

Pell is a Micro/Molecular Biologist BS and is currently working on an MFA in documentary film making.

Exhibit 29
SSDP2016-00415
002671

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Friday, February 3, 2017 3:42 PM
To: 'Tom Hornish'
Subject: RE: Comments re SSDP application for Segment 2B of ELST

Thank you for contacting the City of Sammamish regarding the current Shoreline Substantial Development Permit Application for East Lake Sammamish Trail Segment 2B (SSDP2016-00415).

Your comments have been received and will be included in the project record. At the close of the comment period, all comments will be compiled and provided to King County for review and response. You will be included in future notices the City issues for this proposal.

Regards,

Lindsey Ozbolt

Associate Planner | City of Sammamish | Department of Community Development
425.295.0527

From: Tom Hornish [mailto:thornish67@gmail.com]
Sent: Friday, January 27, 2017 1:13 PM
To: Lindsey Ozbolt <LOzbolt@sammamish.us>
Subject: Comments re SSDP application for Segment 2B of ELST

Please see attached comments.

Thx

Tom Hornish

January 27, 2017

Ms. Lindsey Ozbolt
Assoc. Planner
Sammamish City Hall
801 228th Ave SE
Sammamish, WA 98075

Re: Comments re the Proposed Development of the East Lake Sammamish Trail (ELST)

Dear Ms. Ozbolt,

My wife Suzanne and I reside at 1237 E. Lake Sammamish Shore Lane SE. The ELST is located to the East of our house. For some reason, the 60% plans submitted by King County (KC) erroneously shows Josh Heiling as the listed owner of our property. We have lived here for over 3 years, and the owners prior to us, Bill and Arlene Hunt, had lived here since 1995 before that, so to show Josh Heiling as the owner presumably goes way back in history. Actually, I'm not even aware that he ever owned my property at all, so it makes me question all the information in the submitted design.

Following are my comments and concerns regarding the 60% design plans submitted by KC in its application for a Shoreline Substantial Development Permit (SSDP) relating to this development that I believe the City should consider and address (and I would like to review again at the 90% stage of design) before issuing the SSDP to KC:

1. The legal rights held by KC to build the proposed trail on the Right-of-Way (ROW) are still uncertain. Although Judge Pechman has ruled that KC owns the ROW in fee simple next to my property, Judge Horn of the Federal Court of Claims ruled that the same original deed (the Hilchkanum deed) conveyed only an easement to the railroad, and thus KC holds only an easement to operate a trail in the ROW. Judge Pechman also seems to have ruled that because of RCW 7.28.070 (recording a colorable title and paying taxes for 7 years), that KC now owns the ROW in fee simple. The conflict in these rulings and other court orders make the rights held by KC very uncertain.
 - a. Pechman ruling that Hilchkanum deed was a fee simple grant is under appeal. As I mention above, you can see that one Federal Court has ruled KC owns the ROW resulting from the Hilchkanum deed (which is the relevant original deed for my area) in fee simple (Pechman—in Western District of WA) and another has ruled that KC owns only an easement in the ROW (Horn in the Federal Court of Claims). Although in either case, KC has a legal right to operate a trail in the ROW, the extent of those rights are still in question, and until they are decided definitively, and there is no right to appeal (as to whether or not the Hilchkanum deed for the ROW adjacent to my parcel is owned by KC in fee simple or by easement), the City should not allow the development of the trail because the extent of KC's rights in the ROW next to my parcel (and thus the proposed development) is dependent upon defining the full extent of the legal rights held by KC.

Exhibit 29
SSDP2016-00415
002673

- b. Pechman ruling that KC owns the ROW in fee simple pursuant to RCW 7.28.070 is under appeal. Judge Pechman did not consider any facts and made her ruling entirely on a question of law. There were no facts considered as to who had actually paid taxes on the ROW since KC was deeded the ROW in 1998. In fact, KC even stated in its affidavit that it has not ever paid any such taxes because as a Government agency, it's exempt from doing so. Moreover, if Judge Horn's reasoning (which did take into account all the facts that Judge Pechman did not) regarding the Hilchkanum deed is ultimately followed by the courts after reconsideration on appeal, then RCW 7.28.070 is inapplicable, and KC cannot adversely possess the ROW pursuant to RCW 7.28.070 because they had permission from the fee simple owner of the property to use the ROW for a trail pursuant to an easement. Again, because of the uncertainty surrounding the legal rights held by KC in the ROW, the City should not allow the processing of this proposed permit because the risk of harm and potential damages caused by KC's development of the trail far outweigh the costs of delaying KC's development of the trail until the legal rights are fully and definitively defined.
- c. The proposed development conflicts with other legal rights I have in the ROW. I and the prior owners of my parcel have openly used a portion of the ROW for well over 10 years with no objections by the railroad(s) or KC, and I therefore have a legal claim of adverse possession or prescriptive easement on such property which has not, and will not, interfere with KC's ability to operate a trail in the ROW. Until such rights are fully defined, and they may not be until after a decision is made on the current appeal that is pending, the City should not allow development on that property for which the legal rights held by the applicant are still uncertain.
- d. KC's 60% design removes and reconstructs a crossing of the ROW in which I, and my neighbors in Mint Grove, have legal rights, and KC has not obtained our consent to do so. A King County Superior Court judgement (circa 1960 as I recall) awarded to those parcel owners in Mint Grove the legal right to cross the ROW and use 10 feet of the Western portion of the ROW for access to those properties. Since then, the parcel owners in Mint Grove have constructed (and paid for) a crossing and a paved road in this court-ordered area. KC's proposed design to rip up the crossing and then reconstruct it without any input or consent from the Mint Grove parcel owners does not properly address our legal rights in the crossing.

In summary of these ownership issues, even though Judge Pechman's decision regarding my property is considered "final", the fact remains that it is under appeal and it could likely be reversed, and considering the conflicting decisions in the federal courts and other considerations regarding the legal rights I (and others) hold in the ROW, including the court-ordered crossing, the City should balance the risk of allowing the processing of the permit vs the harm caused delaying the permit until the legal rights are definitive. Allowing the permit to be issued before these rights are fully and finally defined, and allowing the development to begin, creates a very real legal liability exposure to both the City and KC that should not be taken, especially after one fully understands the details and intricacies of my potential legal rights in the ROW and crossing, and the status and position of my ongoing legal suit that is under appeal.

As stated above, I believe the City should not allow the requested permit to be issued, and it should place the processing of this SSDP on hold until all legal rights are fully defined. However, should the City decide otherwise and continue processing the SSDP application and willing to accept such risks, then I am concerned that the proposed 60% design does not adequately balance the competing interests of KC's desire to develop a trail with the City's goals and requirements in its own Code (including its Shoreline Master Plan), which, as I'll explain below, includes conflicting requirements itself that must be appropriately balanced.

As a threshold issue, the permit application seems to indicate that a wetland exists to the East of the trail in the ROW to the East of my house. Upon closer examination, one can easily see that this is a drainage ditch—which KC regularly excavates to ensure proper drainage. RCW 36.70a.030(21) states **“Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches....”** By not properly analyzing this area and taking into account this statute, classifying this area as a wetland is just incorrect, and basically just ignores this statute stating that a ditch is not a wetland (which is also generally followed under Federal law under *Rapanos* decided by the US Supreme Court in 2006). The City should require KC and/or a third party to re-evaluate this area as to its wetland classification before allowing the continued processing of this SSDP application. If upon re-evaluation this ditch is found to not be a wetland, this could allow KC to move the proposed trail to the East and minimize any changes or damages to, i.e. removal of, the trees to the West. If, however, the City decides to not have KC re-evaluate this wetland classification, and accepts KC's current designation, then the City needs to ensure that all of its Code is followed, including particularly those Code provisions relating to Environmentally Critical Areas and/or its Shoreline Master Plan.

In this regard, and assuming the ditch is still considered to be a wetland, the proposed SSDP application is subject to at least the following provisions of the SMC:

SMC 25.06.020—requires any development in a shoreline area such as this application to (a) first **avoid** the environmental impact or damage, if unable, then to (b) **minimize** such damage, and if still unable, then, in order of requirements, to (c) **rectify** such damage, (d) **reduce or eliminate** such damage over time by operations, (e) **compensate** by replacing, enhancing, or substituting, or (f) **monitor and correct**.

SMC 21B.30.170(2)--suggests that “trails *should* generally be located to minimize the need to remove additional vegetation and create other associated impacts.”

SMC 21B.30.170(6)--requires “trails that are proposed in proximity to wetlands or streams or associated buffers *may only* be located in the outer 25 percent of the wetland or stream buffer.”

SMC 21B.30.170(4)--suggests “The width of the cleared area, trail corridor, surface and shoulder *should* be designed consistent with AASHTO standards for public multi-use paved trails.”

2. The proposed width of the paved trail is wider than allowed under the SMC in order to minimize the environmental impact to the shoreline.

Assuming that the area to the East of the trail in the ROW to the East of my house is a wetland, then there is a 50 foot buffer (at least) that applies. There is also a 200 foot buffer from the edge of the lake, and these buffers overlap each other, so it's clear that the current trail lies within a wetland buffer. In addition, the current gravel trail abuts the wetland to the East of the trail, and this violates the requirement that a trail must be placed within the outer 25% of a buffer, which would require the trail to be located 37.5 feet from the edge of the wetland. This requirement, along with the Code provision that requires a trail to be placed only where they already exist or where the area is already cleared, arguably have a general underlying policy to avoid damage to critical areas when developing a trail. Taking this underlying policy into account, it probably makes sense to allow KC to develop the trail *generally* in its current location to avoid (the first requirement in SMC 25.06.020) any further damage to the critical area.

However, KC wishes to develop a safe trail given the projected traffic after improvement (which is dubious at 3000-4000 users per day on average as I understand KC's estimates—the City should require a third party verification of this estimate to ensure its validity, but I will assume that level of traffic to address my concerns). KC cites AASHTO standards as requiring a width of 12 feet of pavement plus 2 feet of gravel on each side plus a 1 foot buffer on each side, for a total of 18 feet width of the new developed trail (16 feet of impervious material) to meet these safety requirements. The current compressed gravel trail (which is considered impervious) next to my house is approximately 10 feet. Adding 2 feet of asphalt plus 4 feet of new gravel (2 feet on each side) increases the footprint of the amount of impervious surface by 60% (16 feet of impervious new trail vs 10 of old impervious trail)—all within the first 25% of the wetland buffer, NOT the outer 25%. This new impervious surface should be considered a new trail subject to the Code requirement of allowing a trail only in the outer 25% of a wetland buffer.

This requirement does not by itself preclude the widening of the trail, but the City should require that any damage to the buffer be evaluated under SMC 25.06.020 so that such damage in this extremely sensitive area is *first* avoided, if possible, and if not, *then* minimized to the maximum extent possible before even getting to the other options, such as rectifying or compensating; the City should not allow KC, as the applicant, to immediately jump to other types of mitigation of the damage by adding new wetland buffers elsewhere.

Here is where the City needs to properly balance the competing interests in its Code as well as those of KC and the environmental impact in this critical area. I certainly understand and agree that a wide trail is safer for the users of the developed trail, but that must be balanced against the environmental impact resulting from constructing an unnecessarily wide trail that creates additional environmental damage.

As a reminder, the SMC suggests and recommends that AASHTO standards be used for trail, and if that were the only consideration, then a 12-foot wide paved trail (18 feet total) makes sense. However, the City needs to remember that the Code does not make the AASHTO recommended standards for trails mandatory; it only uses the word "should".

A close review of the AASHTO standards indicate that modification from the recommended AASHTO standards is acceptable in certain circumstances, and the City should require KC, as the SSDP applicant, to minimize the width of the pavement in the wetland buffer to the absolute minimum as recommended by AASHTO (which is likely 10 feet of pavement plus 2 feet of gravel on each side or possibly even just 10 feet of pavement with no gravel on the sides). By requiring this, I believe the City would be reasonably balancing the safety of the users on the trail with the environmental concerns in an environmentally critically sensitive area. Note that by requiring the width of the pavement to be minimized, the City has required KC to meet the SMC requirement to first avoid (which it may not be able to do entirely because of safety), and if unable, then to minimize the environmental impact—which may still requires some mitigation, but to a lesser extent than in the submitted 60% plans. If the City allows an applicant to just develop in any environmentally critical area with corresponding compensation, then the requirement to first avoid and minimize the impact is meaningless. A developer cannot, and the City should now allow, compensation or replacement to displace and make meaningless the requirement to first avoid and minimize the environmental impact.

Note that even with minimizing the environmental impact under the above analysis, this would probably still require compensation, i.e. replanting elsewhere. However, there remains a question as to KC's legal rights to mitigate within the ROW, for which their legal rights may only be to operate a trail—not plant additional vegetation, so any mitigation may be required to be offsite. This then brings me full circle to again emphasize that the extent of the legal rights held by KC in the ROW must first be established before this SSDP application should be processed.

3. The City should preclude KC from constructing any fence or other impediments that may preclude the ability of emergency vehicles to access and/or exit my house during or after construction. We have learned that KC plans to erect a fence along the Eastern edge of our 10 foot access road during the construction of the proposed trail. This is unsafe because it does not allow the ability for emergency vehicles to access my property during construction because this access road is a dead-end, and to limit this road to a width of 10 feet makes it so no vehicle can turn around or pass an oncoming vehicle. Requiring an EMS squad to back out after being called, and causing an undue and unnecessary delay, could be a difference between life and death. Similarly, such restricted access should not be allowed after construction either.

I sincerely believe that before the City can issue the SSDP for this project, all of these issues must be adequately addressed.

Please contact me if you have any questions regarding these comments and concerns.

Sincerely,

/s/ Thomas E. Hornish

Exhibit 29
SSDP2016-00415
002677

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Friday, February 3, 2017 3:40 PM
To: 'marywictor@comcast.net'
Subject: RE: Public Comment (5): K.C. ELSTrail Segment 2B--SSDP2016-00415 ~ EASEMENT for Tamarack Sect32 T25N R6E (stormwater)

Dear [Mary](#),

Thank you for contacting the City of Sammamish regarding the current Shoreline Substantial Development Permit Application for East Lake Sammamish Trail Segment 2B (SSDP2016-00415).

Your comments have been received and will be included in the project record. At the close of the comment period, all comments will be compiled and provided to King County for review and response. You will be included in future notices the City issues for this proposal.

Regards,

[Lindsey Ozbolt](#)

Associate Planner | City of Sammamish | Department of Community Development
425.295.0527

From: marywictor@comcast.net [mailto:marywictor@comcast.net]
Sent: Friday, January 27, 2017 1:06 PM
To: Lindsey Ozbolt <LOzbolt@sammamish.us>
Subject: Public Comment (5): K.C. ELSTrail Segment 2B--SSDP2016-00415 ~ EASEMENT for Tamarack Sect32 T25N R6E (stormwater)

To: Lindsey Ozbolt / Associate Planner, City of Sammamish
re: Easements for Tamarack (and Public) Louis-T intersection to north of Gerge Davis Creek (and stormwater)

I have been a resident of Tamarack neighborhood since just after its Redmond location officially became Sammamish through City incorporation 1999.

Attached are several documents and helpful drawings to help see and review Easements that Tamarack has since 1959 (+before that historically).

+Assessor's Plat of Tamarack which includes Divisions 1, 2, and 3 recorded 1964, and was spelled, "Tamarak" before that as an Unrecorded Plat.

+On the Face of the Plat, there is no dedication, but a Description which legally states the location and shape of Tamarack

==>Please note that there are about 210 lots in Tamarack and that about 175 of those have been built upon (about 80% developed to date).

+Tamarack Declaration of Easement for roads within Division 3 plus NE 4th St corridor running East to West downhill.

+Protective Covenants Div 3 just for completeness

Exhibit 29
SSDP2016-00415
002678

The screen captures are my own drawings to help interpret the legal descriptions for myself and others interested.

Please note that in the Declaration of Easement, the third paragraph states "non-exclusive perpetual 'on and to' said property" which includes the North half of the NW 1/4 section ... including the City Parkway, K.C. Trail and in fact all the way down and into Lake Sammamish!

As King County Trail proceeds with the ELST project, and the City of Sammamish reviews any/all permits and work, there is either Public Access or some ADD/subdivisions (like Tamarack neighborhood) that have existing documented Easements that should provide us residents/owners access to the roads, Trail, and even to the shores of the Lake and State Waters along the Western shore of our City!

Our Easement rights should be respected and supported just like private property rights are being evaluated for homes/parcels along the Lake.

Sincerely, Mary Wictor Tamarack resident since 6/2000
408 208th Ave NE
Sammamish, WA 98074
425-283-7253 mobile

P.S. Also attached is some screen-shot clipped excerpts/portion of historical maps of Kroll maps showing ownership back to the 1880s (George Davis himself--Native American!)

