

**DEPARTMENT OF TRANSPORTATION
ROAD SERVICES DIVISION
REPORT TO THE HEARING EXAMINER**

PUBLIC HEARING: March 6, 2017 at 1:00 PM

**King County Hearing Examiner's Office
516 Third Avenue, Room 1200
Seattle, WA 98104**

February 10, 2017

PETITION TO VACATE: County Road to Portage (shown on the Plat of Portage 1st Add)

Transportation File: V-2672

Proposed Ordinance: 2016-0525

A. GENERAL INFORMATION

Petitioner(s): Malone Homestead, LLC

Represented by:
Schwabe Williamson & Wyatt
Attn: Milt A. Reimer
1420 5th Avenue, Suite 3400
Seattle, WA 98101
MReimers@Schwabe.com
(206) 407-1572

Location of Road: Portion of County Road to Portage
Thomas Brothers Page 683, H5
Zoning – RA-2.5

Adjacent Parcel: #686220-0130, 686220-0120, and 686220-0115

B. HISTORY

R.C.W. 36.87 establishes the right of property owners to petition a county legislative body for the vacation of road rights-of-way. K.C.C. 14.40 establishes King County policies and procedures for accomplishing same.

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The petition was filed on October 28, 2013 with the Clerk of the King County Council. The Department of Transportation, Road Services Division (Roads) circulated the request for vacation, soliciting comments from the agencies listed below. The petition requested vacation of a portion of the County Road to Portage right-of-way, as shown in the Plat of Portage 1st Addition.

A search of records by staff found that King County acquired the subject right-of-way by dedication in the plat of Portage 1st Addition, recorded in Volume 14 of Plats, on Page 97, records of King County, Washington. No public funds were expended in this acquisition. The subject portion of the right-of-way is currently unopened for public use and is not maintained by the County. Therefore in accordance with King County Code 14.40.020 and Ordinance 9164 we consider the subject right-of-way to be “C-Class”.

Compensation for “C-Class” right-of-way is based on 50 percent of the assessed valuation. The assessed valuation was determined by a county staff review appraiser in response to an independent appraisal submitted by the petitioners. The compensation was calculated to be \$73,333.00 based on a total area of 7,619 square feet. (Please see the Appraisal Review in Exhibit #21) The petitioner has transmitted the necessary fees to King County.

Notice of this hearing was posted at the termini of the proposed vacation area on February 9, 2017 and published in accordance with requirements of RCW 36.87.060.

C. REVIEWING AGENCIES AND COMMENTS

Roads did not receive responses from Vashon Fire and Rescue, or the following King County agencies: Transportation Planning, Transit, Water and Land Resources, Office of Open Space, Wastewater Treatment, Historic Preservation, and Real Estate Services. The final agency notice informed the stakeholders that if Roads did not receive a response by May 30, 2014, then we would assume that they have no concerns and we would proceed with the vacation process. A copy of the Final Notice is included as Exhibit #14.

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ATTACHMENTS	AGENCY	COMMENT
1.	Puget Sound Energy	<p>Response dated 3/27/2014. At present time we believe that our overhead primary wire will still be out of the road right-of-way of Dockton Road SW. There may be some services that cross these properties but they have been there long enough to claim basis for prescriptive rights if anything come up in the future.</p> <p>Our recommendation is approval of the vacation request but as a reminder to the property owners we do not want any permanent structures built within 10 feet of the closest wire to their new property line.</p> <ul style="list-style-type: none">• Nature of public utilities, if any, in right-of-way: Overhead power lines will still be in road right-of-way.• Are easements desired: Not at this time.• Do you have any additional comments: No permanent structures allowed within 10feet of the overhead wire – also trees may be trimmed/cut away from power lines.• What is your recommendation: PSE recommends this vacation request.
2.	CenturyLink	<p>Response dated 4/30/2014. CenturyLink has reviewed the request for vacation as references above and finds that telephone facilities exist within the area references in vacation request V-2672. In order to protect these facilities, we request that an easement be excepted there from to CenturyTel of Washington.</p> <p>Please SAVE and EXCEPT the following: An easement to CenturyTel of Washington, Inc. d/b/a CenturyLink on, over, in, under, across, above and along the west 10 feet of the area described in V-2672.</p>
3.	Frontier	<p>Response dated 3/24/2014. Frontier does not serve this area of King County. No issues with vacation of right-of-way.</p>
4.	Wave Broadband	<p>Response dated 3/24/2014. We have no facilities in this area. Thanks.</p>

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5.	Comcast	Response dated 4/29/2014. Comcast plant is on PSE poles, we may have service drop to the homes, but we should be in the right-of-way, thank you.
6.	King County Water District #19	Response dated 4/8/2014. <ul style="list-style-type: none">• Nature of public utilities, if any, in right-of-way: Overhead power lines will still be in road right-of-way: 6inch AC water main and appurtenances.• Are easements desired: No. None needed.• Do you have any additional comments: No.• What is your recommendation: Approve vacation.
7.	KC DPER	Response dated 4/29/2014. No objections. Thanks.
8.	KC Traffic Engineering	Response dated 4/23/2014. <ul style="list-style-type: none">• Nature of public utilities, if any, in right-of-way: None that are apparent.• Is right-of-way improved for travel: No.• Is right-of-way necessary for present or future road systems, either for travel or public utilities: No.• Are easements desired: No..• Is right-of-way maintained: No.• What is your recommendation: Approve.
9.	KC Roads Maintenance	Response dated 4/30/2014. <ul style="list-style-type: none">• Is right-of-way improved for travel: Dockton Road SW is improved for travel and maintained by King County Roads Maintenance. However, the area of the requested vacation is outside of the maintained area and has not been improved for travel.• Is right-of-way necessary for present or future road systems, either for travel or public utilities: No.• Are easements desired: No..• Is right-of-way maintained: The area of the proposed (vacation) is not a maintained portion of the right-of-way.• Do you have any additional comments: It appears that there is a house located in this right-of-way.• What is your recommendation: No objections to the vacation.
10.	KC Parks Division	Response dated 3/24/2014. Parks has no objections to this request. Okay to vacate.
END OF ATTACHMENTS		

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D. OTHER COMMENTS:

An Easement for existing utilities was requested by CenturyTel Washington d/b/a CenturyLink. Scheduling of the hearing was delayed to provide CenturyLink an opportunity to obtain the easement. The petitioner's representative requested several times that the utility company provide an easement for their review. To date, CenturyLink have not produced the document. To avoid further delay of the hearing, language is provided in the proposed road vacation ordinance that addresses a potential future easement and the protection of any existing utilities within the proposed vacation area. A copy of the email transmission regarding attempts to obtain the easement is attached as Exhibit #31.

E. ISSUES:

Exhibit #30 Affidavit of Publication is typically received either on the day of the hearing or shortly thereafter. The Clerk of Council will forward a copy of the affidavit to both the Examiner's Office and Road Services Division when they receive it.

F. COUNTY ROAD ENGINEER RECOMMENDATION

The Department of Transportation recommends vacating the right-of-way.

G. EXHIBITS

Exhibit #	DESCRIPTION
1.	DOT Report to the Hearing Examiner February 10, 2017 with attachments.
2.	Petition transmittal letter dated October 28, 2013 to the Department of Transportation from the Clerk of Council and received October 30, 2013.
3.	Petitioner's cover letter stating reason for the request dated October 25, 2013.
4.	Petitioner's maps of vacation area.
5.	Copy of Filing Fee - Check No. 1053 from petitioners.
6.	Receipt No. 00986, dated October 28, 2013, from the King County Council for Filing Fee.
7.	Letter dated February 11, 2014 to petitioners notifying them that their file will be put on-hold until they submit the required signed road vacation petition form. A completed form was provided for their signatures.
8.	Petitioner's cover letter dated March 17, 2014, providing signed petition.
9.	Petition for Vacation of a County Road including legal descriptions of Petitioner's properties received March 24, 2014.
10.	Vicinity Map - Thomas Brothers Page 683, Grid H-5.

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11.	King County Plat Map of Portage 1st Addition.
12.	Site map depicting vacation area.
13.	Aerial Map showing structures located within vacation area.
14.	Copy of final agency notice sent to stakeholders on April 29, 2014, including comment sheet, vicinity map, and maps of vacation area.
15.	Letter dated August 13, 2015 to petitioners providing them a compensation estimate, and notifying them that their file will be put on-hold until they notify staff of their wishes to proceed with the vacation process.
16.	Compensation Worksheet dated August 13, 2015.
17.	Letter dated November 3, 2015 from petitioner requesting an extension of the “On Hold” status.
18.	Letter dated December 18, 2015, to petitioner, extending the “On Hold” status until August 1, 2016.
19.	Cover letter dated June 24, 2016 from petitioner’s representative, for the independent appraisal report.
20.	Lamb Appraisal Report, dated May 17, 2016.
21.	County Staff Review Appraisal dated July 22, 2016.
22.	Cover letter dated September 12, 2016 from petitioner’s representative, for the compensation checks.
23.	Copy of compensation checks from the petitioners, in the amount of \$54,757.00 and \$18,576.00.
24.	Transmittal Letter dated September 14, 2016, to Council providing recommendation of KCDOT and County Road Engineer.
25.	Deposit receipt dated September 15, 2016.
26.	Ordinance transmittal letter dated October 28, 2016 from King County Executive to Councilmember Joe McDermott. (note: signed copy unavailable)
27.	Proposed Ordinance 2017-xxxx with Attachment A – site map.
28.	Fiscal Note.
29.	Affidavit of posting for hearing & notice of hearing
30.	Affidavit of Publication for date of hearing.
31.	Email transmission regarding attempts to obtain the easement

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**Mailing List Road Vacation File V-2672
October 11, 2016**

Petitioner's Representative

Schwabe Williamson & Wyatt
Attn: Milt A. Reimer
1420 5th Avenue, Suite 3400
Seattle, WA 98101
MReimers@Schwabe.com
(206) 407-1572

Puget Sound Energy
P.O. Box 97034
MS : EST-06W
Bellevue, WA 98009
Attn: Michela Potts
Michela.Potts@pse.com
(425) 462-3026