[There are also 1/23 ownership mentions in many Lakeshore lots west of the RR and Trail which I noticed but have not (yet) investigated thoroughly. I believe there were less than 23 lots (about 20) when C.R. Berry's did that Unrecorded Plat as a subdivision. Thus, there are other owners or folks who should have access and I think Tamarack access might be related to that too.]

COVERING

5033063 TAMARAK ADDITION 3, unrecorded, described as the northeast quarter of the northeast quarter of section 32, township 25 north, range 6 east, W.M., AND the north half of the northwest quarter of section 33, township 25 north, range 6 east, W.M., LESS roads.

These covenants shall run with the land and shall be binding on all parties and persons claiming under them until January 1, 1969, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto or any of them or their heirs and assigns, shall violate or attempt to violate any of the covenants herein; it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate or to recover damages or other dues for such violations.

Invalidation of any of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

All lots in the tract shall be described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling, for single family occupancy only, not to exceed two stories in height, and a private garage or carport for not more than three cars.

No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to all conditions of design and construction, and particularly as to conformity and harmony of external design with existing structures in the subdivision and as to location of the building with respect to topography and finished ground elevations by H. R. Watchie or by a representative designated by him or his assigns. In the event said party, or his designated representative fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to them, or in any event if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. The powers and duties of H. R. Watchie and of his designated representative shall cease on and after January 1, 1969, unless extended as heretofore provided.

No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the official plat when recorded. No building, except a detached garage or other outbuilding located 70 feet or more from the front lot line shall be located nearer than six feet to any side lot line.

No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence, nor shall any structure be moved upon any lot without written approval of H. R. Watchie. The floor living area of the main structure of any dwelling, excluding one story open porches and garages, shall not be less than 900 square feet.

DELINIA

Handwritten initials

No fences shall be permitted on any lot, and no wall, hedge or mass planting other than foundation planting shall be permitted to extend nearer to any street than the minimum setback line, except that nothing shall prevent the erection of a necessary retaining wall, the top of which does not extend more than two feet above the finished grade at the back of said retaining wall.

No chicken coops or rabbit hutches or runs shall be permitted, and no animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats and other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for storage or disposal of such material shall be kept in a clean and sanitary condition and concealed from public view.

No fence, wall, or hedges of any part of any lot shall exceed the height of six feet without the approval of H. R. Watchie. If H. R. Watchie shall determine that a tree, a shrub, or hedge on a lot unnecessarily and unreasonably interferes with another lot's light or view, or interferes with visibility for traffic at intersections and corners, he shall have the power, in his discretion, to require the removal, alteration, or modification of the offending object.

Redmond, Washington, this 22nd day of January, 1959.

OWNER IN FEE

William W. Hansen
William W. Hansen

STATE OF WASHINGTON
County of King

On this 22nd day of January, 1959, before me personally appeared William W. Hansen, known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 22nd day of January, 1959.



Robert A. Morris
Notary Public in and for the State of Washington residing at Seattle.

Filed for Record May 19 1959 8:30 A.M.
Request of Seattle Title Company
ROBERT A. MORRIS, County Auditor

Exhibit 29
SSDP2016-00415
002681

DECLARATION OF EASEMENT
July 2, 1959

WHEREAS W. W. Hansen and Joan Hansen, his wife are the owners of the following described property in King County, State of Washington, to wit:

TAMARAK No. 3 - The north half of the northwest quarter of section 32, and the northeast quarter of the northeast quarter of section 32, both in township 25 north, range 6 east, W.M., in King County, Washington;

5053649
B-579070 U-13

FILED
JUL 2 1959
KING COUNTY
WASHINGTON

AND WHEREAS said parties desire to create a non-exclusive perpetual easement on and to said property for benefit of said property and certain other property and any part thereof, now therefore it is hereby agreed as follows:

- (1) There is hereby created a non-exclusive perpetual easement for roadway and for egress and ingress and for utility purposes to and from said described property.
- (2) Said easements are described as follows to-wit in King County, St. of Wash.

Easements for ingress and egress over the following described parcels of land in the northeast quarter of the northeast quarter of section 32, said township and range:

- (a) The east 40 feet of the south 350 feet;
- (b) The west 60 feet of the east 358.72 feet of the south 350 feet;
- (c) The west 60 feet of the east 687.44 feet of the south 350 feet;
- (d) The west 60 feet of the east 1016.12 feet of the south 350 feet;
- (e) The south 30 feet, EXCEPT the west 140 feet thereof.
- (f) That portion thereof lying within a strip of land 60 feet in width, being 30 feet on each side of the following described center line; Beginning at a point on the south line of said northeast quarter of the northeast quarter, distant north 89°08'16" west 1166.24 feet from the southeast corner thereof; thence north 3°17'45" east 48.98 feet; thence north 44°29'27" west to the west line of said subdivision;

- (3) Said easements are for the benefit of the above described land and any part thereof.
- (4) This agreement is binding on the parties hereto, their heirs and assigns, and any parties who shall have any interest in the above described lands or any part thereof and shall run with the above described lands and any part thereof.

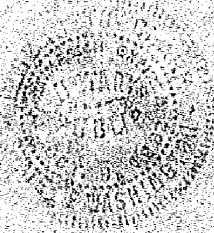
W. W. Hansen and Joan Hansen, his wife, By H. R. Watchie
Attorney in Fact

STATE OF WASHINGTON
County of King

On this 2nd day of July, A.D., 1959, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared H. R. Watchie to me known to be the individual who executed the foregoing instrument as attorney in fact of W. W. Hansen and Joan Hansen, his wife, therein described, and acknowledged to me that he signed and sealed the said instrument as such attorney in fact for said principal, freely and voluntarily, for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said W. W. Hansen and Joan Hansen, his wife, are now living.

WITNESS my hand and official seal on this certificate first above written.

Edwin C. ...
Notary Public in and for the State of Washington, residing at Seattle.



Filed for Record July 8 1959 3:24 P.M.
Request of Seattle Title Company
ROBERT A. MORRIS, County Auditor

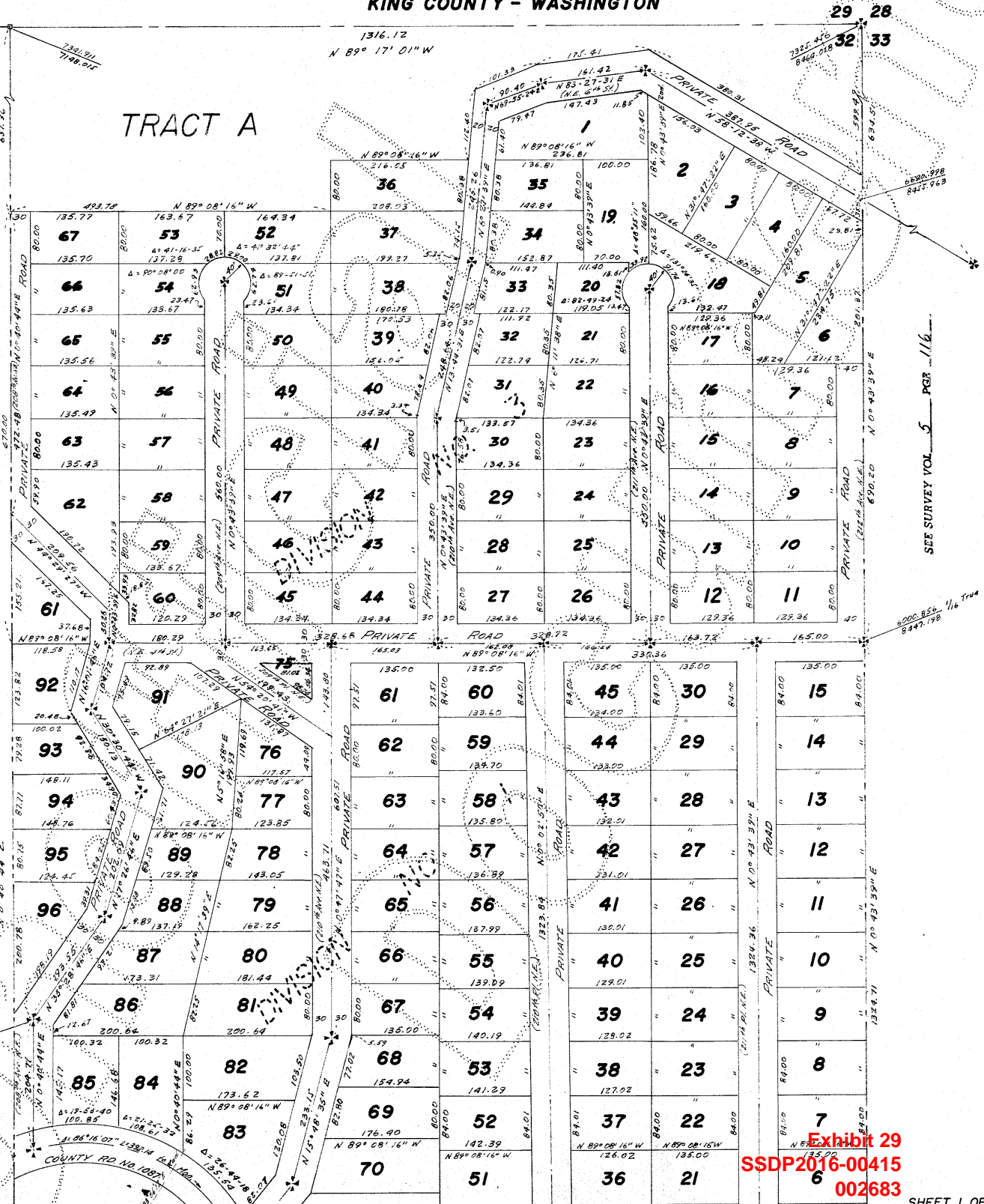
ASSESSOR'S PLAT OF TAMARACK

SECTION 32- T. 25N. - R. 6E - W.M.

KING COUNTY - WASHINGTON

TRACT A

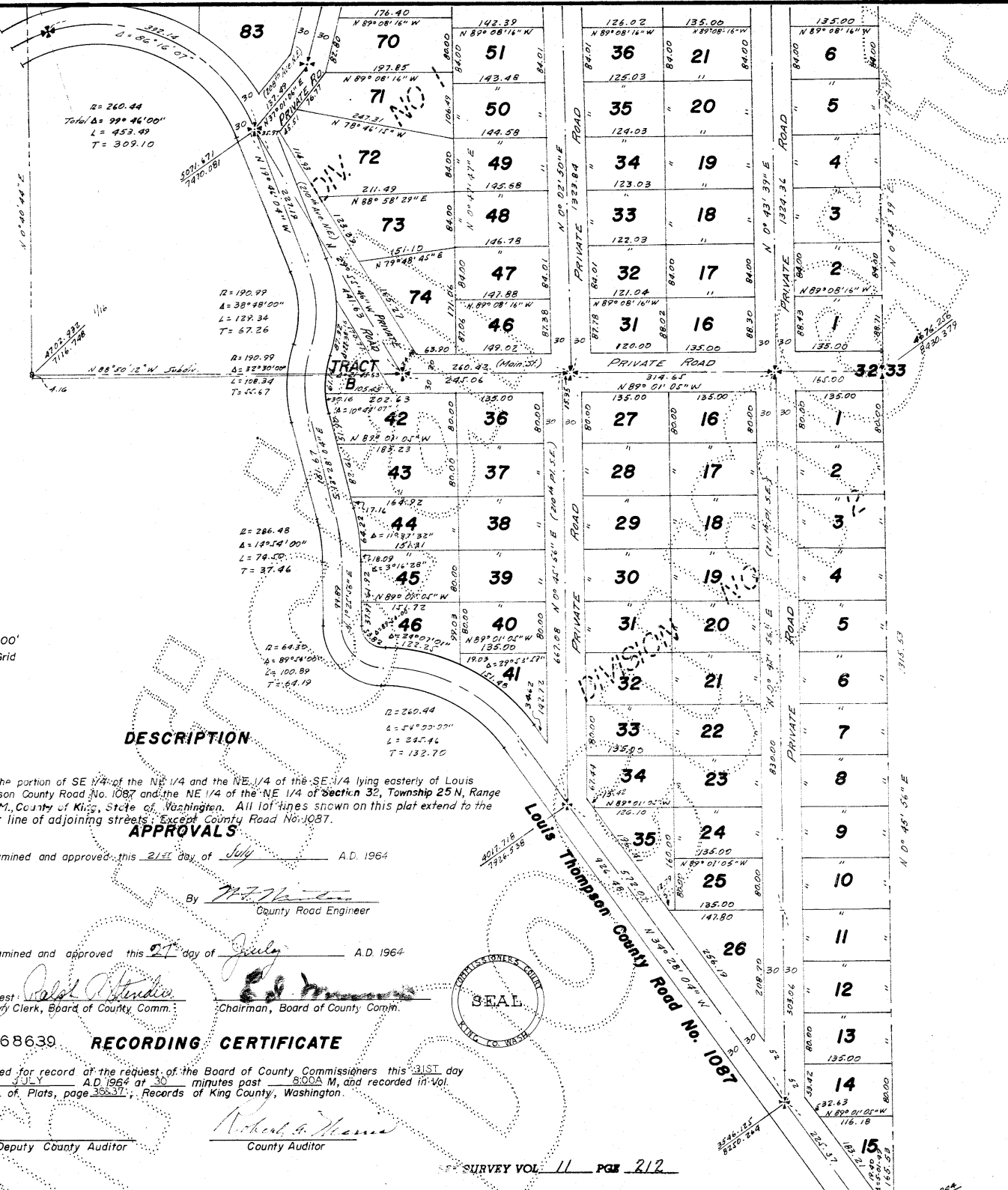
Scale 1"=100'
Lambert Grid



SEE SURVEY VOL 5 PGR 116

Exhibit 29
SSDP2016-00415
002683

64.75



$R = 260.44$
 $Total \Delta = 99^\circ 46' 00''$
 $L = 453.49$
 $T = 309.10$

$R = 190.99$
 $\Delta = 38^\circ 48' 00''$
 $L = 129.34$
 $T = 67.26$

$R = 190.99$
 $\Delta = 32^\circ 30' 00''$
 $L = 108.34$
 $T = 55.67$

$R = 286.48$
 $\Delta = 14^\circ 54' 00''$
 $L = 74.50$
 $T = 37.46$

$R = 64.30$
 $\Delta = 89^\circ 14' 00''$
 $L = 100.89$
 $T = 64.19$

$R = 260.44$
 $\Delta = 54^\circ 00' 00''$
 $L = 347.46$
 $T = 132.70$

Scale 1" = 100'
 Lambert Grid

DESCRIPTION

The portion of SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 lying easterly of Louis Thompson County Road No. 1087 and the NE 1/4 of the NE 1/4 of Section 32, Township 25 N, Range 6 E.W.M., County of King, State of Washington. All lot lines shown on this plat extend to the center line of adjoining streets. Except County Road No. 1087.

APPROVALS

Examined and approved this 21st day of July A.D. 1964

By [Signature]
 County Road Engineer

Examined and approved this 21st day of July A.D. 1964

Attest [Signature] [Signature]
 Deputy Clerk, Board of County Comm. Chairman, Board of County Comm.



5768639 **RECORDING CERTIFICATE**

Filed for record of the request of the Board of County Commissioners this 21st day of July A.D. 1964 at 30 minutes past 3:00 P.M. and recorded in Vol. 76 of Plats, page 3837, Records of King County, Washington.

By [Signature] [Signature]
 Deputy County Auditor County Auditor

SURVEY VOL. 11 PAGE 212

ENGINEERS CERTIFICATE

I hereby certify that this ASSESSOR'S PLAT OF TAMARACK is based on an actual survey and subdivision of Section 32, Township 25 North, Range 6 East W.M., that the courses and distances are shown correctly thereon, and that the monuments have been set.

[Signature]
 Philip M. Bach, Professional Land Surveyor
 Certificate No. 4522 Renewal No. 5140023900

Exhibit 29
 SSDP2016-00415
 002684

ASSESSOR'S PLAT OF TAMARACK



Search bar with magnifying glass icon

29

NW 1/4
North half of the
northwest quarter
Tamarak No. 3 #5053649



NE 1/4
Tamarack 1-2-3
NE 1/4 of
the NE 1/4



SECTION 32

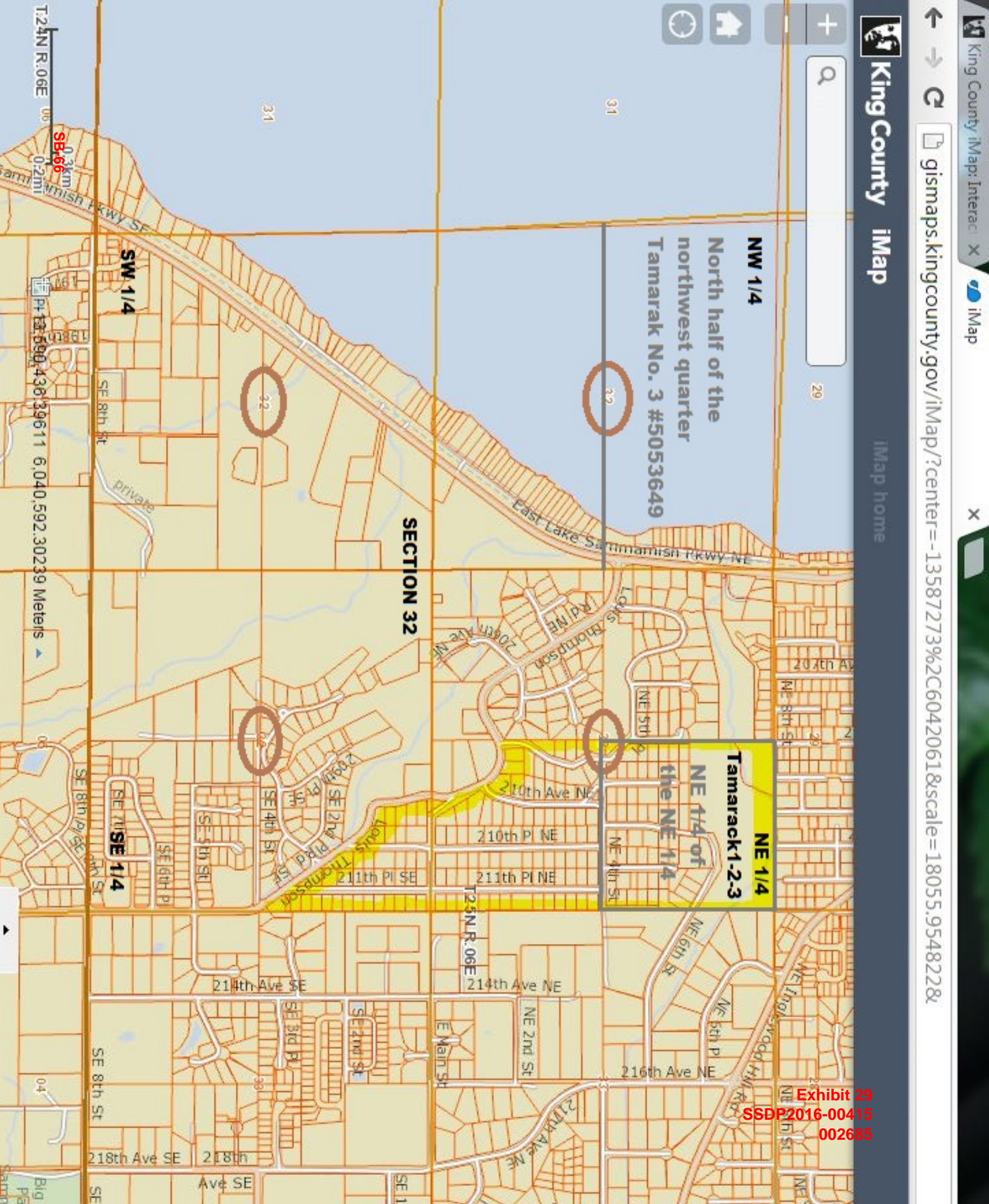
SW 1/4



SE 1/4



Exhibit 29
SSDP2016-00415
002685





... the NE 1/4 of the NE 1/4 of Section 32, Township 25 N, Range 6 E, Willamette Meridian (W.M.), State of Washington (DIVISION 3 ~ 67 Lots). Plus, TRACT A. +1 PORTION

³¹ Tamarack-1-2-3 = 96 + 46+1 + 67³² = 212 Lots

Portion of the SE 1/4 of the NE 1/4 lying easterly of Louis Thompson-No. 1087 (DIVISION 1 or BIK1 ~ 96 Lots) and...

Portion of the NE 1/4 of the SE 1/4 lying easterly of Louis Thompson Road (DIVISION 2 or BIK2 ~ 46 Lots + TRACT B) and...

Legal wording/references from DESCRIPTION on face of plat plus lot lines extend to center line of adjoining streets, except for County Road #1087.

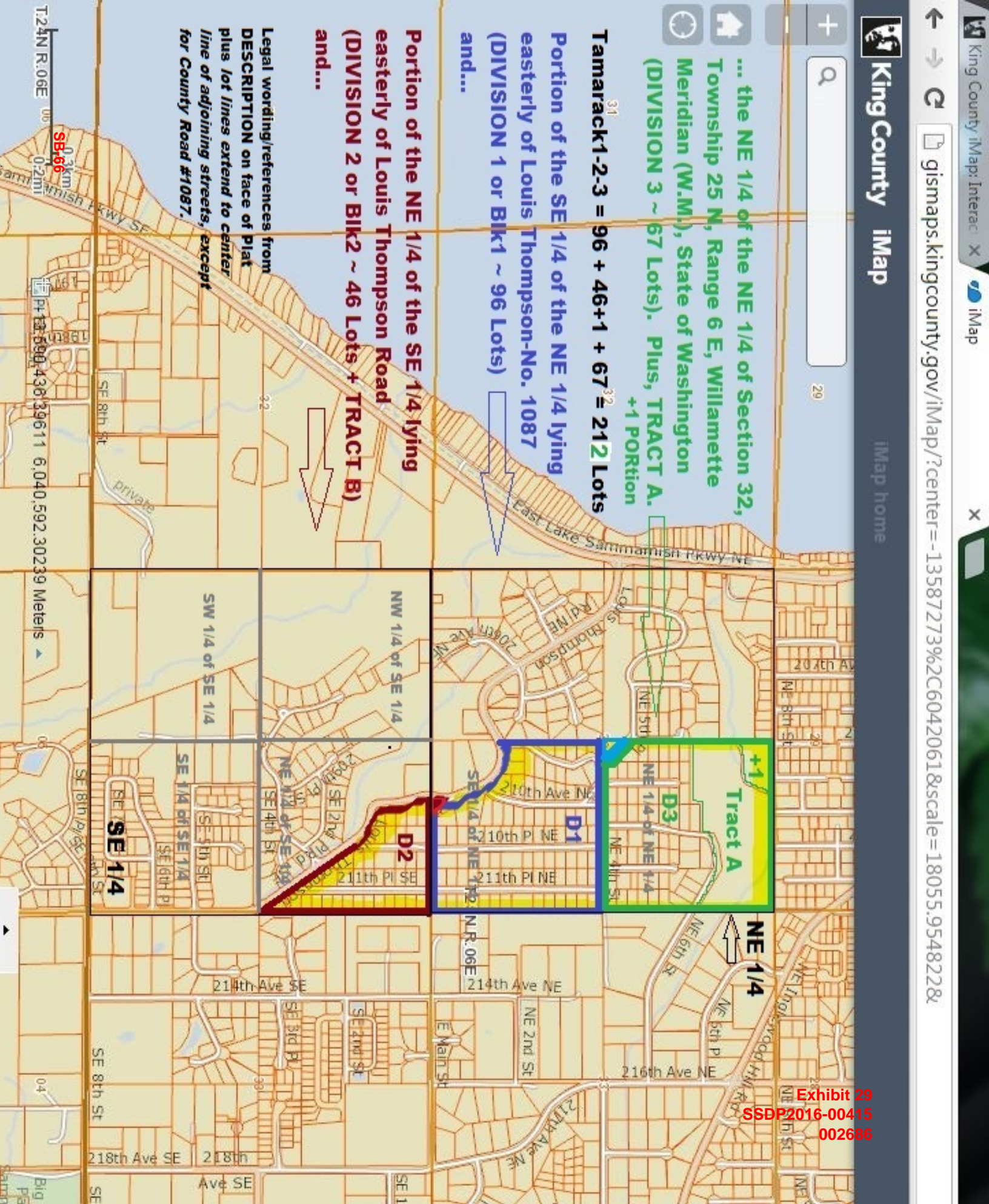
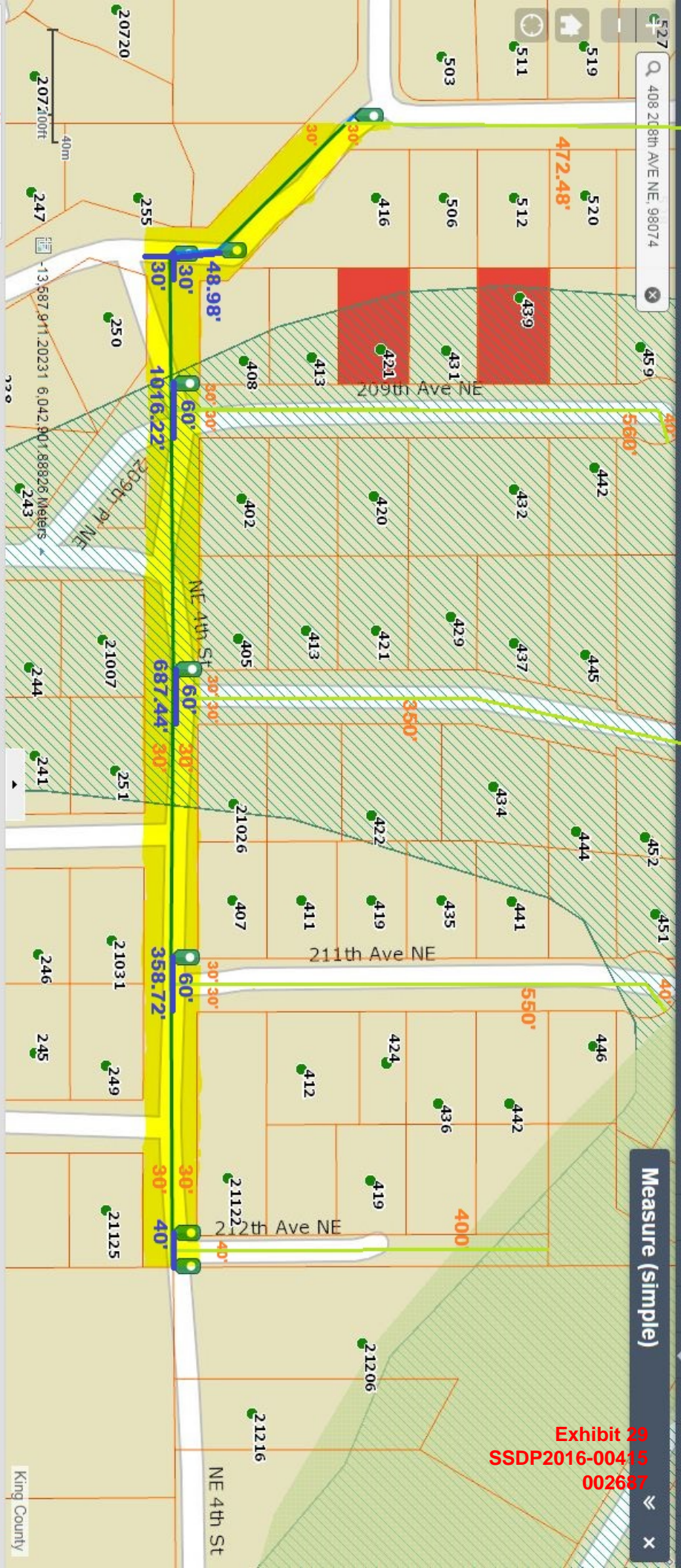


Exhibit 29
SSDP2016-00415
002685

Measure (simple)

Exhibit 29
SSDP2016-00415
002687

408 218th AVE NE, 98074



U.S. DEPARTMENT OF THE INTERIOR
 BUREAU OF LAND MANAGEMENT
 PRIVATE CLAIMS
 General Land Office Records

Search Documents Reference Center Support Shopping Cart

Search Documents Results List

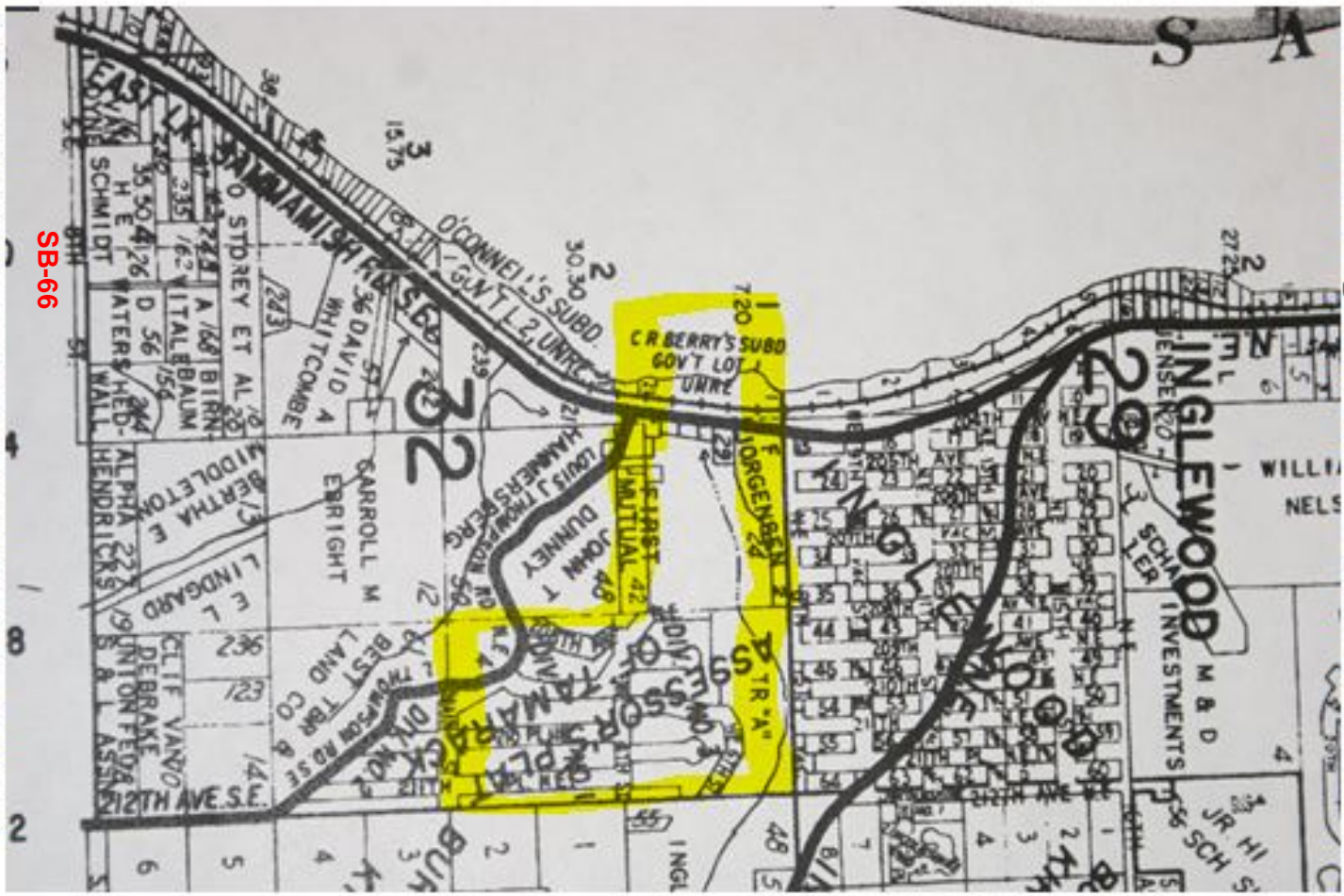
Patents **Note:** An *Italic* entry denotes data that has not been indexed against the land patent document, and has no image.

Image	Accession	Names	Date	Doc #	State	Meridian	Twp - Rng	Alliquots	Sec. #	County
---	<u>WASAA 065050</u>	P DAVIS, GEORGE	2/7/1893	4429	WA	Williamette	025N - 006E	N1/2NE1/4	32	King
---	<u>WASAA 065079</u>	P HASTINGS, WINTER	7/17/1895	5054	WA	Williamette	025N - 006E	Lot/Ttct 1	32	King
---	<u>WAOAA 064967</u>	P SBEZUE, BILL	2/3/1883	1479	WA	Williamette	025N - 006E	NE1/4SW1/4	32	King
---	<u>WAOAA 065063</u>	P TAHAL THKUT, LOUIS	6/8/1888	2029	WA	Williamette	025N - 006E	SE1/4SW1/4	32	King
---	<u>WAOAA 065063 01</u>	P TAHAL THKUT, LOUIS	5/2/1907	2029	WA	Williamette	025N - 006E	SE1/4SW1/4	32	King
---	<u>WAOAA 064970</u>	P YONDERFRUMP, JIM	12/4/1884	1789	WA	Williamette	025N - 006E	SW1/4NE1/4	32	King
---								Lot/Ttct 2	32	King

SB-66

Exhibit 29
 SSDP2016-00415
 002688

Historic Plats: Inglegewood 1889 & Tamarack 1964 < 1970



Before King County made any provisions for Drainage!