Wave Broadband
10427 MLK Jr Way S
Tukwila, WA 98178
Attn: Jim Biggs
jbiggs@WaveBroadband.com
(206) 926-2906

CenturyLink
23315 66th Avenue S
Kent, WA 98032
Attn: Alex Harb
Alex.Harb@centuryLink.Com
(206) 345-4476

King County Water District 19
17630 100th Ave SW
Vashon, WA 98070
Attn: Jeffrey T. Lakin
jlakin@water19.com
(206) 463-9007

Clerk of the Council
MS - KCC-CC-1200

Appellants

Comcast Cable
1225 Sylvan Way
Bremerton, WA 98310
Attn: Jim LeCompte
Jim_Lecompte@cable.comcast.com
(253) 896-5688

Frontier Communications
Attn: Justin Fontes
Justin.Fontes@ftr.com
(425) 263-4018

Vashon Island Fire and Rescue
P.O. Box 1150
Vashon, WA 98070
administration@vifr.org
(206) 463-2405

Vashon Park District
P.O. Box 1608
Vashon, WA 98070
info@vashonparks.org
(206) 463-9602

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King County DOT - Road Services Division
MS - KSC-TR-0313
Attn: Lydia Reynolds-Jones, Managing
Engineer
Strategic Business Operations Section
Project Support Services
(206) 477-3631

King County DNRP - Parks and Recreation
Division
MS - KSC-NR-0700
Attn: Robert Nunnenkamp, Property Agent III
Capital Planning and Land Management
Phone: (206) 477-4581

King County DES – Facilities Management
Division
MS - ADM-ES-0830
Attn: Michael Kulish, Supervisor
Real Estate Services Section
(206) 477-9375

King County DNRP - Wastewater Treatment
Division
MS - KSC-NR-0512
Attn: Claire Christian, Real Property Agency
IV
Environmental and Community Services
Section
Regulatory Compliance & Land Acquisition
Services
(206) 477-5452

King County DNRP - Water & Land Resources
Division
MS - KSC-NR-0600
Attn: Robert Jackson, Title & Escrow Officer
Rural and Regional Services Section
Open Space Acquisitions
(206) 477-4604

King County DOT - Road Services Division
MS – KSC-TR-0313
Attn: Rick Brater, P. E., County Road Engineer
(206) 477-3601

King County DOT - Road Services Division
MS – KSC-TR-0313
Attn: Chris Treichel, Engineer II
Strategic Business Operations Section
(206) 477-3639

King County DOT - Road Services Division
MS – KSC-TR-0313
Attn: Cindy Torkelson, Program Manager II
Strategic Business Operations Section
(206) 477-3638

King County DNRP - Water & Land
Resources Division
MS - KSC-NR-0600
Attn: Andrew McDonald, Engineer III
Storm Water Services
Asset Management Unit
(206) 477-4768

King County DOT - Road Services Division
MS - KSC-TR-0313
Attn.: Tina Morehead, Senior Environmental
Engineer
Maintenance Section
Environmental Unit
(206) 477-3551

Report to the Hearing Examiner

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King County DOT - Road Services Division
MS – RSD-TR-0100
Attn.: Jim Ballweber, Site Development
Specialist II
Maintenance Section
Environmental Unit
(206) 477-2374

King County DOT – Transit
MS - KSC-TR-0431
Attn: Jennifer Altschuler, Real Property
Agent III
Design & Construction
Real Estate/Land Use/ Environmental Planning
Phone: (206) 477-5925

King County DPER
MS – SNO-DP-0210
Attn: Kim Claussen, Program Manager III
Current Planning Section
(206) 477-0329

King County DOT - Road Services Division
MS - KSC-TR-0313
Attn.: Jim Ishimaru, Transportation Planner
III
Strategic Business Operations Section
Policy, Planning & Grant Administration
(206) 477-3623

King County DOT - Road Services Division
MS – KSC-TR-0313
Attn: Robert Eichelsdoerfer, Engineer III
Engineering Services Section
Road Design & Traffic Engineering
(206) 477-3652

King County DNRP
MS – KSC-NR-0700
Attn: Ivy Freitag, Preservation Planner
Historic Preservation Program
(206) 477-7976

END OF MAILING LIST

End of Report to the Hearing Examiner

EXHIBITS

1 THROUGH 31

Lauritzen, John

From: Ogg, Kitty <kitty.ogg@pse.com>
Sent: Thursday, March 27, 2014 5:09 PM
To: Lauritzen, John
Cc: Ng, Dorothy
Subject: Road Vacation File V-2672 - Dockton Rd SW, Vashon Island - PSE File Number RW-088054
Attachments: 20140327164140609_0001.pdf

John,

I have attached a scanned copy of the filled out vacation form for Puget Sound Energy. At the present time we believe that our overhead primary wire will still be out in the road right of way of Dockton Road SW. There may be some services that cross these properties but they have been there long enough to claim a basis for prescriptive rights if anything comes up in the future.

Our recommendation is approval of the vacation request but as a reminder to the property owners we do not want any permanent structures built within 10 feet of the closest wire to their new property line.

V-2672
~~24, 2014~~

March 25, 2014~~March~~

Petition for Vacation of a portion of the Plat of Portage 1st Addition Adjoining Dockton Road SW, located in the SW Quarter of Section 9, Township 22 N, Range 3 E, W.M. Thomas Brothers Page 683, Grid H-5.

Date of this Notice: March 25, 2014~~March 24, 2014~~

Petitioner: Sean C. Malone Telephone: (206) 200-5551
Address: P.O. Box 13223
City: Burton, WA 98013
Reason: The petitioner is requesting King County to vacate a portion of the Plat of Portage 1st Addition Adjoining Dockton Road SW

REVIEWING AGENCY - Please answer the questions related to your agency and respond within 30 days of receipt of this notice.

Agency: Puget Sound Energy Date: 3/27/2014

Name: Kitty Ogg Phone: 360-908-6006

1. Nature of public utilities, if any, in right-of-way? Overhead power lines will still be in road right of way.
2. Is right-of-way improved for travel?
3. Is right-of-way necessary for present or future road system, either for travel or public utilities?
4. Are easements desired? Not @ this time.
If YES, please provide an estimated date of contact with petitioner(s) _____
(Please Note: All utilities are required to obtain their own easements prior to King County issuing a recommendation on the proposed vacation.)
5. Is right-of-way maintained?
6. Has it been maintained or county funds expended?

Do you have any additional comments?

No permanent structures allowed within 10' of the overhead wire - also trees may be trimmed/cut away from power lines.

What is your recommendation?

PSE recommends this vacation request.



CenturyLink
6700 Via Ausli Parkway
Las Vegas, Nevada 89119
702.244.7055

April 30, 2014

V-2672
With Reservations

King County Department of Transportation
Survey Unit
MS: KSC-TR-0133
Attn: Road Vacations Engineer
155 Monroe Ave. NE, Bldg. C
Renton, WA 98056

RE: V-2672 Request by Sean C Malone owner of Malone Homestead, LLC to vacate a portion of the Plat of Portage 1st Addition Adjoining Dockton Road SW near Burton, Vashon Island, WA located in the Southwest Quarter (SW 1/4) of Section 9, Township 22 North, Range 3 East, W.M., Thomas Brothers Page 683, Grid H-5.

To Whom It May Concern:

CENTURYTEL OF WASHINGTON, INC d/b/a CENTURYLINK has reviewed the request for vacation as referenced above and finds that telephone facilities exist within the area referenced in Vacation Request V-2672. In order to protect these facilities, we request that an easement be excepted there from to CenturyTel of Washington, Inc. d/b/a CenturyLink on, over, in, under, across, above and along that certain real property.

Please SAVE and EXCEPT the following:

An easement to CenturyTel of Washington, Inc. d/b/a CenturyLink on, over, in, under, across, above and along the west ten feet (10.00') of the area described in V-2672.

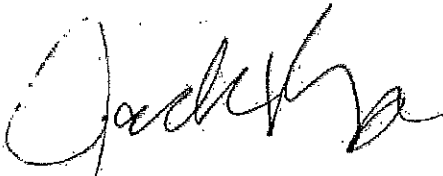
It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted **WITH THE STIPULATION** that if CenturyLink facilities are found within the vacated area as described, the Applicant will relocate the facilities at Applicant's expense and within guidelines set by CenturyLink and all regulating entities. All relocations will be performed under the supervision of a CenturyLink Inspector.

V-2672
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If the applicant desires to meet to discuss this action, they are welcome to contact the CenturyLink Right-of-Way Department at (702) 244-7055 to set up an appointment.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Jack Ryan", written in a cursive style.

Jack Ryan

Real Estate Manager

PRN 490000 WCE JMcCord

Chu, James

From: Fontes, Justin <Justin.Fontes@ftr.com>
Sent: Monday, March 24, 2014 3:49 PM
To: Lauritzen, John
Subject: RE: Road Vacation File V-2672 - Agency Notice(1) -A portion Of Dockton Road SW, Burton, WA 98013

John,

Frontier does not serve this area of King County. No issues with vacation of right-of-way.

Justin Fontes
Manager - Engineering
Frontier Communications
425.263.4018 (O)
justin.fontes@ftr.com

From: Lauritzen, John [<mailto:John.Lauritzen@kingcounty.gov>]
Sent: Monday, March 24, 2014 3:34 PM
To: Dorothy Ng (Dorothy.ng@pse.com); Kitty Ogg (kitty.ogg@pse.com); Donni J. Fields (donni.fields@centurylink.com); Sharon Scharer (sharon.scharer@centurylink.com); Steele, Jerry D; Fontes, Justin; Jim Biggs (jbiggs@WaveBroadband.com); Jeff Lakin (jlakin@water19.com); Vashon Island Fire Department (kyamane@vifr.org); Thompson, Erick; Claussen, Kimberly; Workman, Kevin; Jackson, Robert; Nunnenkamp, Robert; Lew, Tom; Christian, Claire; Peters, Josh; Rettig, Brandy; Eichelsdoerfer, Robert; Smith, Faye; Sundberg, Charlie
Subject: Road Vacation File V-2672 - Agency Notice(1) -A portion Of Dockton Road SW, Burton, WA 98013

Hello,

This is the first notice for Road Vacation File V-2672, the proposed vacation of a portion of the Plat of Portage 1st Addition adjoining Dockton Road SW, Quartermaster Harbor, Vashon Island, WA in unincorporated King County, WA. Please call me if you need further information, and as always, your timely response is greatly appreciated.

and Please

R.S.V.P by April 28, 2014

Thank you

John Lauritzen, PLS
Road Vacation & Boundary Engineer
King County DOT, RSD, Survey Unit
155 Monroe Ave NE, Bldg C
Renton, WA 98056 MS: RSD-TR-0133
John.Lauritzen@kingcounty.gov
(206) 296-8142

Chu, James

From: Jim Biggs <JBiggs@wavebroadband.com>
Sent: Monday, March 24, 2014 3:48 PM
To: Lauritzen, John
Subject: RE: Road Vacation File V-2672 - Agency Notice(1) -A portion Of Dockton Road SW, Burton, WA 98013

We have no facilities in this area. Thanks.

From: Lauritzen, John [<mailto:John.Lauritzen@kingcounty.gov>]
Sent: Monday, March 24, 2014 3:34 PM
To: Dorothy Ng (Dorothy.ng@pse.com); Kitty Ogg (kitty.ogg@pse.com); Donni J. Fields (donni.fields@centurylink.com); Sharon Scharer (sharon.scharer@centurylink.com); Steele, Jerry D; justin.fontes@ftr.com (justin.fontes@ftr.com); Jim Biggs; Jeff Lakin (jlakin@water19.com); Vashon Island Fire Department (kyamane@vifr.org); Thompson, Erick; Claussen, Kimberly; Workman, Kevin; Jackson, Robert; Nunnenkamp, Robert; Lew, Tom; Christian, Claire; Peters, Josh; Rettig, Brandy; Eichelsdoerfer, Robert; Smith, Faye; Sundberg, Charlie
Subject: Road Vacation File V-2672 - Agency Notice(1) -A portion Of Dockton Road SW, Burton, WA 98013

Hello,

This is the first notice for Road Vacation File V-2672, the proposed vacation of a portion of the Plat of Portage 1st Addition adjoining Dockton Road SW, Quartermaster Harbor, Vashon Island, WA in unincorporated King County, WA. Please call me if you need further information, and as always, your timely response is greatly appreciated.

and Please

R.S.V.P by April 28, 2014

Thank you

John Lauritzen, PLS
Road Vacation & Boundary Engineer
King County DOT, RSD, Survey Unit
155 Monroe Ave NE, Bldg C
Renton, WA 98056 MS: RSD-TR-0133
John.Lauritzen@kingcounty.gov
(206) 296-8142

Chu, James

From: LeCompte, Jim <Jim_Lecompte@cable.comcast.com>
Sent: Tuesday, April 29, 2014 8:59 AM
To: Lauritzen, John
Subject: dokton rd

Comcast plant is on PSE poles , we may have service drop to the homes , but we should be in the right of way , thank you

V-2672

April 8, 2014

Petition for Vacation of a portion of the Plat of Portage 1st Addition Adjoining Dockton Road SW, located in the SW Quarter of Section 9, Township 22 N, Range 3 E, W.M. Thomas Brothers Page 683, Grid H-5.

Date of this Notice: April 8, 2014

Petitioner: Sean C. Malone Telephone: (206) 200-5551
Address: P.O. Box 13223
City: Burton, WA 98013
Reason: The petitioner is requesting King County to vacate a portion of the Plat of Portage 1st Addition Adjoining Dockton Road SW

REVIEWING AGENCY – Please answer the questions related to your agency and respond within 30 days of receipt of this notice.

Agency: Water District 19 Date: 4/8/2014

Name: Jeffrey T. Lakin Phone: 206-463-9007

1. Nature of public utilities, if any, in right-of-way? **6" AC Water Main and appurtenances**
2. Is right-of-way improved for travel? **n/a**
3. Is right-of-way necessary for present or future road system, either for travel or public utilities? **n/a**
4. Are easements desired? **No. None needed.**
If YES, please provide an estimated date of contact with petitioner(s) _____
(Please Note: All utilities are required to obtain their own easements prior to King County issuing a recommendation on the proposed vacation.)
5. Is right-of-way maintained? **n/a**
6. Has it been maintained or county funds expended? **n/a**

Do you have any additional comments?

No.

What is your recommendation?

Approve vacation

Chu, James

From: Claussen, Kimberly
Sent: Tuesday, April 29, 2014 8:34 AM
To: Lauritzen, John
Subject: RE: Final Notice V-2672 Dockton Road SW-Petitioner: Malone

No objections. Thanks

From: Lauritzen, John
Sent: Tuesday, April 29, 2014 7:07 AM
To: Donni J. Fields (donni.fields@centurylink.com); Walker, Bill W; Vashon Island Fire & Rescue (administration@vifr.org); Thompson, Erick; Claussen, Kimberly; Workman, Kevin; Jackson, Robert; Lew, Tom; Christian, Claire; Peters, Josh; Rettig, Brandy; Smith, Faye; Sundberg, Charlie
Subject: Final Notice V-2672 Dockton Road SW-Petitioner: Malone

Hello,

This is the **FINAL NOTICE** for a road vacation of a portion of Portage First Addition adjoining Dockton Road SW near Vashon, WA, file No. V-2672. If your response isn't received by May 30, 2014, it is assumed that you have no concerns and we will proceed with the vacation. Please call me if you need further information or more time to complete your review, and as always, your timely response is greatly appreciated.

and Please

R.S.V.P by May 30, 2014

Thank you,
John

John Lauritzen, PLS
Road Vacation & Boundary Engineer
King County DOT, RSD, Survey Unit
155 Monroe Ave NE, Bldg C
Renton, WA 98056 MS: RSD-TR-0133

John.Lauritzen@kingcounty.gov

(206) 296-8142

Chu, James

From: Eichelsdoerfer, Robert
Sent: Wednesday, April 23, 2014 9:50 AM
To: Lauritzen, John
Subject: RE: Road Vacation File V-2672 - Agency Notice(1) -A portion Of Dockton Road SW, Burton, WA 98013
Attachments: Agency Notice V-2672.doc

Attached are KCDOT Road Services Division, Engineering Services Section, Traffic Engineering Unit's comments regarding the First Notice pertaining to Road Vacation File V-2672.

We recommend approval of this Roadway Vacation.

Please let me know if you have any questions.

Robert T. Eichelsdoerfer, PE

Senior Engineer

King County Department of Transportation

Road Services Division, Engineering Services Section

Traffic Engineering Unit

Telephone: (206) 477-3652

E-mail: robert.eichelsdoerfer@kingcounty.gov

Juanita High School Head Cross-Country and Distance Coach

From: Lauritzen, John
Sent: Monday, March 24, 2014 3:34 PM
To: Dorothy Ng (Dorothy.ng@pse.com); Kitty Ogg (kitty.ogg@pse.com); Donni J. Fields (donni.fields@centurylink.com); Sharon Scharer (sharon.scharer@centurylink.com); Steele, Jerry D; justin. fontes@ftr. com (justin.fontes@ftr.com); Jim Biggs (jbiggs@WaveBroadband.com); Jeff Lakin (jlakin@water19.com); Vashon Island Fire Department (kyamane@vifr.org); Thompson, Erick; Claussen, Kimberly; Workman, Kevin; Jackson, Robert; Nunnenkamp, Robert; Lew, Tom; Christian, Claire; Peters, Josh; Rettig, Brandy; Eichelsdoerfer, Robert; Smith, Faye; Sundberg, Charlie.
Subject: Road Vacation File V-2672 - Agency Notice(1) -A portion Of Dockton Road SW, Burton, WA 98013

Hello,

This is the first notice for Road Vacation File V-2672, the proposed vacation of a portion of the Plat of Portage 1st Addition adjoining Dockton Road SW, Quartermaster Harbor, Vashon Island, WA in unincorporated King County, WA. Please call me if you need further information, and as always, your timely response is greatly appreciated.

and Please

R.S.V.P by April 28, 2014

Thank you

John Lauritzen, PLS

Road Vacation & Boundary Engineer

King County DOT, RSD, Survey Unit

V-2672

September 15, 2016

Petition for Vacation of a portion of the Plat of Portage 1st Addition Adjoining Dockton Road SW, located in the SW Quarter of Section 9, Township 22 N, Range 3 E, W.M. Thomas Brothers Page 683, Grid H-5.

Date of this Notice: September 15, 2016

Petitioner: Sean C. Malone Telephone: (206) 200-5551
Address: P.O. Box 13223
City: Burton, WA 98013
Reason: The petitioner is requesting King County to vacate a portion of the Plat of Portage 1st Addition Adjoining Dockton Road SW

REVIEWING AGENCY – Please answer the questions related to your agency and respond within 30 days of receipt of this notice.

Agency: KCDOT Traffic Engineering Date: April 23, 2014

Name: Robert Eichelsdoerfer Phone: 206-477-3652

1. Nature of public utilities, if any, in right-of-way? **None that are apparent.**
2. Is right-of-way improved for travel? **No.**
3. Is right-of-way necessary for present or future road system, either for travel or public utilities? **No.**
4. Are easements desired? **No.**
If YES, please provide an estimated date of contact with petitioner(s) _____
(Please Note: All utilities are required to obtain their own easements prior to King County issuing a recommendation on the proposed vacation.)
5. Is right-of-way maintained? **No.**
6. Has it been maintained or county funds expended? **No.**

Do you have any additional comments?

What is your recommendation?

Approve

Petition for Vacation of a portion of the Plat of Portage 1st Addition Adjoining Dockton Road SW, located in the SW Quarter of Section 9, Township 22 N, Range 3 E, W.M. Thomas Brothers Page 683, Grid H-5.

Date of this Notice: September 29, 2016

Petitioner: Sean C. Malone Telephone: (206) 200-5551
Address: P.O. Box 13223
City: Burton, WA 98013
Reason: The petitioner is requesting King County to vacate a portion of the Plat of Portage 1st Addition Adjoining Dockton Road SW

REVIEWING AGENCY – Please answer the questions related to your agency and respond within 30 days of receipt of this notice.