1893
 Snogahmie Tribe Ancestor of McKenna Dorn
 George Davis owner N $\frac{1}{2}$ NE $\frac{1}{4}$ & SE $\frac{1}{4}$ NE $\frac{1}{4}$ & Lot 1
 King County: Section 32, Township 25North, Range 6East

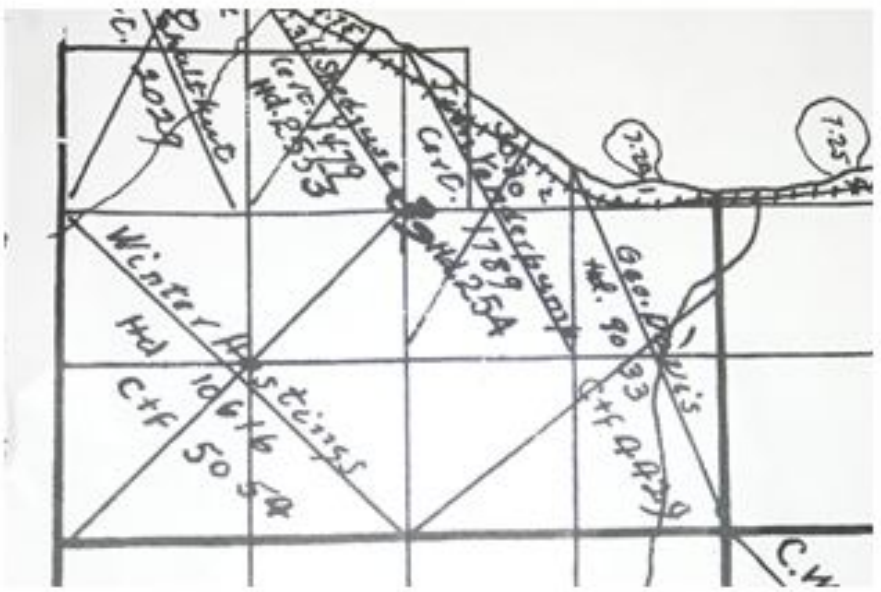


Exhibit 29
 SSOP2016-0015
 002689

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Friday, February 3, 2017 3:38 PM
To: 'Jackie Malsam'
Subject: RE: ELST South Sammamish Segment B - Comments

Dear Jackie,

Thank you for contacting the City of Sammamish regarding the current Shoreline Substantial Development Permit Application for East Lake Sammamish Trail Segment 2B (SSDP2016-00415).

Your comments have been received and will be included in the project record. At the close of the comment period, all comments will be compiled and provided to King County for review and response. You will be included in future notices the City issues for this proposal.

Regards,

Lindsey Ozbolt
Associate Planner | City of Sammamish | Department of Community Development
425.295.0527

-----Original Message-----

From: Jackie Malsam [mailto:malsamjackie@gmail.com]
Sent: Friday, January 27, 2017 1:00 PM
To: Lindsey Ozbolt <LOzbolt@sammamish.us>
Cc: Amy Byron <amysbyron@gmail.com>; Tom & Caryn Dieker <tmdieker@gmail.com>; Mike Pirello <mpirello@synchronex.com>; Lynn Martindell <l.martindell@comcast.net>; Keith & Julie Wymetalek <juliewymarketing@hotmail.com>; Paul Meade (Paul.Meade@resmed.com) <Paul.Meade@resmed.com>; Joel & Meg Hatlen <hatlen@dataio.com>; Brian Slettvet <briansl@outlook.com>; Ken and Nicole Sexsmith <kenandnicole@outlook.com>; Cory & Cindy Brandt <cory@corybrandt.com>; Tami & Mike Shinn <mikeandtami@gmail.com>
Subject: ELST South Sammamish Segment B - Comments

Lindsey-

Please see the attached file for the comments on behalf of Waverly Hills Club Inc.

Thank you
Jackie Malsam

City of Sammamish

Attn: Lindsey Ozbolt

January 27, 2017

RE: ELST Property Owner Comments

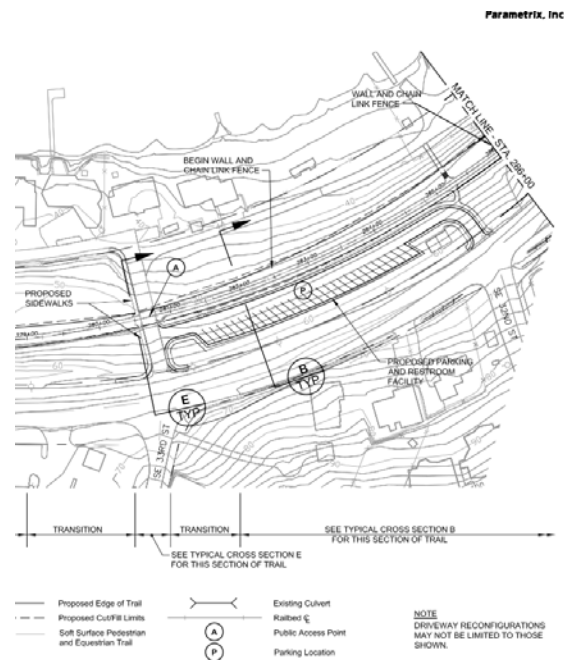
These comments pertain to Trail Stations 283-291 (adjacent to the existing Waverly Hills beach property Tract # 082406TRCT). The Waverly Hills Club has the following comments with regard to this portion of the trail.

1. Clearing and Grubbing Area- During the discussion with Kelly Donahue of King County, she assured us that any construction will occur only within the clearly designated Clearing and Grubbing (CG) area.
 - a. We would like to clarify that this is in fact the case.
2. Walls- The plan calls for a "Structural Earth Wall" (Wall #1) will be placed between stations 289-291.50, (on the water side of trail) which will be approximately 2 ½ feet tall with 4-foot chain link fence on top.
 - a. We would like to ensure that the existing chain link fence along the existing Waverly Hills beach property will be unaffected and remain; as it is well outside of the CG area.
3. Landscape- The plan calls for the area within the CG zone to be re-landscaped. The area between 287.50-289 and 289.25-290 currently contains blackberry bushes that are approximately the height of the existing chain link fence, which provides significant privacy screening for the existing Waverly Hills Beach property.
 - a. We would like clarification of the replanting to be used in this area, specifically to understand how it will restore our existing screening and privacy.
4. Stairs – (Footpath entry)
 - a. We would like to notify the ELST planning team of the existence of a stairway between 288.50 and 289 on the parkway side of the trail that are currently not depicted on the plan.
 - b. Our community footpath access to the existing Waverly Hills Beach property occurs through stairs and walkway identified in 4.a above, across the trail, and down and through the stairs located at station 289 on the water side of the trail (as noted on the plan) through a keyed man-gate in our chain link fence surrounding the property.
 - i. We would like to confirm that both stairways and man-gate are outside of the CG area and that access for ingress and egress will be maintained during construction
 - ii. We would like to ensure that both stairways will remain post construction and will continue to allow for ingress and egress.
5. Infiltration Chamber – Between stations 288-289 the plan shows a significantly sized infiltration chamber. The Under Drain Detail (DD2) shows

Exhibit 29
SSDP2016-00415
002691

how the water runoff from trail will run to chamber/perforated pipe then infiltrate to surrounding ground area.

- a. We would like to clarify landscape plan on and around the Infiltration chamber
 - b. We would like more detail on how it functions and capacity
 - i. Our concerns are regarding design, impact on erosion and potential flooding in the surrounding area.
6. Rest Stop -The plan shows a Rest Stop (#18) is noted on the plan at station 289.50
- a. We would like more detail on what this will look like and entail. This appears to be the only undefined Rest Stop type on the plan.
7. Access Road- The plan shows a gravel drive/paved area that extends from Station 283.0 to 289.50 outside of the Clearing and Grubbing line along the shoreline.
- a. We would like to confirm that this will be unaffected and remain accessible during and post construction
8. Parking Lot/Restroom at SE 33rd. We understand on Volume II of the EIS, that a parking lot and bathroom is planned to exist at SE 33rd. However, this plan is missing and details regarding these structures.
- a. We would like clarification regarding its location with regard to SE 33rd; as the location of these facilities will impact our interpretation and concerns regarding the ELST South Sammamish Segment B plans



9. Approval of the SSDP – We would request that the city place the approval of the SSDP approval on hold until the 90% plans are released and the county has responded to our concerns.

Exhibit 29
SSDP2016-00415
002692

10. 90% plans – We request the opportunity for review and comment at the 90% plan stage.

Respectfully submitted-

Waverly Hills Club Inc.

PO Box 427

Issaquah, WA 98027

Jackie Malsam – Secretary

Amy Byron – Treasurer

Mike Byron - Owner

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Friday, February 3, 2017 3:32 PM
To: 'marywictor@comcast.net'
Subject: RE: Public Comment (4): K.C. ELSTrail Segment 2B--SSDP2016-00415 ~ EASEMENTS & Surveys (stormwater)

Dear [Mary](#),

Thank you for contacting the City of Sammamish regarding the current Shoreline Substantial Development Permit Application for East Lake Sammamish Trail Segment 2B (SSDP2016-00415).

Your comments have been received and will be included in the project record. At the close of the comment period, all comments will be compiled and provided to King County for review and response. You will be included in future notices the City issues for this proposal.

Regards,

Lindsey Ozbolt

Associate Planner | City of Sammamish | Department of Community Development
425.295.0527

From: marywictor@comcast.net [mailto:marywictor@comcast.net]
Sent: Friday, January 27, 2017 12:09 PM
To: Lindsey Ozbolt <LOzbolt@sammamish.us>
Subject: Public Comment (4): K.C. ELSTrail Segment 2B--SSDP2016-00415 ~ EASEMENTS & Surveys (stormwater)

To: Lindsey Ozbolt / Associate Planner, City of Sammamish
re: Easements & Surveys existing near Louis-T traffic signal intersection (and stormwater)

I see there is a WALKWAY Station 432:00-ish to be built below the intersection of Louis Thompson Road NE & E. Lk. Sann Parkway which is great!

However, there are stormwater considerations both North (new proposed drainage easement) Station 436+30 and South Station 431+90 for Stormwater which flows on, over, under, through, in ditches, culverts, pipes, etc.

This input and multiple important attachments are to help ensure that easements either exist or can/will be obtained by the City of Sammamish for Stormwater as King County does the Trail. Storm/surface runoff flows from the ECAs above to-through the Parkway and to-through the Trail and into Lake Sammamish.

In the attached Official Public Records (OPR recorded documents) there is text referring to "public riparian owners" and "land formerly covered by water" and "possible encroachments ... fence, landscaping" etc. These are important to look at, review, and know the information plus history.

Text also is written and shown on surveys for "Sandy Beach Reserve" which is just north of a 10foot "Gap Parcel" as I have termed it. Sandy Beach is/was part of Unrecorded Plat C.R. Berry's ADD/subdivision and it now appears to be a Wetland 26D Station 432:00 D-line?! {In related property documents North of this, I also find 1/23rd share references for this area (not detailed herein).} Aside: So is it/should it really be a ""sandy beach" or wetland?

The 10ft Gap Parcel, as I call it, appears in several pages of the 60% design KC ESLT plans.

Suggest review and research:

See page G8 Survey Control Plan for the area between Louis Thompson Rd NE & The Parkway and a bit north. STATIONS 430-445.

NOTE: See 10' Gap to lake... this is the "bent straw"-looking thing in the upper left corner where matchline see SHEET G7 text appears.

[I believe originally the 10' Gap was "straight" and just ran East to West from the RR/Trail ROW to Lake Sammamish. However, I think in about 1962 the Army Corps lowered the lake by draining it to try to allow areas like Marymoor to be farmed sooner in the Spring. Thus, the Lake level dropping exposed more of the shoreline, and likely added the "bent"-extension to the originally just straight Gap Parcel which is 10 feet wide by legal description. This history/information is confirmed by the SIMONE survey showing 1948 shoreline.]

See also EX18 Existing Conditions... upper left 1/3 the P/L and P/L lines show the 10' Gap parcel where easements run just south of Wetland 26D.

See also AL31 Plan and Profile for ALignment of the trail and the WALKWAY! Directly below/West of Louis-T traffic signal at E Lk Samm Prkwy.

Finally, there does appear to be a easement for the 10' Gap parcel which is associated with Lot 2 via Owner James G. Hammersberg 8-July-1950. I cannot find any reason that easement would not remain valid. This is important for government and municipal utilities to be able to go and inspect that area for function, plans, design, maintenance and repair/replacement/upgrading. If Easement 4035119 transferred to Wally in 2011 with the Warranty Deed for the land, then by SMC code and policy, any easements for drainage should go to the City at no cost... especially since the City and K.C. are doing fish passage culverts related to that area for public and environmental good.

This took a lot of time to research and is hard to descibe in text with words. I hope the attachments themselves and screen-captures will make it easier for you to understand and review plus follow up on. Please contract me directly too if you wish to discuss or get more info I might have.

Best regards, Mary Wictor 425-283-7253
watershed resident here in Sammamish since 6/2000

4035119

THE GRANTOR, ANDREW BRECKBERG, a widower,

in consideration of THIRTEEN THOUSAND (\$13,000.) - - - - - DOLLARS

in hand paid, conveyance and warrants to JAMES G. HAMMERSBERG

the following described Real Estate: Situated in the county of King State of Washington

That portion of Lot 2, Section 32, Township 25 North, Range 6 East of W. M., lying East of County Road. TOGETHER with a roadway 10 feet along the North line of said government Lot 2 between right of way of Northern Pacific Railway Company and Lake Sammamish.



Dated this 8th day of July, 1950.

Andrew Breckberg [SEAL]

[SEAL]

STATE OF WASHINGTON,)
COUNTY OF KING.

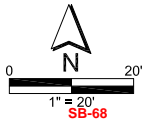
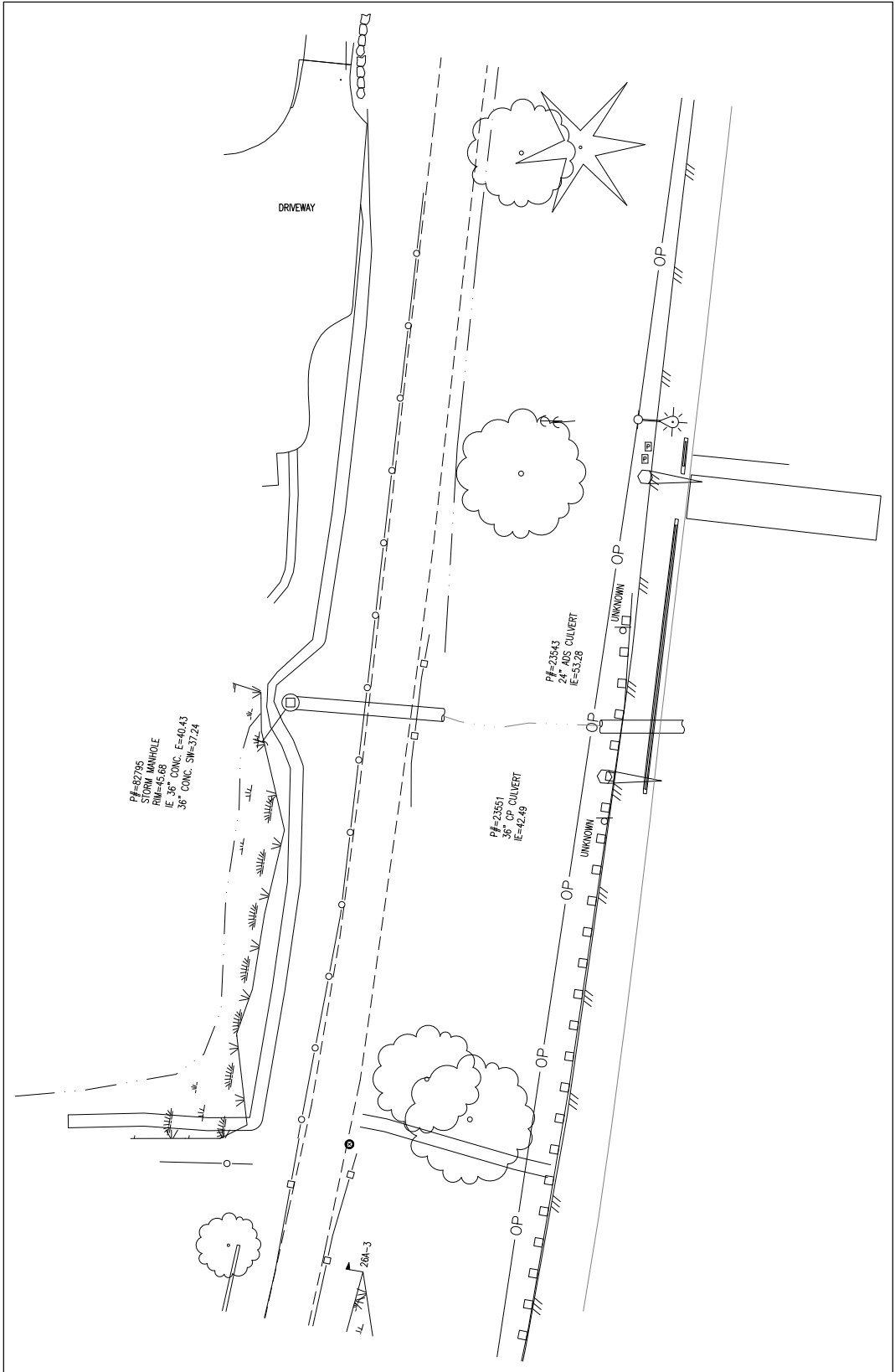
THIS CERTIFIES that on this 8th day of July, 1950, personally appeared before me ANDREW BRECKBERG, a widower,

to me known to be the individual who executed the foregoing instrument, and acknowledged same as his own and for the uses and purposes therein mentioned.