Agency: King County Road Maintenance **Date:** April 30, 2014

Name: Brandy Rettig **Phone:** 206-296-8117

1. Nature of public utilities, if any, in right-of-way?
2. Is right-of-way improved for travel? Dockton Rd. SW is improved for travel and maintained by King County Roads Maintenance. However, the area of the requested vacation is outside of the maintained area and has not been improved for travel.
3. Is right-of-way necessary for present or future road system, either for travel or public utilities? No.
4. Are easements desired? No.
If YES, please provide an estimated date of contact with petitioner(s) _____
(Please Note: All utilities are required to obtain their own easements prior to King County issuing a recommendation on the proposed vacation.)
5. Is right-of-way maintained? The area of the proposed annexation is not a maintained portion of the right-of-way.
6. Has it been maintained or county funds expended? No.

Do you have any additional comments?
It appears that there is a house located in this right-of-way.

What is your recommendation? No objection to the vacation.

V-2672

April 9, 2014

Petition for Vacation of a portion of the Plat of Portage 1st Addition Adjoining Dockton Road SW, located in the SW Quarter of Section 9, Township 22 N, Range 3 E, W.M. Thomas Brothers Page 683, Grid H-5.

Date of this Notice: April 9, 2014

Petitioner: Sean C. Malone Telephone: (206) 200-5551
Address: P.O. Box 13223
City: Burton, WA 98013
Reason: The petitioner is requesting King County to vacate a portion of the Plat of Portage 1st Addition Adjoining Dockton Road SW

REVIEWING AGENCY – Please answer the questions related to your agency and respond within 30 days of receipt of this notice.

Agency: Parks and Recreation Division Date: 3-24-14

Name: Robert Nunnenkamp Phone: 477-4581

1. Nature of public utilities, if any, in right-of-way?
1. Is right-of-way improved for travel?
2. Is right-of-way necessary for present or future road system, either for travel or public utilities?
3. Are easements desired?
If YES, please provide an estimated date of contact with petitioner(s) _____
(Please Note: All utilities are required to obtain their own easements prior to King County issuing a recommendation on the proposed vacation.)
4. Is right-of-way maintained?
5. Has it been maintained or county funds expended?

Do you have any additional comments?

Parks has no objections to this request

What is your recommendation?

Okay to vacate



King County

Metropolitan King County Council

Anne Noris, *Clerk of the Council*
King County Courthouse
516 Third Avenue, Room E-1204
Seattle, WA 98104-3272

Tel: 206.477-1020

Fax: 206.205.8165

Email: anne.noris@kingcounty.gov

TTY 296-1024

Web: www.kingcounty.gov/council/clerk

RECEIVED

OCT 30 2013

RDS/DIV. DIRECTORS OFFICE

October 28, 2013

Mr. Harold Taniguchi, Director
Department of Transportation
201 South Jackson Street
KSC-TR-0815
Seattle, WA 98104-3856

RE: Petition for vacation of a portion of Portage 1st Addition

Petitioner: Sean C. Malone

Dear Harold:

The attached petition has been filed with the Clerk of the Council's office along with a check in the amount of \$100 as recorded on the attached receipt. The vacation is referred to your office for investigation and for your recommendation to the Hearing Examiner.

Sincerely,

Anne Noris
Clerk of the Council

Attachments: Copy of Receipt
Original Vacation Materials

cc: Sean Malone
PO Box 13223
Burton, WA 98013

RECEIVED
2013 OCT 28 AM 10:44
CLERK
KING COUNTY COUNCIL

25 Oct, 2013

Clerk of the King County Council
King County Courthouse
516 Third Avenue, Room 1200
Seattle, WA 98104

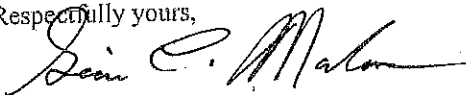
To whom it may concern,

I respectfully request the vacation of the following county property:

That portion of the Portage 1st Addition extending from the N. boundary of Lot # 6862200115 to the S. boundary of Lot # 6862200130 and hence E. from the E. boundary of lots #130, 120 and 115 to Dockton Rd. S.W. as it now exists.

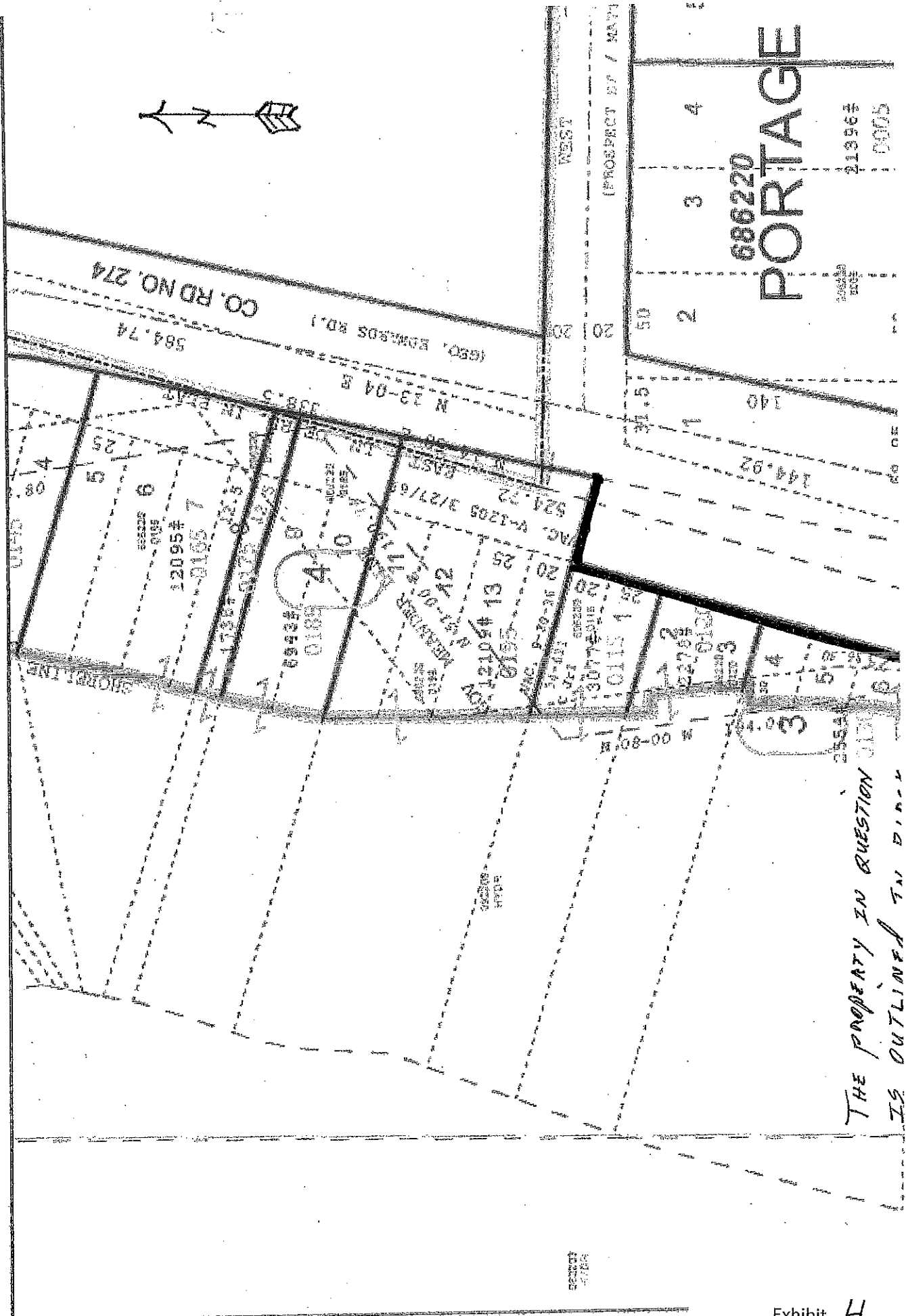
This part of the King County right-of-way was deeded to the county by Great-grandfather Nels Mattson in 1907. We would like to have it returned.

Respectfully yours,


Sean C. Malone
Malone Homestead, LLC
P.O. Box 13223
Burton, WA 98013

Cc: Michael J. Malone

Encl: Check for \$100.00
County Assessor's map
Portage 1st Addition map



686220
PORTAGE

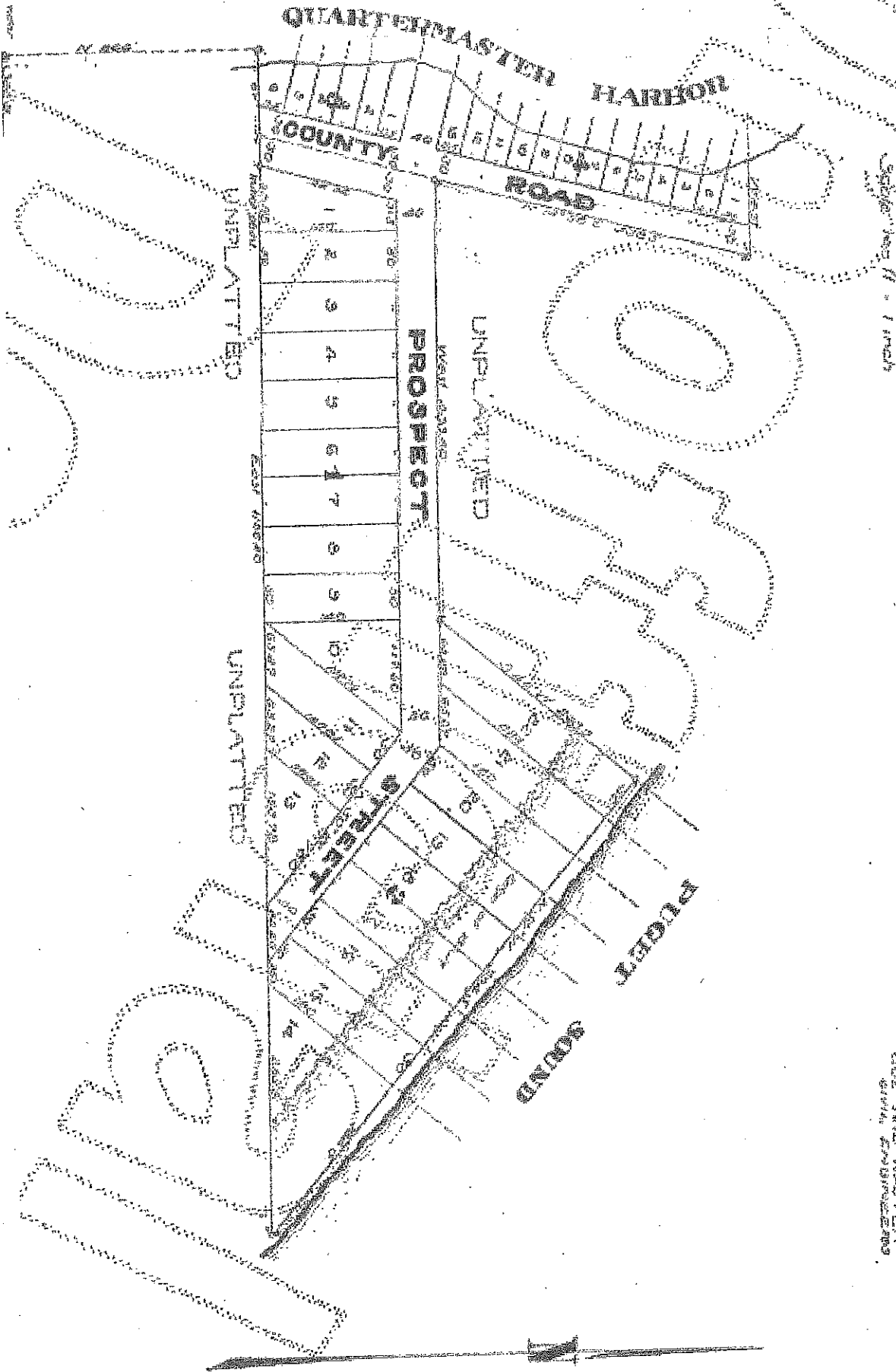
THE PROPERTY IN QUESTION
IS OUTLINED IN BOLD

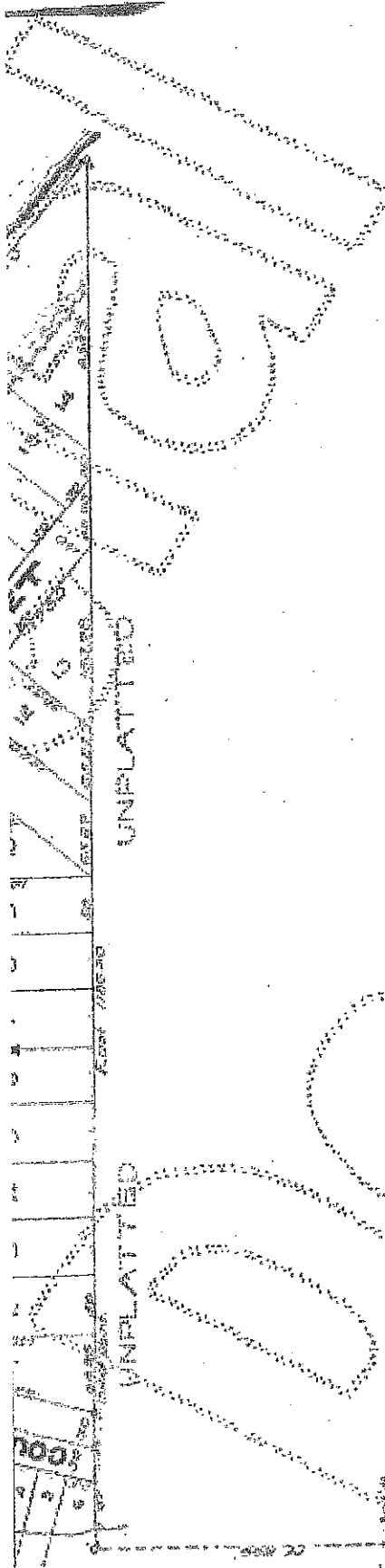
Porvogue

WILSON ADDITION

KING COUNTY WASH.

SEE PLAN NUMBER
61111-1-1





DESCRIPTION

This plot of Portage, First Addition, contains the following described feet of land to begining at a point on the westerly shore of early island one foot north of the meander corner common to Jacks Strand to 1822, N 87° E, W 171, thence east 87 feet to center County Road to Portage, thence east 1000 ft to a point on the northerly shore of early island, thence N 55° W 524.5 ft., thence S 40° W 2003 ft., thence west 2000 to the center of the County Road, thence S 50° E 330.5 ft along center of County Road, thence west as if more or less to the center line on the westerly shore of early island, thence south along the meander line of Quartermaster Porter 100 feet S 11° W of the south line of said tract 300 feet west to place of beginning.

The initial point of this plot is the thence corner of Block 1 which is 200 feet north and 100 feet east of the meander corner common to sections 3 and 14. Twp 22 E, S 1 E, W 171 on the west shore of Henry Island.

All sheets and records are of the width shown and all bearings are of the dimensions shown on this plot expressed in feet.

DEDICATION

Know all men by these presents that we, Nels Matheson and Christine Matheson his wife, owners in fee simple of all the land embraced in this plot of Portage First Addition, King County Washington, do hereby dedicate this plot of land to the use of the public forever, all the streets and roads platted thereon.

In witness whereof, we have hereunto set our hands and seals, this 5 day of February, A.D. 1902.

Nels Matheson (seal)
Christine Matheson (seal)

Examined and approved this 5 day of March A.D. 1902

A.L. Matheline
County Surveyor

Approved by Board of County Commissioners March 6th 1902

By Don F. Abraham
Chairman
J.F. Agnew
Clerk of Board



By R.J. Husing
Deputy

ACKNOWLEDGMENT

State of Washington,
County of King

Before me, the undersigned a notary in and for the State of Washington this day personally appeared Nels Matheson and Christine Matheson, his wife, to me known to be the individuals described in and who executed this instrument, and acknowledged that they signed and sealed the same on their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 12 day of February, A.D. 1902



Wm. Randall
Notary Public in and for the State of Washington residing at Portage in King County

Filed for record at request of Nels Matheson, Mar 13 1902 at 10 min. First entry and recorded in Volume of Public page 97 records of King County, Wash.
J.F. Agnew
County Auditor

By J.F. Agnew
County Auditor

SEAN C MALONE
PH. 206-200-5551
PO BOX 13223
BURTON, WA 98013

98-8325/3261

1053

DATE 25 Oct 2013

PAY TO THE ORDER OF King County Finance Dept \$ 100.00
ONE HUNDRED DOLLARS DOLLARS CENTS

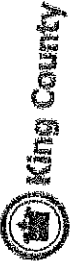


Sean C. Malone

MEMO Finance Fee



Special Purpose



King County Council

10/28/13 Date

RECEIPT 00986

Sean C. Malone
 Received From

PO Box 13223
 Address

Burton, WA 98013

One hundred dollars + no/100 \$ 100.00
 Amount

Cash

Check 1053
 Other

Vacation
 For

portion of portage 1st addition
 Reference

By Sean C. Malone
 Signature

SEAN C MALONE
 PH. 206-200-5551
 PO BOX 13223
 BURTON, WA 98013

98-8325/3251

1053

DATE 25 Oct 2013

PAY TO THE ORDER OF KING COUNTY FINANCE \$ 100.00

ONE HUNDRED DOLLARS

Puget Sound Cooperative Credit Union
 www.pscu.org

MEMO

FILING FEE

Sean C. Malone
 DR

~~XXXXXXXXXXXXXXXXXXXX 6054~~

SECURITY PLY REAR



King County

Department of Transportation
Road Services Division

February 11, 2014

Sean C. Malone
Malone Homestead, LLC
P.O. Box 13223
Burton, WA 98013

RE: Vacation of Portion of Portage 1st Addition adjoining Dockton Road SW
File V-2672; Petitioner: Sean C. Malone

Dear Mr. Malone:

In compliance with the King County Council's letter of October 30, 2013, the Department of Transportation's (DOT) Road Services Division (RSD) staff has investigated the petition named above that includes a portion of Portage 1st Addition adjoining Dockton Road SW. The petition meets the criteria set forth in Revised Code of Washington (RCW) Chapter 36.87, which establishes the right of property owners to petition a county legislative body for the vacation of road right-of-way. The results of the DOT's examination of the proposed vacation of a portion of Portage 1st Addition adjoining Dockton Road SW, including the RSD staff recommendations, are contained in this letter.

At this time, the RSD is not able to process your request for road vacation. The submitted letter did not contain the signed petition as required by RCW 36.87.030, which must be signed by all the affected property owners. Attached to this letter is a copy of the standard petition form, which includes a legal description of the area that RSD believes conforms to the approximate description you provided in your letter. Please review this description and verify that it meets your intent. We have also added an additional line for the owner of Tax Parcel #6862200115, which was included in your description. The map exhibits you provided previously are adequate and do not need to be resubmitted. Return the petition containing the signatures of the current property owners to the RSD at:

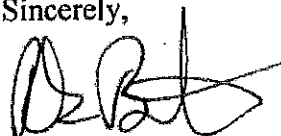
Department of Transportation
Road Services Division
Survey Unit
Attn: John Lauritzen
155 Monroe Ave NE, Building C
MS: RSD-TR-0100
Renton, WA 98056

Sean C. Malone
February 11, 2014
Page 2

This letter is to inform you that your project is currently "ON HOLD," until the RSD has been provided a revised petition signed by all necessary parties.

If you have any questions, please contact Trevor Cray, Supervising Engineer, of the Survey Unit, at 206-205-9910 or via e-mail at trevor.cray@kingcounty.gov; or John Lauritzen, Vacations and Boundaries Engineer, at 206-296-8142 or via e-mail at john.lauritzen@kingcounty.gov.