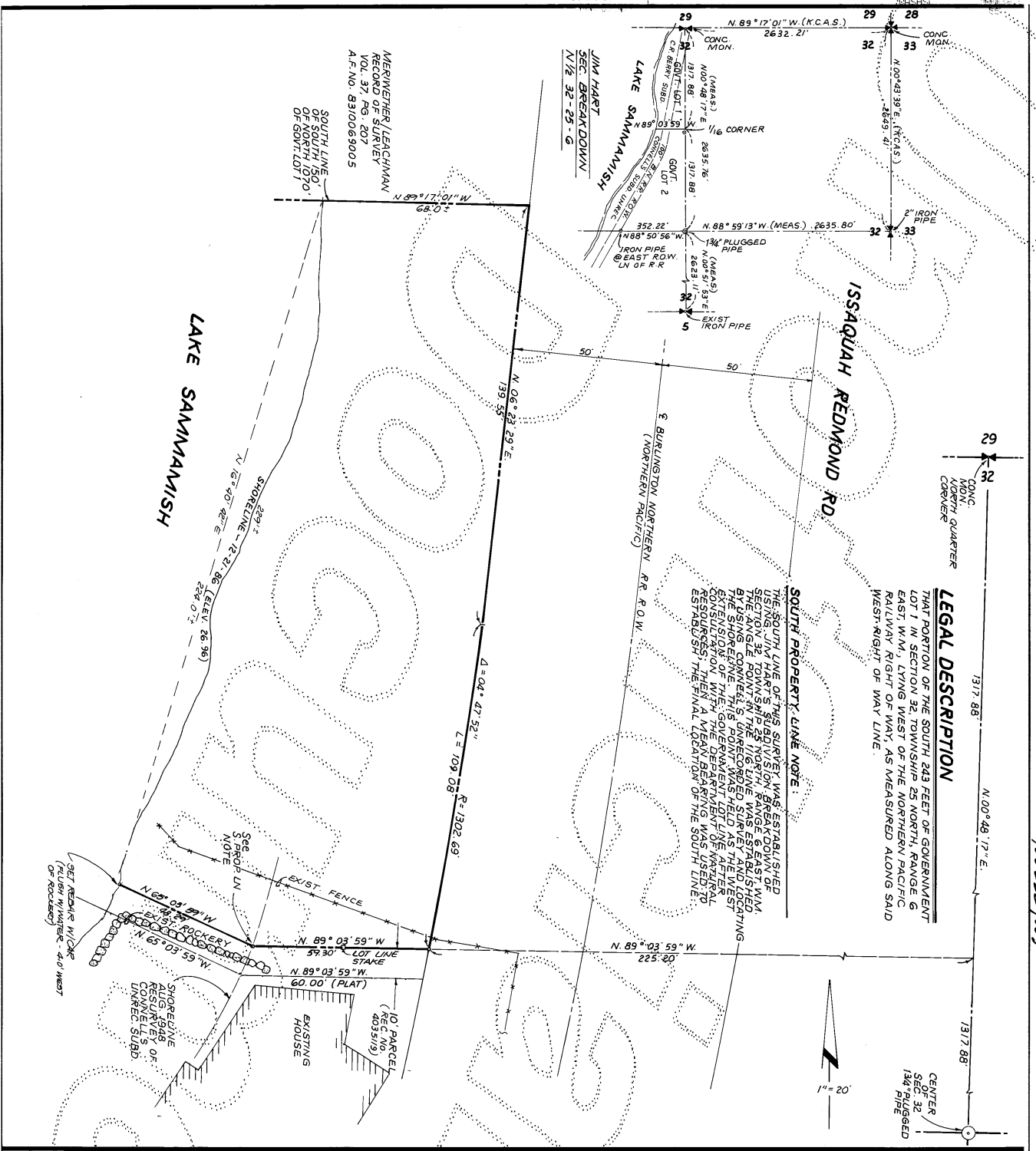


Notary Public in and for the State of Washington, residing at Seattle
July 13 1950
Notary Public

Exhibit 29
SSDP2016-00415
002696



90.02.22
 REC'D
 REC'D
 REC'D



9002229003

BOUNDARY SURVEY FOR
RUDY SIMONE

Meriwether Leachman associates, inc.
 11800, NE. 160TH ST, BOTHELL WA., 98011

approved *M.D.L.* revised _____ date 8-6-86 ft
 drawing no. 4004 id 223 drawn by B. DUNN scale 1" = 20'

NE 4, NW 4, SECTION 32, TWP. 25 NORTH, RGE. 6 EAST, W.M.

SURVEYORS CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF
Robert E. Meriwether L.S. NO. 8271
 REGISTERED LAND SURVEYOR

RECORDING CERTIFICATE
 NO. 9002229003
 FILED FOR RECORD BY ROBERT E. MERIWETHER THIS 22 DAY OF Feb. 1986 AD., AT 37 MINUTES PAST 1 O'CLOCK P.M.; AND RECORDED IN VOLUME 71 OF SURVEYS ON PAGE 72 RECORDS OF KING COUNTY, WASHINGTON
JANE HAGGE *CAROLYN ARCEMAN*
 MANAGER Supt./RECORDS

71-72

Exhibit 29
 SSDP2016-00415
 002698

WHEN RECORDED RETURN TO
CHRISTOPHER M. MCKINSEY
273 EAST LAKE SAMMAMISH PARKWAY N.E.
SAMMAMISH, WASHINGTON 98074



20100618001358

CHICAGO TITLE WD 66.00
PAGE-001 OF 005
06/18/2010 15:43
KING COUNTY, WA

E2446691

06/18/2010 15:36
KING COUNTY, WA
TAX \$32,276.40
SALE \$1,813,000.00

PAGE-001 OF 001



CHICAGO TITLE INSURANCE COMPANY

STATUTORY WARRANTY DEED

GT 1270919
5 - 1

THE GRANTOR(S)
ROBERT E. GERLACH AND LINDA M. GERLACH, HUSBAND AND WIFE

for and in consideration of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to
CHRISTOPHER M. MCKINSEY AND CHRISTINE M. MCKINSEY, HUSBAND AND WIFE

the following described real estate situated in the County of KING State of Washington:

PARCEL A:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF GOVERNMENT LOT 2 IN SECTION 32 OF TOWNSHIP 25 NORTH IN RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, WITH THE WESTERLY LINE OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE NORTHERLY, ALONG SAID RIGHT OF WAY LINE, 1,438.29 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTHERLY, ALONG SAID RIGHT OF WAY LINE, 131.71 FEET, MORE OR LESS, TO A POINT 10 FEET SOUTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 2; THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 60 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT;

SEE ATTACHED DESCRIPTION

Tax Account Number(s): 173870-0155-05

Dated: JUNE 15, 2010

Robert E. Gerlach

ROBERT E. GERLACH

Linda M. Gerlach

LINDA M. GERLACH

LPB10/KLC/052006

Exhibit 29
SSDP2016-00415
002699

CHICAGO TITLE INSURANCE COMPANY

Escrow No.: 1270919

EXHIBIT A

Title No.: 1270919

THENCE SOUTHWESTERLY, ALONG SAID LOT LINE, 93 FEET, MORE OR LESS, TO A POINT NORTH 52°00'00" WEST OF THE TRUE POINT OF BEGINNING;
THENCE SOUTH 52°00'00" EAST 105 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS TRACTS 30 AND 31 OF CONNELL'S SUBDIVISION, ACCORDING TO THE UNRECORDED PLAT THEREOF)

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING.

PARCEL B:

THAT PORTION OF THE NORTH 10 FEET OF GOVERNMENT LOT 2 IN SECTION 32 OF TOWNSHIP 25 NORTH IN RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,
LYING WESTERLY OF THE WESTERLY MARGIN OF THE BURLINGTON NORTHERN RAILROAD CO. RIGHT OF WAY AS CONVEYED BY DEED RECORDED UNDER RECORDING NUMBER 13453;

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING.


SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

Exhibit 29
escrow/rd/0899
SSDP2016-00415
002700

STATE OF WASHINGTON
COUNTY OF KING

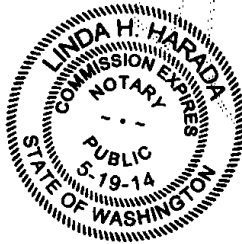
SS

ON THIS 17 DAY OF ~~JUNE~~ 2010 BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND
SWORN, PERSONALLY APPEARED ROBERT E. GERLACH AND LINDA M. GERLACH KNOWN
TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN
INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS
THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN
MENTIONED.



NOTARY SIGNATURE

PRINTED NAME: Linda H. Harada
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Bellu
MY COMMISSION EXPIRES ON 5-19-14



Document

NOTARY/RDA/092100

Exhibit 29
SSDP2016-00415
002701

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 1270919

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: PUGET SOUND POWER AND LIGHT
COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND/OR
DISTRIBUTION SYSTEM
AREA AFFECTED: PORTION OF PARCEL A
RECORDED: OCTOBER 17, 1930
RECORDING NUMBER: 2636842

AFFECTS: PARCEL A

EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON, WHEREBY THE GRANTOR EXCEPTS AND RESERVES ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME AND PROVIDING THAT SUCH RIGHTS SHALL NOT BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY; RECORDED UNDER RECORDING NUMBER 1439890.

AFFECTS: SECOND CLASS SHORELANDS ADJOINING

AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: SAMMAMISH PLATEAU WATER AND SEWER
DISTRICT
AND: WILLIAM C. BORING, JR.
RECORDED: FEBRUARY 28, 1995
RECORDING NUMBER: 9502280733
REGARDING: GRINDER PUMP SERVICE

AFFECTS: PARCEL A

QUESTION OF LOCATION OF LATERAL BOUNDARIES OF SAID SECOND CLASS TIDELANDS OR SHORELANDS.

ANY PROHIBITION OR LIMITATION OF USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY

EXHIBIT/RDA/0999

Exhibit 29
SSDP2016-00415
002702

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A
(continued)

Escrow No.: 1270919

PORTION WHICH IS NOW OR HAS BEEN FORMERLY COVERED BY WATER.

PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES FOR COMMERCE, NAVIGATION, FISHERIES AND THE PRODUCTION OF POWER.

NOTWITHSTANDING THE INSURING CLAUSES OF THE POLICY, THE ACCESS COVERAGE REFERENCED THEREIN IS LIMITED TO THE ACCESS ALLOWED IN ANY CROSSING PERMIT WHICH MAY BE REQUIRED BY THE OWNER OF THE ADJOINING RAILROAD RIGHT OF WAY (OR FORMER RAILROAD RIGHT OF WAY), SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS THEREIN.

MATTERS DISCLOSED BY SURVEY RECORDED UNDER RECORDING NUMBER 9309089004, BEING A CORRECTION OF SURVEY RECORDED UNDER RECORDING NUMBER 9304309002, AS FOLLOWS:

ASHPALT ROAD PROVIDING ACCESS TO SAID PREMISES CROSSES OVER PORTIONS OF TRACTS 29 AND 30

MATTERS DISCLOSED BY SURVEY RECORDED UNDER RECORDING NUMBER 9304309002 AND 9309089004, AS FOLLOWS:

ASHPALT ROAD PROVIDING ACCESS TO SAID PREMISES CROSSES OVER PORTIONS OF LOTS 29 AND 30

MATTERS DISCLOSED BY PHYSICAL INSPECTION OF SAID PREMISES, AS FOLLOWS: POSSIBLE ENCROACHMENTS AS EVIDENCED BY ASPHALT TURNAROUND AND PARKING AREA, LAWN, SHRUBBERY, LANDSCAPING AND A SIX FOOT WOOD FENCE WHICH EXTENDS FROM THE SUBJECT PROPERTY, UP TO 30 FEET INTO THE EAST ADJOINING COUNTY TRAIL CORRIDOR.

TERMS AND CONDITIONS OF NOTICE OF CHARGES BY WATER, SEWER, AND/OR STORM AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NUMBER 9901150609, 20041201000040, 20050503000993 AND 20060126001770.

exhibitc/rlm/121196

Exhibit 29
SSDP2016-00415
002703

WHEN RECORDED RETURN TO:
WALTER T. PEREYRA
200 E. LAKE SAMMAMISH PKWY NE
SAMMAMISH, WA 98074



201112200621

CHICAGO TITLE WD 69.00
PAGE-001 OF 008
11/22/2011 11:23
KING COUNTY, WA

E2519551

11/22/2011 11:20
KING COUNTY, WA
TAX \$15,580.00
SALE \$875,000.00

PAGE-001 OF 001



CHICAGO TITLE INSURANCE COMPANY

DOCUMENT TITLE (s)

1 STATUTORY WARRANTY DEED

CTI Order Number: 001282509 -1

2
3
4

REFERENCE NUMBER(S) OF DOCUMENT ASSIGNED OR RELEASED:

Additional reference numbers on page _____ of document

GRANTOR (s) :

1 JAMES GERALD HAMMERSBERG
2 ESTATE OF CLARA MAE HAMMERSBURG
3 JAMES GARY HAMMERSBERG

4. ANITA JEAN HAMMERSBERG GILBERT
5. LEWIS ARTHUR HAMMERSBERG

Additional names on page _____ of document

GRANTEE (s) :

1 WALTER T. PEREYRA

2
3

Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION:

Lot-Unit: 4 Block: Volume: Page:
Section: Township: Range: Portion:

Plat Name: SP 7904190968; PTN GOV LOT 2 SEC 32-25-6E

Complete legal description is on page _____ of document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER (s) :

322506-9239 322506-9277 322506-9021

Additional Tax Accounts are on page _____ of document

Note: This cover sheet is prepared to conform to the requirements of Chapter 143, Laws of 1996. Nothing on this sheet alters the names, legal description or other information in the attached document. The only purpose of this cover sheet is to assist the auditor in indexing the document in conformance with statute.

The Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

COVER1/RDA/042100

Exhibit 29
SSDP2016-00415
002704

WHEN RECORDED RETURN TO
WALTER T. PEREYRA
200 EAST LAKE SAMMAMISH PARKWAY NE
SAMMAMISH, WASHINGTON 98074



CHICAGO TITLE COMPANY

1282509

STATUTORY WARRANTY DEED

THE GRANTOR(S)

SEE ATTACHED DESCRIPTION

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

WALTER T. PEREYRA, AN UNMARRIED INDIVIDUAL

the following described real estate situated in the County of KING State of Washington:

PARCEL A:

THAT PORTION OF GOVERNMENT LOT 2 IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 32;
THENCE WESTERLY ALONG THE EAST-WEST CENTERLINE OF SAID SECTION, NORTH 89°03'45" WEST 852.89 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF E. LAKE SAMMAMISH ROAD NORTH;
THENCE ALONG THE EASTERLY MARGIN OR SAID ROAD NORTH 38°00'00" EAST 465 FEET; THENCE AT RIGHT ANGLES TO SAID ROAD SOUTH 52°00'00" EAST 242.48 FEET TO AN ANGLE POINT;
THENCE SOUTH 89°03'45" EAST PARALLEL TO THE EAST-WEST CENTERLINE OF SAID SECTION, 373.14 FEET, MORE OR LESS, TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION;

SEE ATTACHED DESCRIPTION

Abbreviated Legal: LOT 4, SP 7904190968; PEN GOV LOT 2 SECTION 32-25-6E

Tax Account Number(s): 322506-9239-01, 322506-9277-04 AND 322506-9021-03

Dated: NOVEMBER 16, 2011



JAMES GERALD HAMMERSBERG, INDIVIDUALLY AND AS
PERSONAL

REPRESENTATIVE AND AS TRUSTEE

LPB10/KLC/052006

Exhibit 29
SSDP2016-00415
002705

STATUTORY WARRANTY DEED (continued)

THE GRANTOR (continued)

JAMES GERALD HAMMERSBERG
AS HIS SEPERATE ESTATE,
AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF CLARA MAE HAMMERSBURG,
AND AS TRUSTEE FOR THE FOLLOWING, UNDER THE TERMS OF DEED RECORDED UNDER
RECORDING NUMBER 8201280467:

CLARA MARIE HAMMERSBERG, WHO ALSO APPEARS OF RECORD AS CLARA MARIE
HAMMERSBURG KING;

JAMES GARY HAMMERSBERG;
ANITA JEAN HAMMERSBERG GILBERT; AND
LEWIS ARTHUR HAMMERSBERG

Exhibit 29
SSDP2016-00415
002706

CHICAGO TITLE COMPANY

Escrow No.: 1282509

EXHIBIT A

Title No.: 1282509

THENCE SOUTH 00°36'30" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 225 FEET TO THE POINT OF BEGINNING.

PARCEL B:

LOT 4 OF KING COUNTY SHORT PLAT NUMBER 378036, RECORDED UNDER RECORDING NUMBER 7904190968, SAID SHORT PLAT BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

Unofficial Document

Exhibit 29
escex/rda/0899
SSDP2016-00415
002707

CHICAGO TITLE COMPANY

Escrow No.: 1282509

EXHIBIT A

Title No.: 1282509

PARCEL C:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 32, TOWNSHIP 25 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF THE COUNTY ROAD (EAST LAKE SAMMAMISH PARKWAY N.E.);

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 32;
THENCE WESTERLY ALONG THE EAST-WEST CENTERLINE OF SAID SECTION, NORTH 89°03'45" WEST 852.89 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF E. LAKE SAMMAMISH ROAD NORTH;
THENCE ALONG THE EASTERLY MARGIN OF SAID ROAD NORTH 38°00'00" EAST 465 FEET;
THENCE AT RIGHT ANGLES TO SAID ROAD SOUTH 52°00'00" EAST 242.48 FEET TO AN ANGLE POINT;
THENCE SOUTH 89°03'45" EAST PARALLEL TO THE EAST-WEST CENTERLINE OF SAID SECTION, 373.14 FEET, MORE OR LESS, TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION;
THENCE SOUTH 00°36'30" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 225 FEET TO THE POINT OF BEGINNING.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "C" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

Exhibit 29
escex/rda/0899
SSDP2016-00415
002708

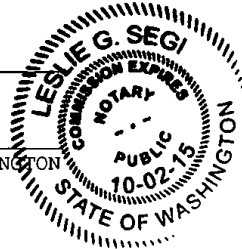
STATE OF WASHINGTON
COUNTY OF KING

SS

ON THIS 19th DAY OF NOV 2011 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JAMES GERALD HAMMERSBERG KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

NOTARY SIGNATURE

PRINTED NAME: LESLEY SEGI
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT MARIS VALLEY
MY COMMISSION EXPIRES ON 10-2-15



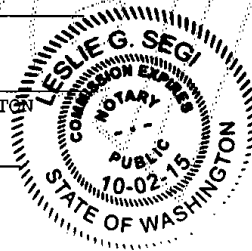
STATE OF WASHINGTON ss COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES GERALD HAMMERSBERG IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS TRUSTEE OF DEED RECORDED UNDER 8201280467 TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 11-18-11

NOTARY SIGNATURE

PRINTED NAME: LESLEY SEGI
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT MARIS VALLEY
MY APPOINTMENT EXPIRES 10-2-15



NOTARY/RDA/092100

Exhibit 29
SSDP2016-00415
002709

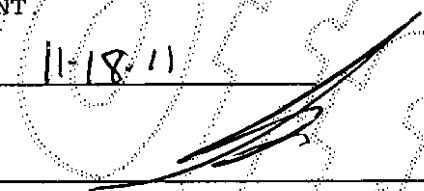
STATE OF WASHINGTON
KING

ss

COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES GERALD Hammersberg IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CLARA MAE Hammersberg TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT

DATED: 11-18-11



NOTARY SIGNATURE

PRINTED NAME: LESLEY SEGI

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT MARLBURY

MY APPOINTMENT EXPIRES 10-2-15



Exhibit 29
SSDP2016-00415
002710

CHICAGO TITLE COMPANY

EXHIBIT C

Escrow No.: 1282509

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

RESERVED BY: WILLIAM A. CONNELL AND AGNES E. CONNELL, HUSBAND AND WIFE
PURPOSE: WATER PIPELINE
AREA AFFECTED: UNDISCLOSED PORTION OF PARCELS A AND C
RECORDED: AUGUST 8, 1923
RECORDING NUMBER: 1767526

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

RESERVED BY: AMELIA ZACUSE
PURPOSE: ACCESS TO CEMETERY
AREA AFFECTED: UNDISCLOSED PORTION OF PARCEL B AND OTHER PROPERTY
RECORDED: AUGUST 19, 1947
RECORDING NUMBER: 3715870

EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SHORT PLAT.

PURPOSE: ACCESS TO CEMETERY
AREA AFFECTED: A STRIP OF LAND 15 FEET IN WIDTH ACROSS AN EASTERLY PORTION OF PARCEL B AND OTHER PROPERTY

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: KING COUNTY
PURPOSE: DRAINAGE FACILITY
AREA AFFECTED: A STRIP OF LAND 10 FEET IN WIDTH ACROSS A WESTERLY PORTION OF PARCEL C
RECORDED: DECEMBER 14, 1993
RECORDING NUMBER: 9312142098

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 7904190968.

THE EFFECT OF BOUNDARY LINE ADJUSTMENT:

RECORDED: MAY 17, 1999
RECORDING NUMBER: 9905172517

EXHIBIT/RDA/0999

Exhibit 29
SSDP2016-00415
002711

When recorded return to:
Russell D. Albright and Judith L. Albright
3433 E. Lake Sammamish Pkwy NE
Sammamish, WA 98074



20120810002175

FIDELITY NATIONAL
PAGE-001 OF 003
08/10/2012 16:34
KING COUNTY, WA

Filed for record at the request of:

Fidelity National Title
Company
10655 NE 4th St., Suite 200
Bellevue, WA 98004

Escrow No.: 611031527

E2558454

08/10/2012 15:48
KING COUNTY, WA
TAX \$22,789.00
SALE \$1,280,000.00

PAGE-001 OF 001

3165

**FIDELITY NATIONAL TITLE
STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cooperville LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration

in hand paid, conveys, and warrants to Russell D. Albright and Judith L. Albright, husband and wife

the following described real estate, situated in the County of King, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTW Govt. Lot 1, 32-25N-6E

Tax Parcel Number(s): 077710 0110 06

Subject to:

- 1. RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS,
NOTES, DEDICATIONS, ENCROACHMENTS, AND EASEMENTS PRESENTLY OF
RECORD.

Dated: August 7, 2012

Cooperville LLC

BY:
Roger MacPherson
Member

BY:
Nancy MacPherson
Member

Exhibit 29
SSDP2016-00415
002712

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of King

I certify that I know or have satisfactory evidence that Roger MacPherson and Nancy MacPherson are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member and Member of Cooperville LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 9 2012

Carolyn J. Harris
Name: Carolyn J. Harris
Notary Public in and for the State of Washington
Residing at: Seattle, WA
My appointment expires: 5-4-14

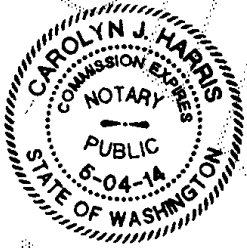


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 077710 0110 06

THAT PORTION OF THE SOUTH 243 FEET OF GOVERNMENT LOT 1 IN SECTION 32 OF TOWNSHIP 25 NORTH IN RANGE 6 EAST W.M., LYING WESTERLY OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY, AS MEASURED ALONG SAID RAILWAY RIGHT-OF-WAY;

TOGETHER WITH SECOND CLASS SHORELANDS AS CONVEYED BY THE STATE OF WASHINGTON SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING THEREON;

(ALSO KNOWN AS SANDY BEACH RESERVE IN THE UNRECORDED PLAT OF C. R. BERRY'S SUBDIVISION)

AND TOGETHER WITH THAT PORTION DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF THAT PORTION OF SAID SOUTH 243 FEET OF GOVERNMENT LOT 1 LYING WEST OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY, AS MEASURED ALONG SAID WEST RIGHT-OF-WAY LINE (PER SURVEY RECORDED UNDER KING COUNTY RECORDING NO. 9002229003 IN VOLUME 71 OF SURVEYS, PAGE 72, RECORDS OF KING COUNTY);

THENCE SOUTH 89°17'0" EAST A DISTANCE OF 25.12 FEET TO A POINT WHICH LIES 25.00 FEET WESTERLY FROM THE CENTERLINE OF SAID NORTHERN PACIFIC RAILWAY, AS MEASURED AT RIGHT ANGLES;

THENCE SOUTH 06°23'29" WEST, PARALLEL WITH THE CENTERLINE OF SAID NORTHERN PACIFIC RAILWAY, A DISTANCE OF 134.85 FEET;

THENCE NORTH 83°36'31" WEST A DISTANCE OF 12.00 FEET TO A POINT WHICH LIES 37.00 FEET FROM THE CENTERLINE OF SAID NORTHERN PACIFIC RAILWAY AS MEASURED AT RIGHT ANGLES;

THENCE SOUTH 06°23'29" WEST, PARALLEL WITH THE CENTERLINE OF SAID NORTHERN PACIFIC RAILWAY, A DISTANCE OF 7.18 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING SOUTHERLY, PARALLEL WITH THE CENTERLINE OF SAID NORTHERN PACIFIC RAILWAY, 107.82 FEET ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,315.69 FEET AND A CENTRAL ANGLE OF 04°41'43" THE CHORD OF WHICH BEARS SOUTH 08°44'21" WEST, A DISTANCE OF 107.79 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 1;

THENCE NORTH 89°03'59" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 13.21 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH 243 FEET OF GOVERNMENT LOT 1 LYING WEST OF THE NORTHERN PACIFIC RAILWAY;

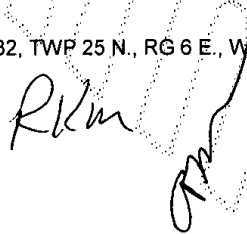
THENCE NORTHERLY, ALONG THE WESTERLY RIGHT-OF-WAY OF SAID NORTHERN PACIFIC RAILWAY, 109.08 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,302.69 FEET AND A CENTRAL ANGLE OF 04°47'52" THE CHORD OF WHICH BEARS NORTH 08°47'25" EAST, A DISTANCE OF 109.05 FEET;

THENCE NORTH 06°23'29" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY TANGENT TO SAID CURVE, A DISTANCE OF 139.55 FEET TO THE POINT OF BEGINNING;

AND TOGETHER WITH THAT PORTION, AS DESCRIBED ON EXHIBIT D THERETO, TO WHICH TITLE WAS QUIETED BY STIPULATION, ORDER AND JUDGMENT ENTERED IN KING COUNTY SUPERIOR COURT CAUSE NO. 10-2-30471-1 SEA AND RECORDED UNDER RECORDING NO. 20110505000135.

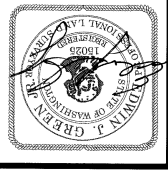
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

ABBREVIATED LEGAL: PTN GOV LOT 1, SEC 32, TWP 25 N., RG 6 E., W.M.



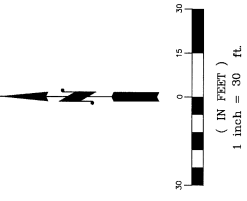
3081054

Geodimensions, Inc. 10801 Main Street, Suite 102, Bellevue, WA 98004
 phone 425.458.4488 support@geodimensions.net
 www.geodimensions.net

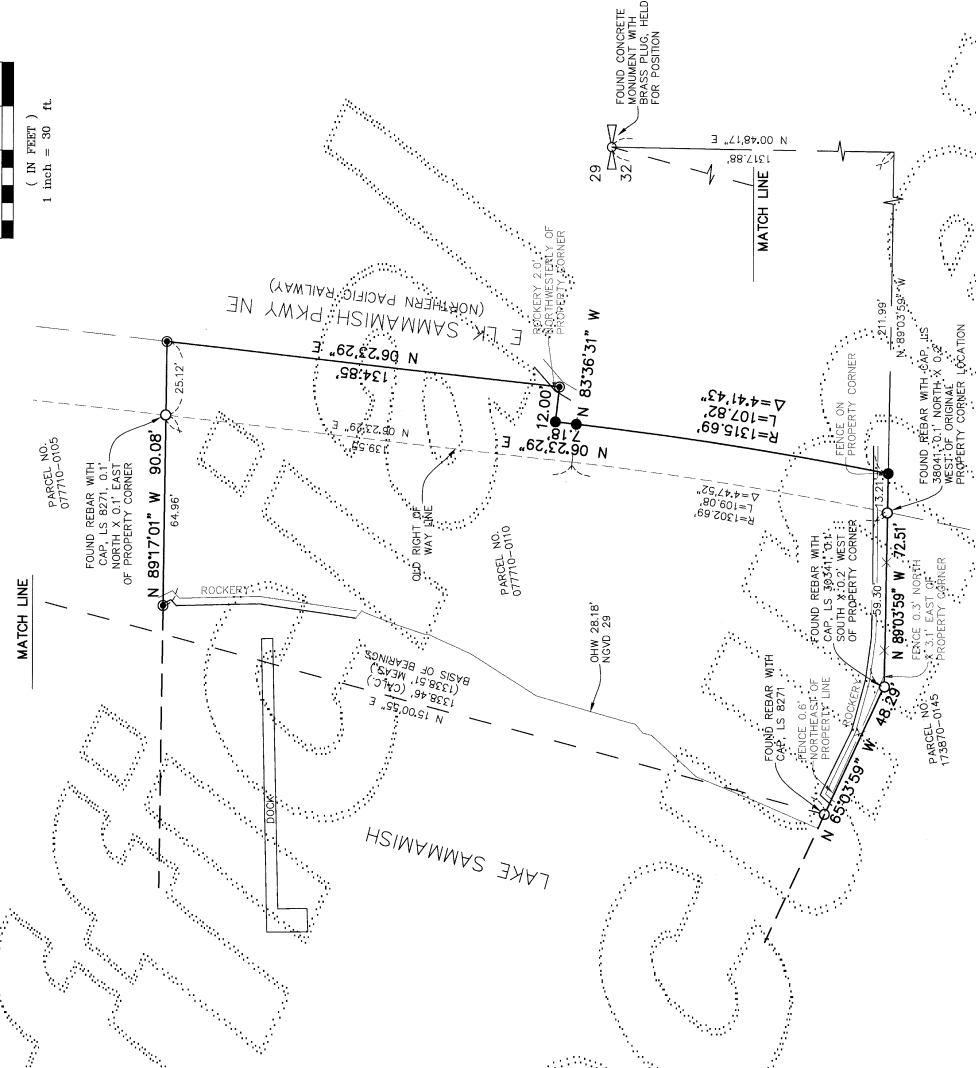


WA
 SAMMAMISH
 ELK SAMMAMISH PKWY NE
 ALBRIGHT
 RECORD OF SURVEY
 NE 1/4, NW 1/4, SEC 32, T 25N, R 6E, W.M.

JOB NO. 149202
 DATE 03/14/14
 DRAFTED BY: MAB
 CHECKED BY: EJT
 SCALE: 1" = 30'
 1 OF 1



- SURVEY LEGEND**
- FOUND REBAR AS DESCRIBED
 - SET REBAR WITH CAP
 - SET PK NAIL WITH WASHER
 - ROCKERY
 - X- CHAINLINK FENCE



REFERENCES

- RECORD OF SURVEY PREPARED BY MERWETHER LEACHMAN ASSOCIATES FOR RUDY SIMONE, RECORDED FEBRUARY 22, 1980, IN VOLUME OF 71 OF SURVEYS, PAGE 72, UNDER KING COUNTY RECORDING NO. 902229003.
- RECORD OF SURVEY PREPARED BY MERWETHER LEACHMAN ASSOCIATES FOR LORRAINE TAPUN, RECORDED NOVEMBER 17, 1989, IN VOLUME OF 69 OF SURVEYS, PAGE 125, UNDER KING COUNTY RECORDING NO. 881795003.
- RECORD OF SURVEY PREPARED BY MERWETHER LEACHMAN ASSOCIATES FOR ARTHUR HOLMDE, RECORDED OCTOBER 19, 1995, IN VOLUME OF 106 OF SURVEYS, PAGE 23, UNDER KING COUNTY RECORDING NO. 9510199009.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JUDI ALBRIGHT

Edw. Green Jr.
 EDWIN GREEN JR., CERTIFICATE NO. 15025 DATE 3/17/14

CERTIFICATE

20140324900010
 GEO. DIMENSIONS SURVEY
 8015-4931 OF 8019 VOL. 308 PG. 084
 KING COUNTY, WA

Norm Alberts
 Norm Alberts
 SUPT. OF RECORDS

SITE ADDRESS:
 VACANT LAND
 400 E. ELK SAMMAMISH PKWY. NE,
 SAMMAMISH, WA 98074

TAX PARCEL NUMBER:
 07720-0110

AREA:
 TOTAL UPLAND SITE AREA IS 24,291 SQUARE FEET OR 0.5576 ACRES.