Sincerely,



Rick Brater, P.E.
County Road Engineer
Road Services Division

cc: Lydia Reynolds-Jones, Manager, Strategic Business Operations Section, Road Services Division (RSD), Department of Transportation (DOT)
Trevor Cray, Supervising Engineer, Survey Unit, Traffic & Engineering Services Section (TESS), RSD, DOT
John Lauritzen, Vacation and Boundaries Engineer, Survey Unit, TESS, RSD, DOT

Petition for Vacation of a County Road

IN THE MATTER OF THE PETITION OF

(V-2672)

Sean C. Malone

(name)

P.O. Box 13223, Burton, WA 98013

(mailing address)

(206) 200-5551

(day phone)

and others for the Vacation of

A Portion of Portage 1st Addition Adjoining Dockton Road SW.

(Road Name or Number)

TO THE COUNTY COUNCIL OF KING COUNTY, WASHINGTON

We, the undersigned property owners within King County, State of Washington do petition that the following described County Road be vacated:

(FILL IN EXACT LEGAL DESCRIPTIONS OF PORTION OF ROAD TO BE VACATED)

All that portion of a public right-of-way situated in the Southwest Quarter of Section 9, Township 22 North, Range 3 East, W.M. lying west of the west right-of-way margin of the George Edwards Road No. 274 (Dockton Road SW) and lying east of the east line of Block 3 and its northerly extension in Portage 1st Addition, as Recorded in Volume 14 of Plats, page 97, Records of King County, Washington and lying southerly of the centerline, extended southeasterly of a vacated portion of Prospect Street. Said vacated portion lying between Blocks 3 and 4 of said plat

Your petitioners respectfully represent and allege that the road is useless as a part of the general road system and the public will be benefited by its vacation, and that all of your petitioners are property owners abutting said road; wherefore your petitioners pray for the vacation of said road, as provided by law.

King County policy requires approval of all adjacent or abutting owners whose property may be affected by this proposed road vacation.

PETITIONER'S SIGNATURES Print Name legibly below signature	LEGAL DESCRIPTION OF PETITIONERS' PROPERTY* (Not Street Address) Legal description may be obtained from tax statement, deed, or title policy.
X	Tax Lot #6862200120 and #6862200130 Legal Description: Lots 2 through 6, Block 3, Portage 1 st Addition according to the Plat thereof recorded in Vol. 14, Page 97 of Plats, Records of King County, Washington.
X	Tax Lot #6862200115 Legal Description: Lot 1, Block 3, Portage 1 st Addition according to the Plat thereof recorded in Vol. 14, Page 97 of Plats, Records of King County, Washington

* Use more than one line if necessary. If additional space is required for descriptions, use supplemental sheet.

RCW 36.87.020:
 Owners of the majority of the frontage on any county road or portion thereof may petition the county legislative authority to vacate and abandon the same or any portion thereof. The petition must show the land owned by each petitioner and set forth that such county road is useless as part of the county road system and that the public will be benefited by its vacation and abandonment. The legislative authority may (1) require the petitioners to make an appropriate cash deposit or furnish an appropriate bond against which all costs and expenses incurred in the examination, report, and proceedings pertaining to the petition shall be charged; or (2) by ordinance or resolution require the petitioners to pay a fee adequate to cover such costs and expenses.

King County Code 14.40:
 Establishes King County policies and compensation regarding road vacations.

MICHAEL J. MALONE
1620 BROADWAY, SUITE 200
SEATTLE, WASHINGTON
98122

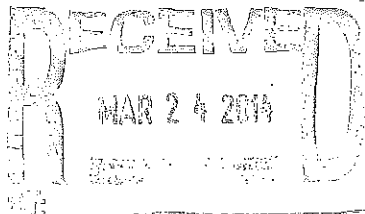
17 March 2014

John Lauritzen, RSD.

Please find me fully
executed by all abutting
property owners for the
Vacation of a County Road.

Thank you for your
help.

Malone



MAR 24 2011

Petition for Vacation of a County Road

IN THE MATTER OF THE PETITION OF

(V-2672)

<u>Sean C. Malone</u>	<u>P.O. Box 13223, Burton, WA 98013</u>	<u>(206) 200-5551</u>
(name)	(mailing address)	(day phone)

and others for the Vacation of

A Portion of Portage 1st Addition Adjoining Dockton Road SW.
 (Road Name or Number)

TO THE COUNTY COUNCIL OF KING COUNTY, WASHINGTON

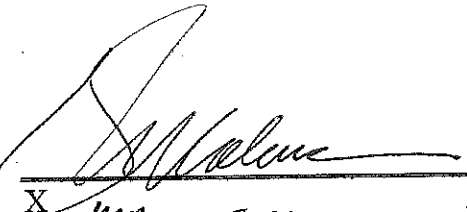

We, the undersigned property owners within King County, State of Washington do petition that the following described County Road be vacated:

(FILL IN EXACT LEGAL DESCRIPTIONS OF PORTION OF ROAD TO BE VACATED)

All that portion of a public right-of-way situated in the Southwest Quarter of Section 9, Township 22 North, Range 3 East, W.M. lying west of the west right-of-way margin of the George Edwards Road No. 274 (Dockton Road SW) and lying east of the east line of Block 3 and its northerly extension in Portage 1st Addition, as Recorded in Volume 14 of Plats, page 97, Records of King County, Washington and lying southerly of the centerline, extended southeasterly of a vacated portion of Prospect Street. Said vacated portion lying between Blocks 3 and 4 of said plat

Your petitioners respectfully represent and allege that the road is useless as a part of the general road system and the public will be benefited by its vacation, and that all of your petitioners are property owners abutting said road; wherefore your petitioners pray for the vacation of said road, as provided by law.

King County policy requires approval of all adjacent or abutting owners whose property may be affected by this proposed road vacation.

PETITIONER'S SIGNATURES Print Name legibly below signature	LEGAL DESCRIPTION OF PETITIONERS' PROPERTY* (Not Street Address) Legal description may be obtained from tax statement, deed, or title policy.
 <input checked="" type="checkbox"/> MALONE HOMESTEAD LLC OWNER MICHAEL J. MALONE	Tax Lot #6862200120 and #6862200130 Legal Description: Lots 2 through 6, Block 3, Portage 1 st Addition according to the Plat thereof recorded in Vol. 14, Page 97 of Plats, Records of King County, Washington.
 <input checked="" type="checkbox"/> OWNER ANN DONAHOE	Tax Lot #6862200115 Legal Description: Lot 1, Block 3, Portage 1 st Addition according to the Plat thereof recorded in Vol. 14, Page 97 of Plats, Records of King County, Washington

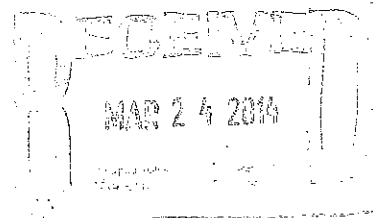
* Use more than one line if necessary. If additional space is required for descriptions, use supplemental sheet.

RCW 36.87.020:

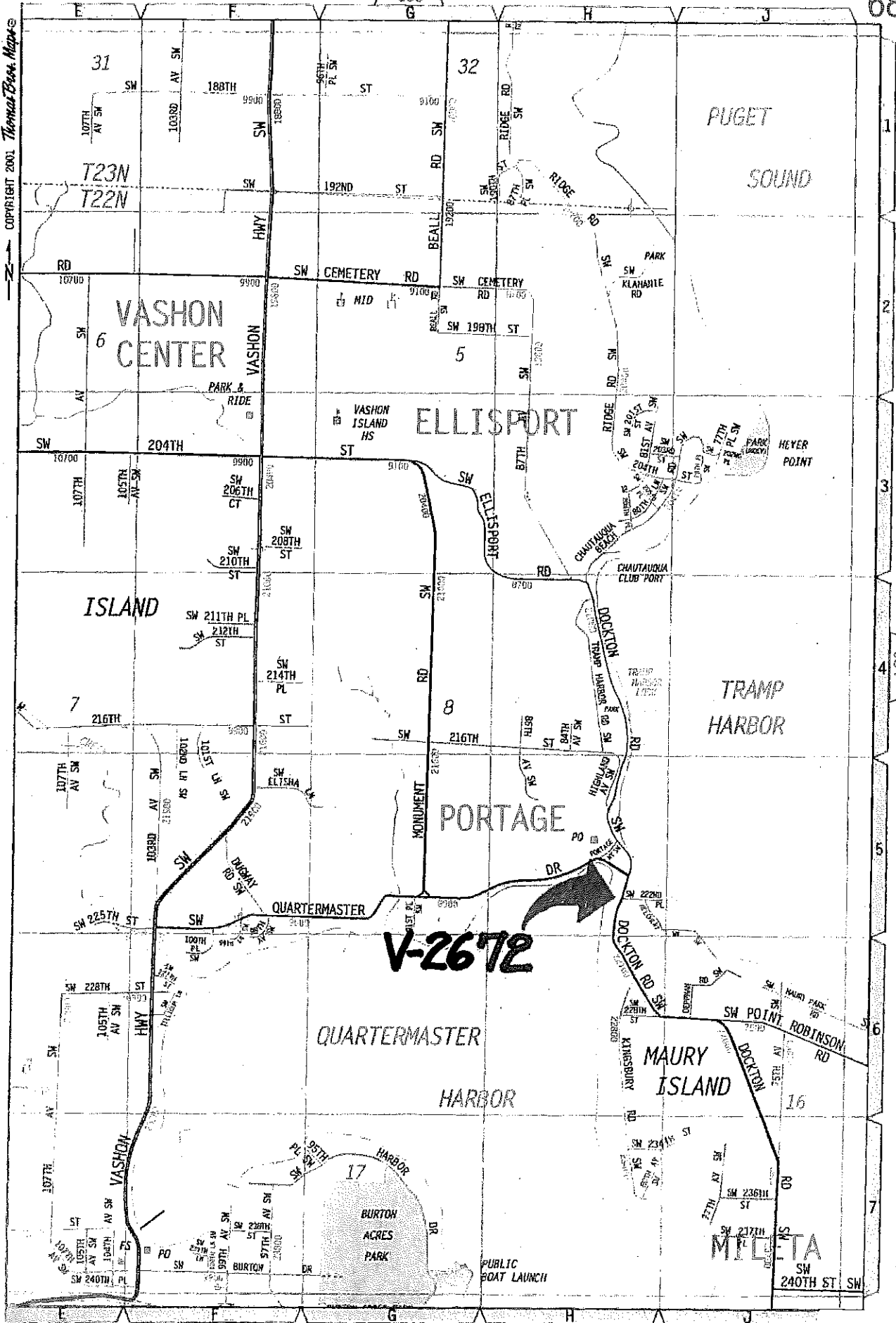
Owners of the majority of the frontage on any county road or portion thereof may petition the county legislative authority to vacate and abandon the same or any portion thereof. The petition must show the land owned by each petitioner and set forth that such county road is useless as part of the county road system and that the public will be benefited by its vacation and abandonment. The legislative authority may (1) require the petitioners to make an appropriate cash deposit or furnish an appropriate bond against which all costs and expenses incurred in the examination, report, and proceedings pertaining to the petition shall be charged; or (2) by ordinance or resolution require the petitioners to pay a fee adequate to cover such costs and expenses.