METHOD OF SURVEY:
 INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM) WITH AN AUTOMATICALLY COLLECTED BEARING AND ANGLE. NO CORRECTION NECESSARY; MEETS STATE STANDARDS SET BY WAC 332-130-090.

VERTICAL DATUM:
 NAVD83 PER OPS AND CONVERSION RATE OF 1.2588"
 CONVERSION RATE IS BASED ON ORIGNOMETRIC HEIGHT CALCULATION PER VERTCON, AN ONLINE PROGRAM PROVIDED BY NATIONAL GEODETIC SURVEY.

BASES OF BEARINGS:
 ALL BEARINGS OF 155°00'45" E. MEASURED FROM MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 32, TOWNSHIP 25 N., RANGE 6 E., WM. AND PROPERTY CORNER MARKER, PER REFERENCE NO. 1.

LEGAL DESCRIPTION:
 THAT PORTION OF THE SOUTH 243 FEET OF GOVERNMENT LOT 1 IN SECTION 32 OF TOWNSHIP 25 NORTH IN RANGE 6 EAST W.M., LYING WESTERLY OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY, AS MEASURED ALONG SAID RAILWAY RIGHT-OF-WAY;

TOGETHER WITH SECOND CLASS SHORELANDS AS CONVEYED BY THE STATE OF WASHINGTON SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING THEREON; (ALSO KNOWN AS SANDY BEACH RESERVE IN THE UNRECORDED PLAT OF C.R. BERRY'S SUBDIVISION)

AND TOGETHER WITH THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT PORTION OF SAID SOUTH 243 FEET OF GOVERNMENT LOT 1 LYING WEST OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE S89°55'00" W. A DISTANCE OF 107.79 FEET TO A POINT ON SURVEY RECORDED UNDER KING COUNTY RECORDING NO. 902229003 IN VOLUME 71 OF SURVEYS, PAGE 72, RECORDS OF KING COUNTY;

THENCE SOUTH 05°23'29" WEST, A DISTANCE OF 25.12 FEET TO A POINT WHICH LIES 25.12 FEET WESTERLY FROM THE CENTERLINE OF SAID NORTHERN PACIFIC RAILWAY, AS MEASURED AT RIGHT ANGLES;

THENCE SOUTH 05°23'29" WEST, PARALLEL WITH THE CENTERLINE OF SAID RAILWAY, A DISTANCE OF 1338.46 FEET TO A POINT WHICH LIES 37.00 FEET FROM THE CENTERLINE OF SAID NORTHERN PACIFIC RAILWAY AS MEASURED AT RIGHT ANGLES;

THENCE NORTH 83°56'31" WEST, A DISTANCE OF 12.00 FEET TO THE CENTERLINE OF SAID NORTHERN PACIFIC RAILWAY, A DISTANCE OF 7.18 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING SOUTHERLY PARALLEL WITH THE CENTERLINE OF SAID RAILWAY, A RADIUS OF 1,315.69 FEET AND A CENTRAL ANGLE OF 04°41'49" TO A POINT ON WHICH BEARS SOUTH 08°44'21" WEST, A DISTANCE OF 107.79 FEET TO A POINT ON THE CENTERLINE OF SAID RAILWAY;

THENCE NORTH 89°53'39" WEST, A DISTANCE OF 13.31 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH 243 FEET OF GOVERNMENT LOT 1 LYING WEST OF THE NORTHERN PACIFIC RAILWAY;

THENCE ALONG THE TANGENT CURVE TO THE PACIFIC RAILWAY, 109.08 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,302.69 FEET AND A CENTRAL ANGLE OF 04°47'52" TO THE CHORD OF WHICH BEARS NORTH 08°47'25" EAST, A DISTANCE OF 109.05 FEET;

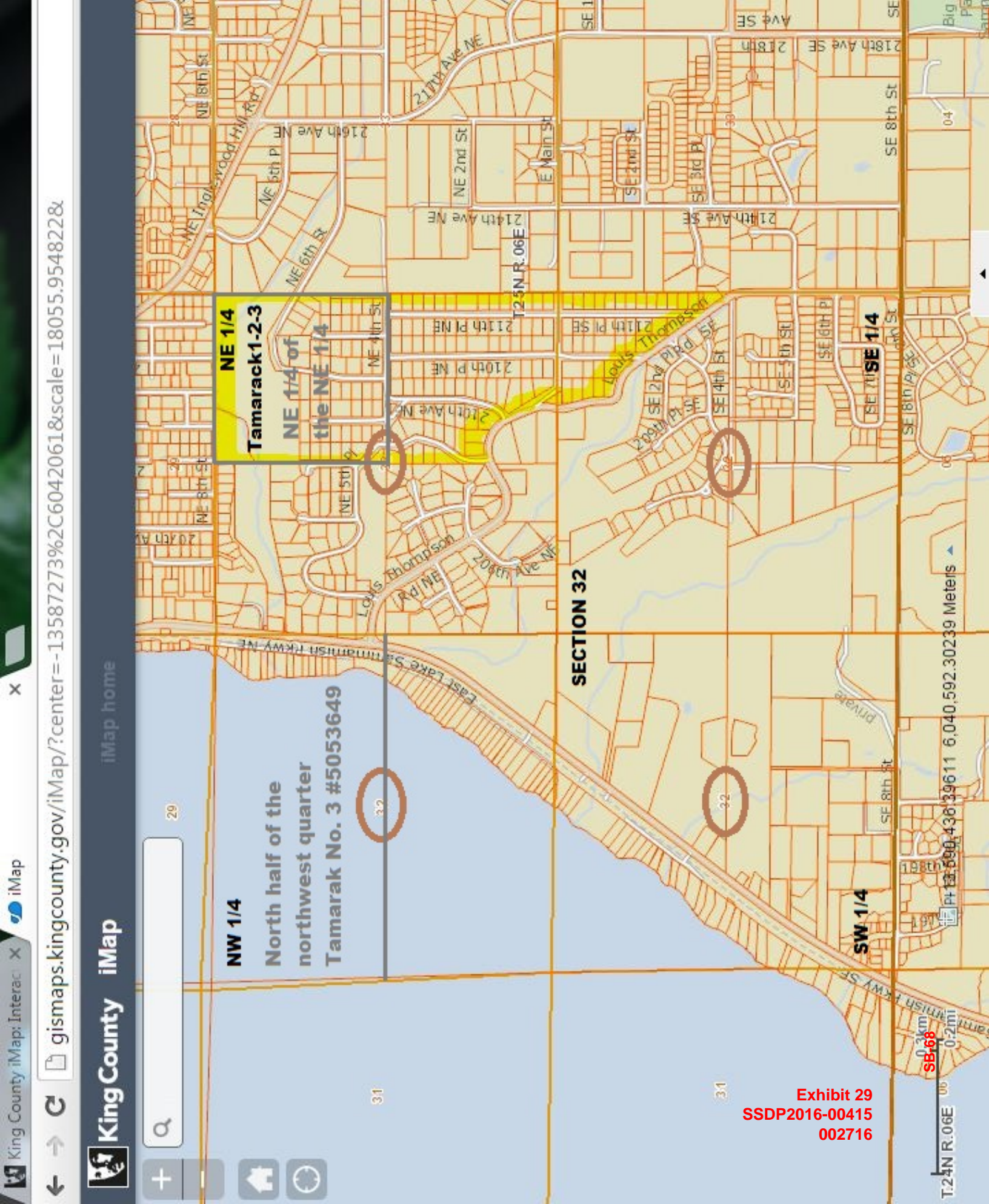
THENCE ALONG THE TANGENT CURVE TO THE PACIFIC RAILWAY TANGENT TO SAID CHORD, A DISTANCE OF 139.55 FEET TO THE POINT OF BEGINNING;

AND TOGETHER WITH THAT PORTION, AS DESCRIBED ON EXHIBIT D THERETO, TO SAID GOVERNMENT LOT 1 LYING WESTERLY OF THE NORTHERN PACIFIC RAILWAY, UNDER KING COUNTY SUPERIOR COURT CAUSE NO. 10-2-30471-1 SEA AND RECORDED UNDER RECORDING NO. 201150500135.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TITLE REPORT REFERENCE:
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.

Exhibit 29
 SSDP2016-00415
 002715



gismaps.kingcounty.gov/iMap/?center=-13587273%2C6042061&scale=18055.954822&

King County iMap

iMap home

NW 1/4
North half of the
northwest quarter
Tamarak No. 3 #5053649

NE 1/4
NE 1/4 of
Tamarack 1-2-3
the NE 1/4

SECTION 32

SW 1/4

Exhibit 29
SSDP2016-00415
002716

T:24N R.06E 06

SB:68

Pl: 13, 500, 436, 396, 11 6, 040, 592, 302, 39 Meters

SE 1/4

04

Big Pg

1738700155 by: Parcel number

Advanced tools

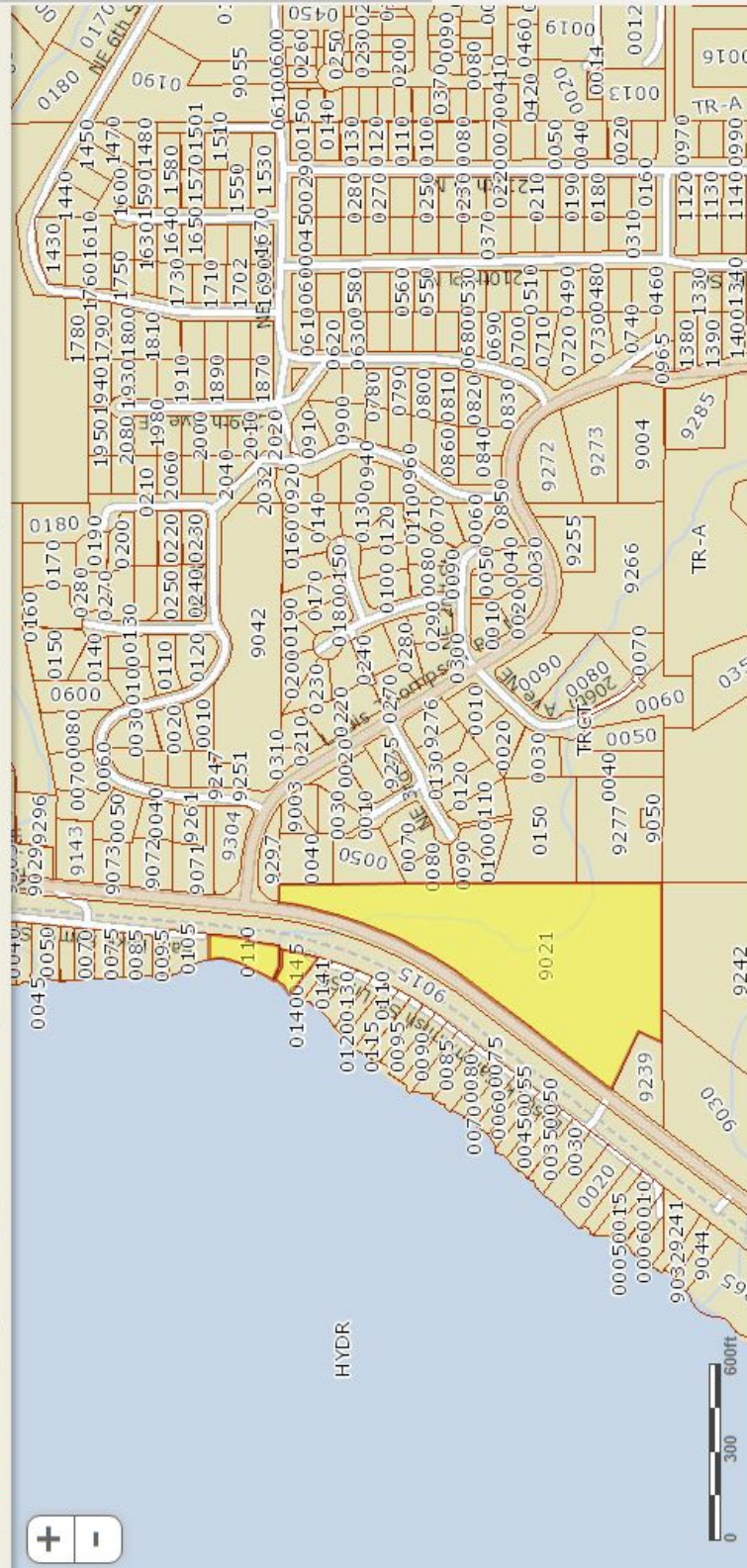
Basemaps

Print

Zoom to

Find Intersection

Search



Search results

Selected parcel(s)

New selection
 Add to selection

Selected parcels: 3

Export Clear

Parcel number	Address
<input checked="" type="checkbox"/> 3225069021	202 EAST LAKE SAMMAMISH PKWY NE 98074
<input checked="" type="checkbox"/> 0777100110	205 EAST LAKE SAMMAMISH SHORE LN NE
<input checked="" type="checkbox"/> 1738700145	N/A

Exhibit 29
SSDP2016-00415
002717

Map layers

Updated: Dec 5, 2013

SB-68

Parcel Viewer 2.0

KCGIS Center

You're in: KCGIS Center » Property Research » Parcel Viewer 2.0

1738700155 by: Search

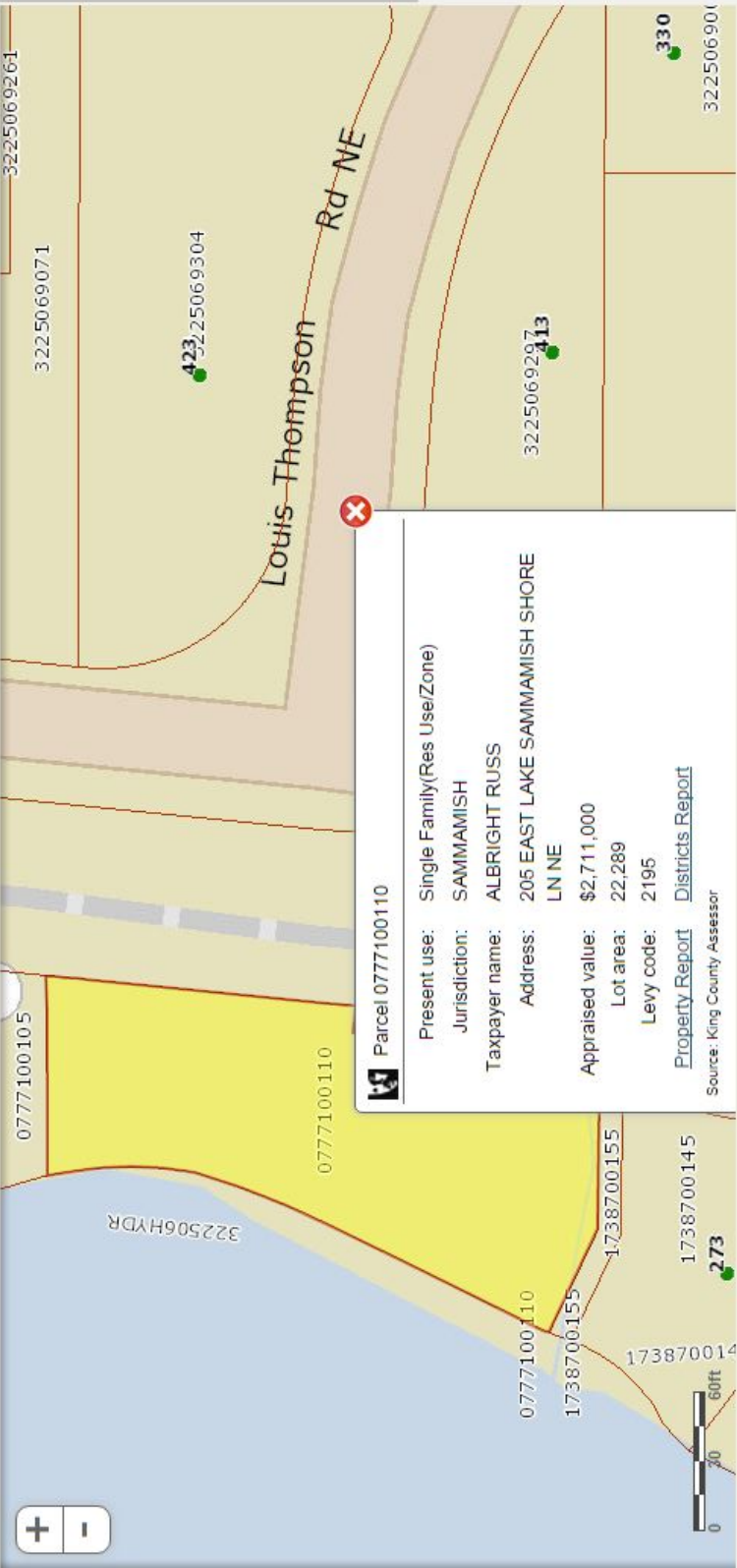
Search results

Selected parcel(s)

New selection
 Add to selection
 Selected parcels: 1

Parcel number	Address
<input checked="" type="checkbox"/> 0777100110	205 EAST LAKE SAMMAMISH SHORE LN NE

Exhibit 29
SSDP2016-00415
002718



Parcel 0777100110

Present use: Single Family(Res Use/Zone)
Jurisdiction: SAMMAMISH
Taxpayer name: ALBRIGHT RUSS
Address: 205 EAST LAKE SAMMAMISH SHORE LN NE
Appraised value: \$2,711,000
Lot area: 22,289
Levy code: 2195

[Property Report](#) [Districts Report](#)
 Source: King County Assessor

Map layers

1738700155 by: Parcel number Search Find Intersection Zoom to Advanced tools Basemaps Print ?

Search results

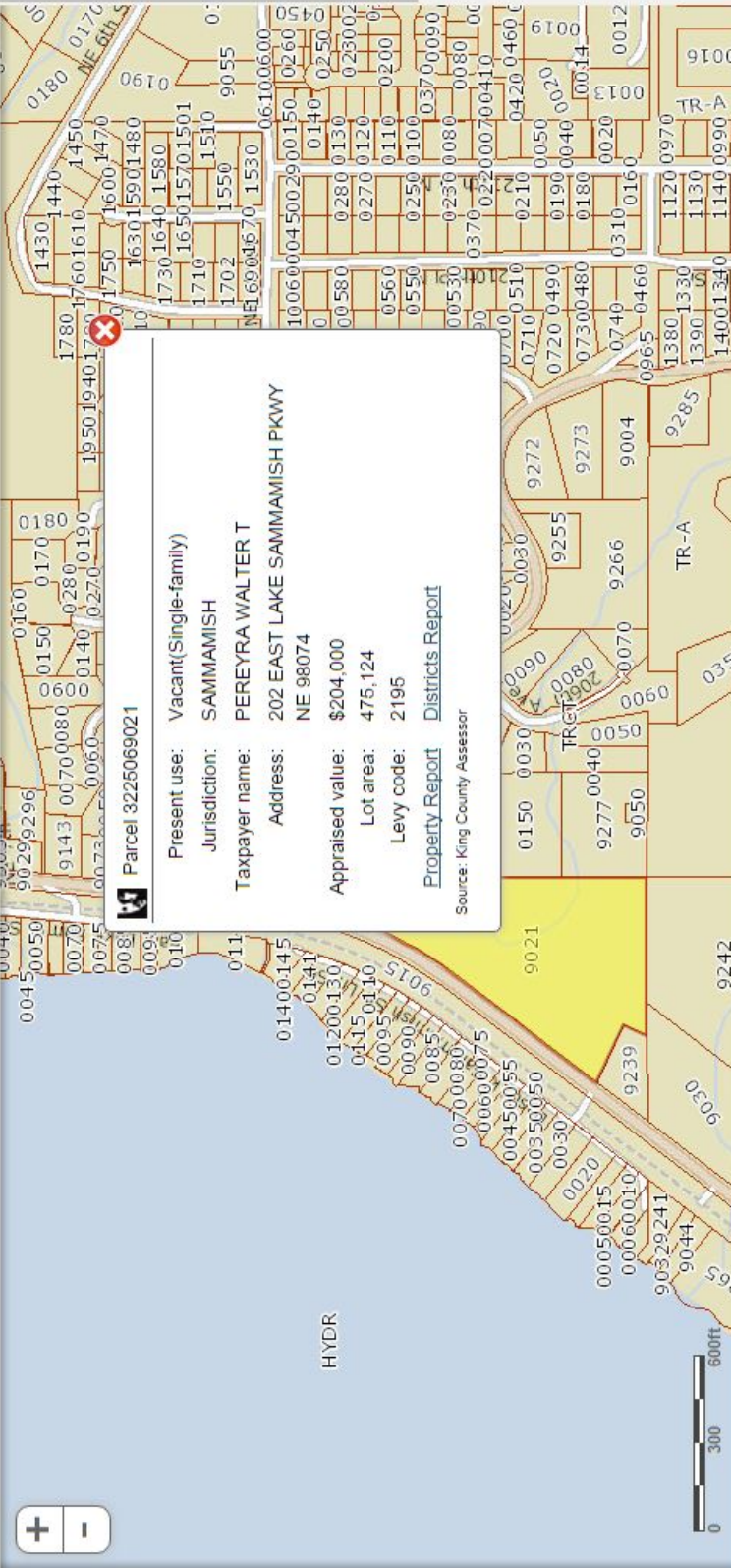
Selected parcel(s)

New selection Add to selection

Selected parcels: 1

Parcel number	Address
3225069021	202 EAST LAKE SAMMAMISH PKWY NE 98074

Exhibit 29
SSDP2016-00415
002719



0 300 600ft

Facebook Share | Twitter | Email | Print

Parcel Viewer 2.0

KCGIS Center

You're in: KCGIS Center » Property Research » Parcel Viewer 2.0

1738700155 by: Search

Search results

Selected parcel(s)

New selection Add to selection

Selected parcels: 1

Parcel number	Address
1738700155	N/A

Parcel 1738700155

Present use: Vacant(Single-family)
 Jurisdiction: SAMMAMISH
 Taxpayer name: MCKINSEY CHRISTOPHER M+CHRI
 Address: N/A
 Appraised value: \$14,000
 Lot area: 1,103
 Levy code: 2195
 Property Report [Districts Report](#)
 Source: King County Assessor

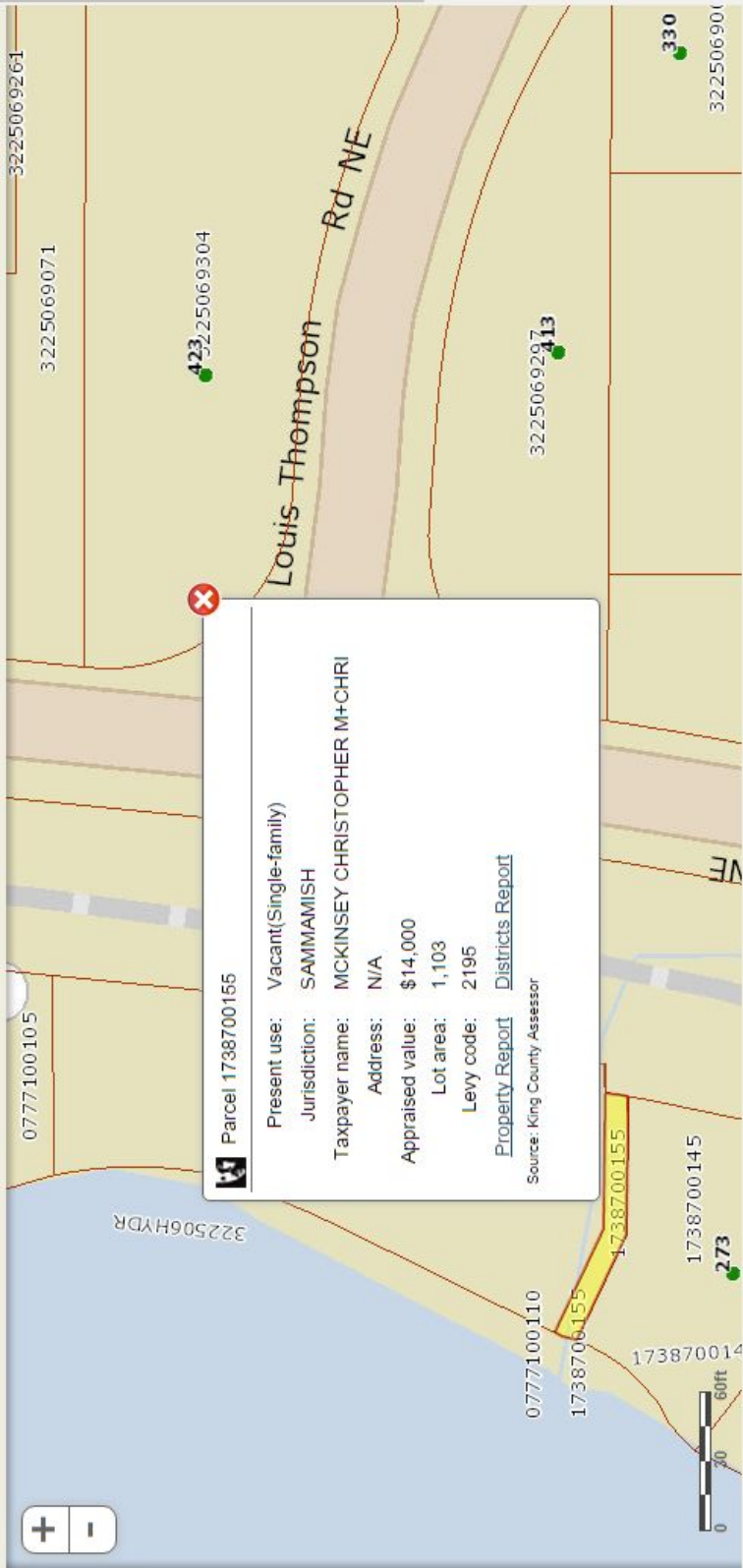


Exhibit 29
SSDP2016-00415
002720

Map layers

Updated: Dec 5, 2013

SB-68

Treasury Services

Property Tax Payment

- [Property Tax Home](#)
- [Search](#)
- [FAQ](#)
- [Support](#)

Automated Property Tax Information
 206-263-2880
 Foreclosure
 206-263-2849

Account/Parcel Summary	
Tax Account Number	173870015505
Parcel Number	1738700155
Account Status	This account is active.
Tax Payer Name	MCKINSEY CHRISTOPHER M+CHR1088889
Mailing Address	273 EAST LAKE SAMMAMISH SHORE LN NE SAMMAMISH WA 98074
Payment Status	2017 TAX AMOUNTS WILL BE AVAILABLE FEB 15, 2017. IF APPLICABLE, PRIOR YEAR(S) TAXES ARE DELINQUENT.
Annual Statement Requested By	CHASE HOME FINANCE LLC
Statement Request	Request Statement to be Mailed
Select Payment Amount	
Actions	<input type="button" value="Disabled"/> <input type="button" value="View Cart"/> <input type="button" value="Search Again"/>

TO PAY MULTIPLE ACCOUNTS WITH ONE PAYMENT: After clicking on the appropriate select box(es) and the "Add to Cart" button, click "Search Again" to continue locating and adding parcels/accounts.

If you would like to pay by mail, make your check payable to King County Treasury. Write your tax account number on your check and send it to:

King County Treasury
 500 Fourth Avenue, Room 600
 Rectan Seattle, WA 98104

Tax Year Details	Receipts	2017 Tax/Fee Distribution
------------------	----------	---------------------------

2016 Tax Information

Tax:	\$ 142.56
Other Charges	
Noxious Weed	\$ 3.17
Conservation	\$ 7.70
Total billed:	\$ 153.43

Land value:	\$ 14,000
Improvement value:	\$ 0
Levy code:	2185
Status:	Taxable
Omit year:	0000

Exhibit 29
SSDP2016-00415
002721

SB-68

Parcel Viewer 2.0

KCGIS Center

You're in: KCGIS Center » Property Research » Parcel Viewer 2.0

1738700155 by: Search

Parcel 1738700145

Present use: Vacant(Single-family)
 Jurisdiction: SAMMAMISH
 Taxpayer name: MCKINSEY CHRISTOPHER M+CHRI
 Address: N/A
 Appraised value: \$1,859,000
 Lot area: 12,100
 Levy code: 2195
 Property Report: [Districts Report](#)
 Source: King County Assessor

Search results

Selected parcel(s)

New selection
 Add to selection
 Selected parcels: 1

Parcel number	Address
<input checked="" type="checkbox"/> 1738700145	N/A

Exhibit 29
SSDP2016-00415
002722

Map layers

Updated: Dec 5, 2013

SB-68




















4 / 7

90.5%

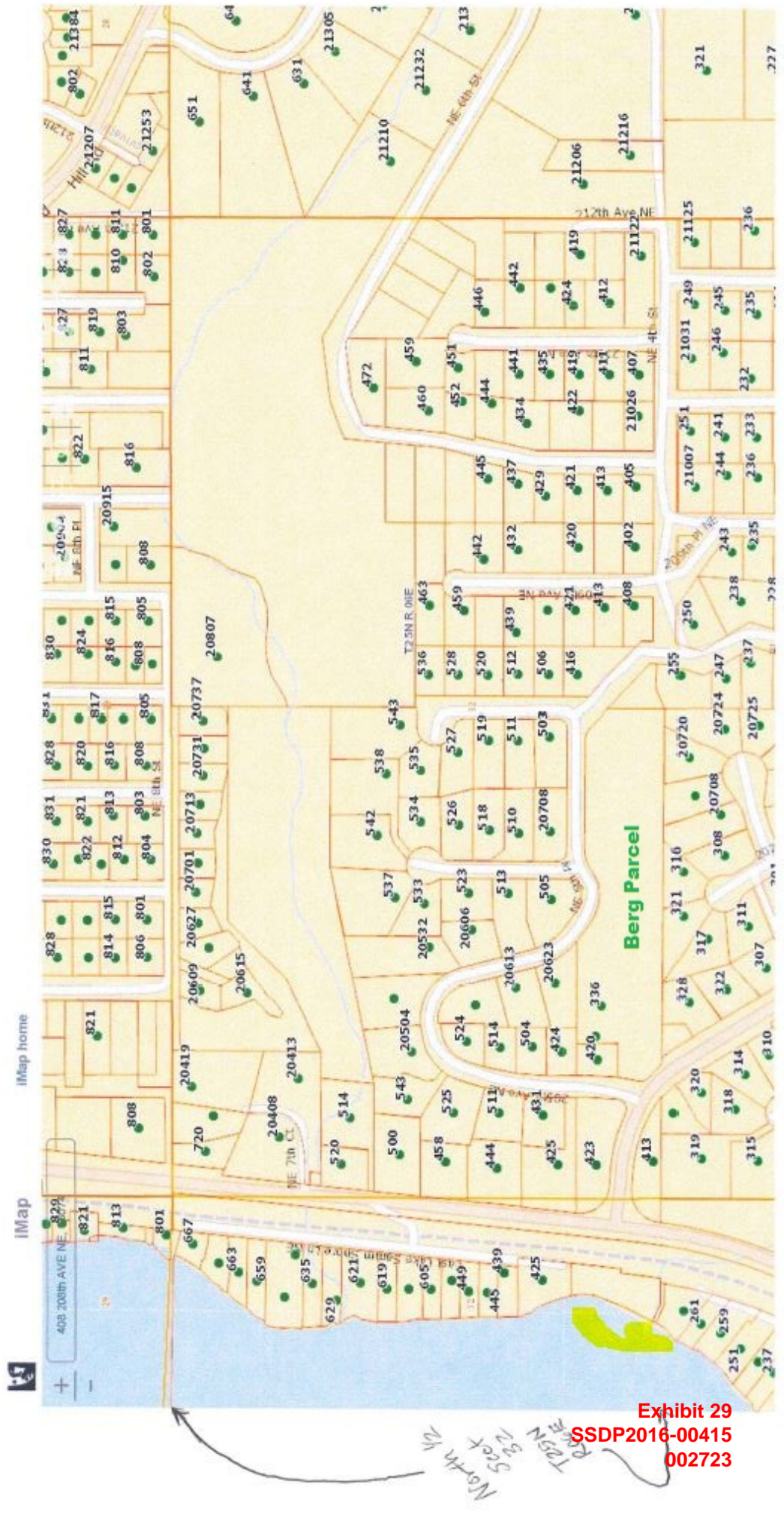


Exhibit 29
 SSDP2016-00415
 002723