King County Code 14.40:

Establishes King County policies and compensation regarding road vacations.



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PUGET SOUND

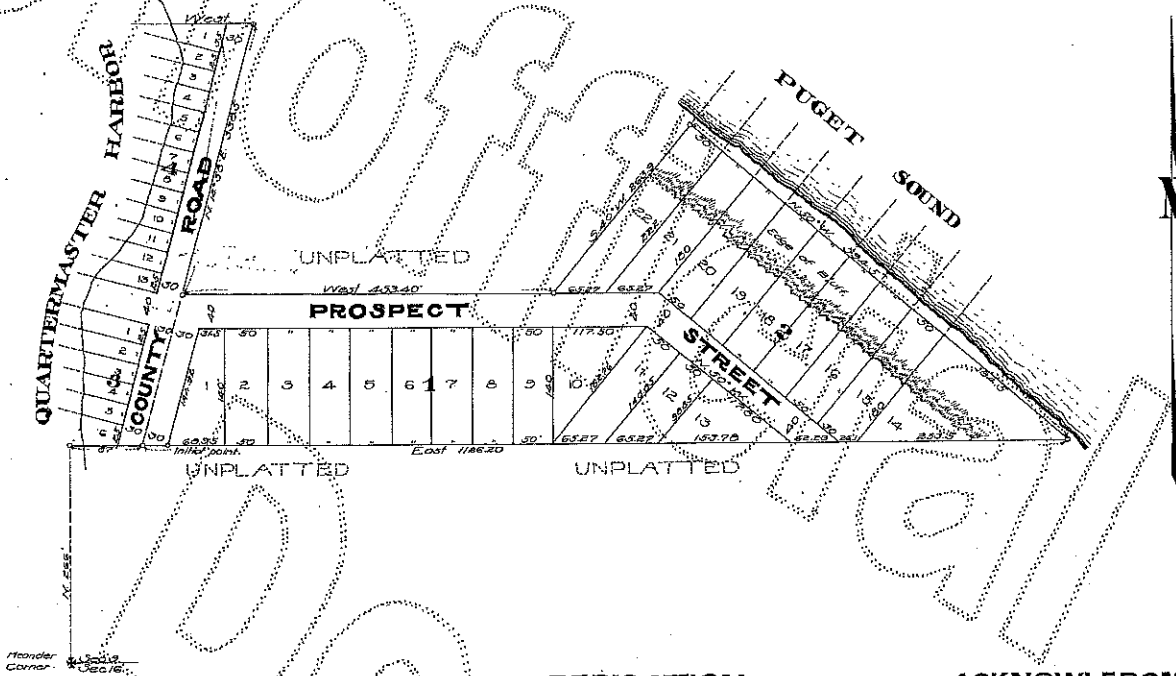
MAP

Portage FIRST ADDITION

KING COUNTY WASH.

GOE AND NASTEN,
CIVIL ENGINEERS.

Scale 100 ft. = 1 inch



DESCRIPTION

This plat of Portage, First Addition, embraces the following described tract of land to wit: Beginning at a point on the westerly shore of Maury Island 266 feet north of the meander corner common to Sects 9 and 16 T₁₂R₂₂N. R. 3 E. W. 1/4, thence east 87 feet to center of County Road to Portage, thence east 1126.20 ft. to a point on the northerly shore of Maury Island, thence N. 50° W. 534.5 ft., thence S. 40° W. 2633 ft., thence west 453.40 ft. to the center of the County Road, thence N. 12° 50' E. 300.5 ft. along center of County Road, thence west 115 ft. more or less to the meander line on the westerly shore of Maury Island, thence south along the meander line of Quartermaster Harbor to a point 266 ft. north of the south line of said Sect. 9, thence west to place of beginning.

The initial point of this plat is the southwest corner of Block 1, which is 266 feet north and 118 feet east of the meander corner common to sections 9 and 16. T₁₂R₂₂N. R. 3 E. W. 1/4, on the west shore of Maury Island.

All streets and roads are of the width shown, and all tracts are of the dimensions shown on this plat, expressed in feet.

DEDICATION

Know all men by these presents, that we, Nels Mattson and Christine Mattson his wife, owners in fee simple of all the land embraced in this plat of Portage First Addition, King County Washington, do hereby declare this plat and description and do hereby dedicate to the use of the public forever, all the streets and roads platted thereon.

In witness whereof, we have hereunto set our hands and seals this 12 day of February, A.D. 1907.

Nels Mattson (seal)
Christine Mattson (seal)

ACKNOWLEDGMENT

State of Washington }
County of King }
Before me, the undersigned, a notary in and for the State of Washington, this day personally appeared Nels Mattson and Christine Mattson, his wife, to me known to be the individuals described in and who executed this instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 12 day, of February, A.D. 1907.



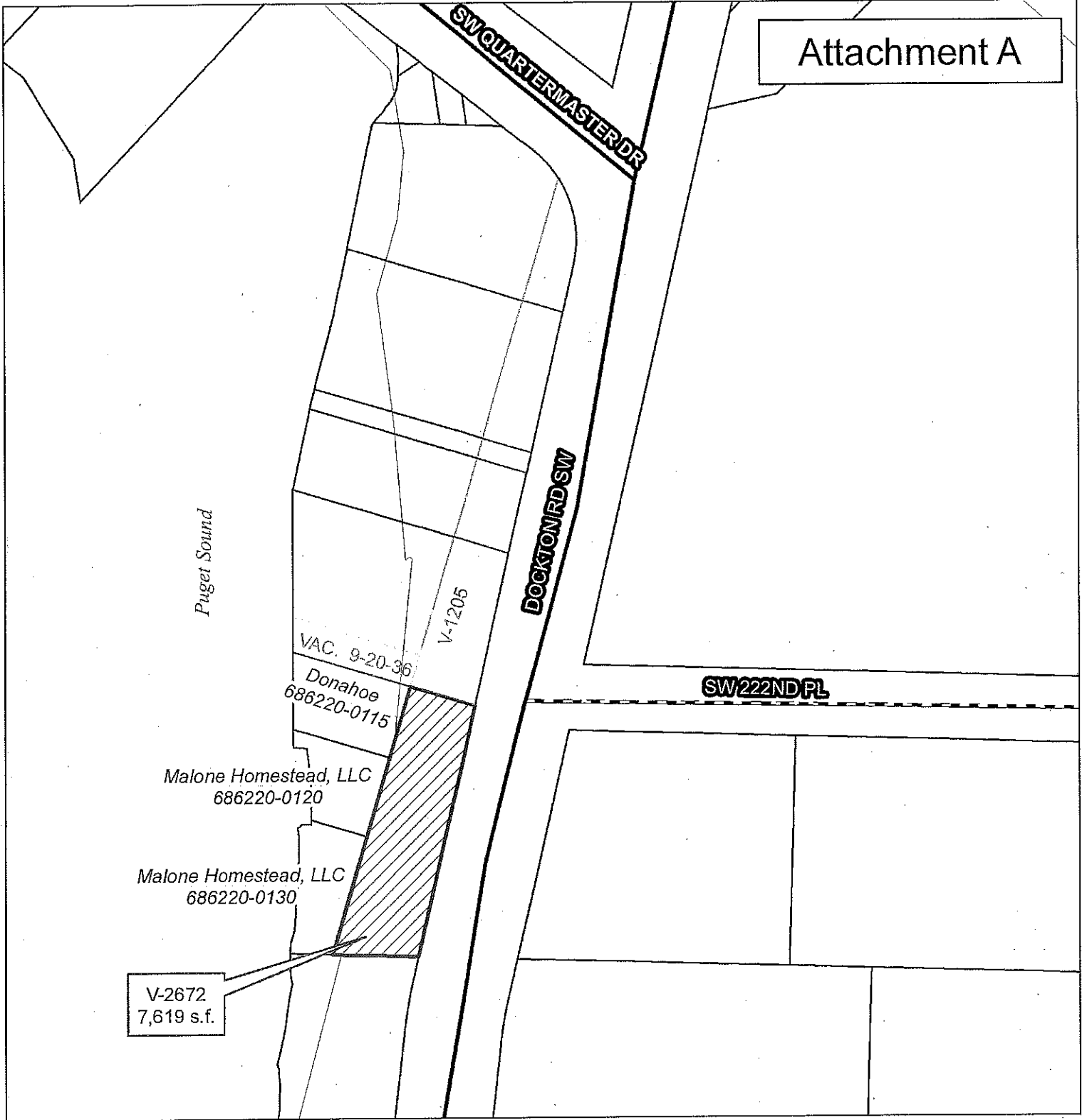
Examined and approved this 5 day of March A.D. 1907
A.L. Valentine
County Surveyor

Approved by board of County Commissioners March 6th 07
Dan F. Abraham,
Chairman.
J.P. Agnew
Clerk of Board.
By
R. J. Husing
Deputy.



471042
Filed for record at request of Nels Mattson, Mar. 13 1907 at 2 min. past 2 PM and recorded in Vol. 14 of Plats page 37 records of King County, Wash.
J.P. Agnew
County Auditor

By Deputy




PROPOSED RIGHT-OF-WAY VACATION

For Informational Use Only

County Road to Portage Plat of Portage 1st Addition

22219 Dockton Road SW
Vacation File V-2672
SW 09-22-03

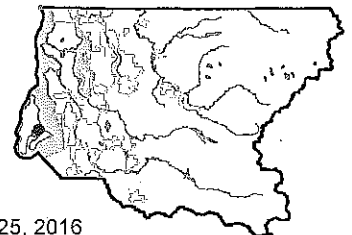
 Vacation Area

 KC Maintained ROW

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice.
King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information.
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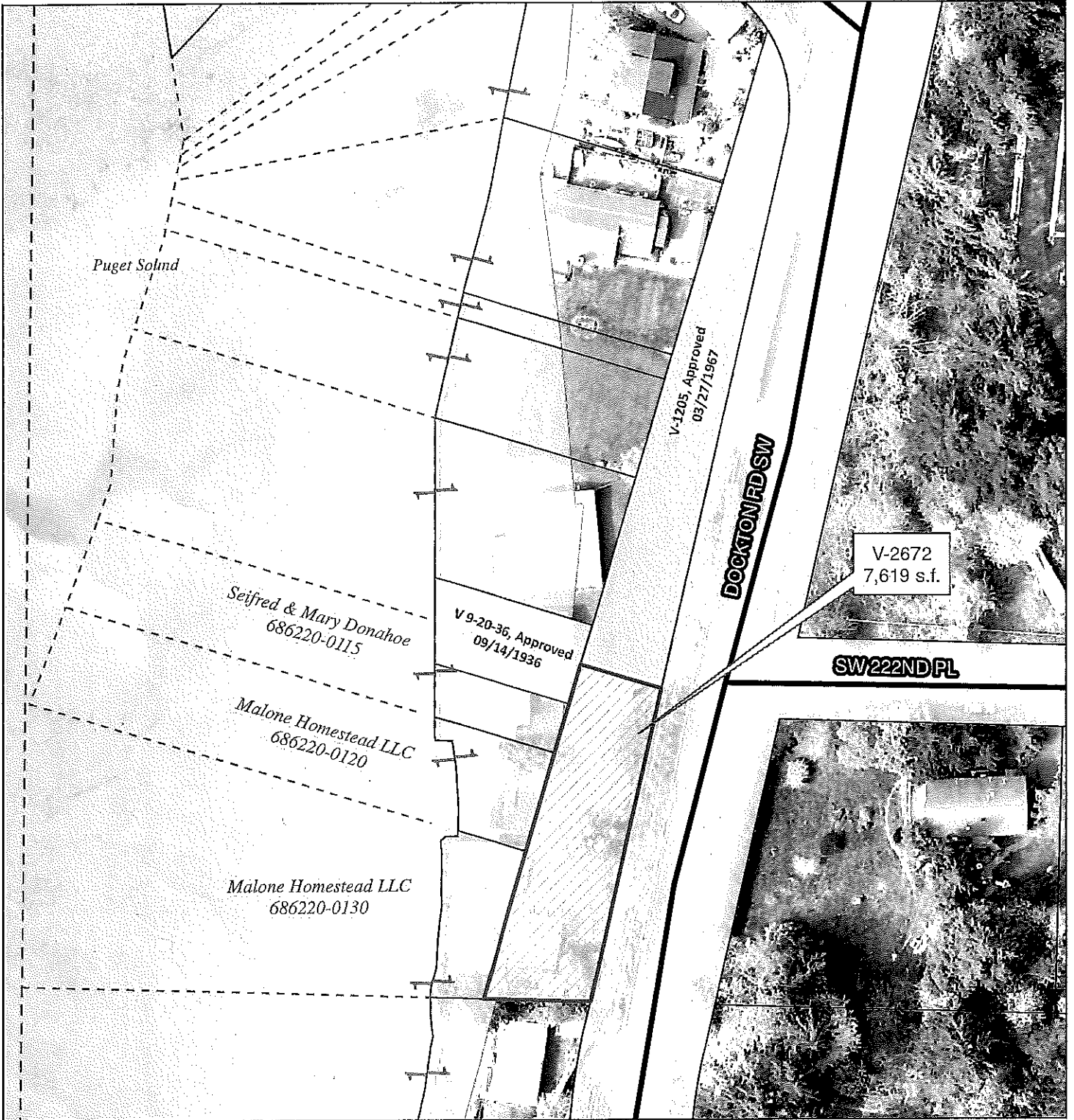
King County Overview Map



August 25, 2016

30 15 0 30 60 90 Feet





PROPOSED RIGHT-OF-WAY VACATION

For Informational Use Only

2009 Aerial


Public R/W Adjoining Block 3, Portage 1st Addition

22219 Docketon Rd SW

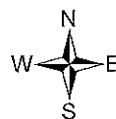
Vacation File V-2672

SW 09-22-03

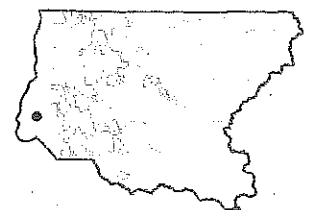
 Vacation Area

 KC Maintained ROW

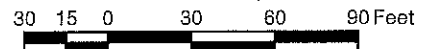
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King County Overview Map



February 19, 2014



Lauritzen, John

From: Lauritzen, John
Sent: Tuesday, April 29, 2014 7:07 AM
To: Donni J. Fields (donni.fields@centurylink.com); Walker, Bill W; Vashon Island Fire & Rescue (administration@vifr.org); Thompson, Erick; Claussen, Kimberly; Workman, Kevin; Jackson, Robert; Lew, Tom; Christian, Claire; Peters, Josh; Rettig, Brandy; Smith, Faye; Sundberg, Charlie
Subject: Final Notice V-2672 Dockton Road SW-Petitioner: Malone
Attachments: Final Agency Notice.doc; V-2672_SiteMap.pdf; VicMapV-2672.pdf

Hello,

This is the **FINAL NOTICE** for a road vacation of a portion of Portage First Addition adjoining Dockton Road SW near Vashon, WA, file No. V-2672. If your response isn't received by May 30, 2014, it is assumed that you have no concerns and we will proceed with the vacation. Please call me if you need further information or more time to complete your review, and as always, your timely response is greatly appreciated.

and Please

R.S.V.P by May 30, 2014

Thank you,
John

John Lauritzen, PLS
Road Vacation & Boundary Engineer
King County DOT, RSD, Survey Unit
155 Monroe Ave NE, Bldg C
Renton, WA 98056 MS: RSD-TR-0133

John.Lauritzen@kingcounty.gov

(206) 296-8142



King County

Road Services Division
Department of Transportation
Survey Unit
155 Monroe Ave NE, Bldg 'C'
Renton, WA 98104-3856
RSD-TR-0133

April 29, 2014

RE: Final Notice of Proposed Road Vacation: Portion of Plat of Portage 1st Addition Adjoining Dockton Road SW, near Burton, Vashon Island, WA V-2672

Dear Recipient:

Sean C. Malone, owner of Malone Homestead LLC has petitioned King County to vacate a portion of the Plat of Portage 1st Addition Adjoining Dockton Road SW near Burton, WA. The King County Department of Transportation, Road Services Division's County Road Engineer (CRE) has been directed by the Clerk of the King County Council to examine the road and report an opinion as to whether the right-of-way should be vacated. However, before a report can be made, the CRE needs your comments or recommendations regarding any interest you may have in the subject right-of-way. In order to expedite the road vacation petition inquiries, we request that you complete the attached Notice of Petition to Vacate a County Road and return it by:

PLEASE R.S.V.P.

by May 30, 2014

If your response cannot be submitted within the time limit, please contact John Lauritzen, Road Vacation and Boundary Engineer, by letter, e-mail or telephone. If you have any questions, John can be reached at (206) 296-8142 or email at John.Lauritzen@kingcounty.gov.

This is the **FINAL** notice. If RSD does not receive your comments by the deadline, it is assumed that you have no concerns and we will proceed with the vacation. As a matter of procedure, you will also receive a notice from the King County Hearing Examiner informing you of the time and place of the public hearing for this petition to vacate the road.

Road Services Division would like to thank you in advance for your cooperation in this matter.

Sincerely,
John Lauritzen

V-2672

June 3, 2015

Petition for Vacation of a portion of the Plat of Portage 1st Addition Adjoining Dockton Road SW, located in the SW Quarter of Section 9, Township 22 N, Range 3 E, W.M. Thomas Brothers Page 683, Grid H-5.

Date of this Notice: June 3, 2015

Petitioner: Sean C. Malone Telephone: (206) 200-5551
Address: P.O. Box 13223
City: Burton, WA 98013
Reason: The petitioner is requesting King County to vacate a portion of the Plat of Portage 1st Addition Adjoining Dockton Road SW

REVIEWING AGENCY – Please answer the questions related to your agency and respond within 30 days of receipt of this notice.

Agency: _____ Date: _____

Name: _____ Phone: _____

1. Nature of public utilities, if any, in right-of-way?
2. Is right-of-way improved for travel?
3. Is right-of-way necessary for present or future road system, either for travel or public utilities?
4. Are easements desired?
If YES, please provide an estimated date of contact with petitioner(s) _____
(Please Note: All utilities are required to obtain their own easements prior to King County issuing a recommendation on the proposed vacation.)
5. Is right-of-way maintained?
6. Has it been maintained or county funds expended?

Do you have any additional comments?

What is your recommendation?

Legal Description of the Proposed Vacation area:

All that portion of a public right-of-way situated in the Southwest Quarter of Section 9, Township 22 North, Range 3 East, W.M. lying west of the west right-of-way margin of the George Edwards Road No. 274 (Dockton Road SW) and lying east of the east line of Block 3 and its northerly extension in Portage 1st Addition, as Recorded in Volume 14 of Plats, page 97, Records of King County, Washington and lying southerly of the centerline, extended southeasterly of a vacated portion of Prospect Street. Said vacated portion lying between Blocks 3 and 4 of said plat.

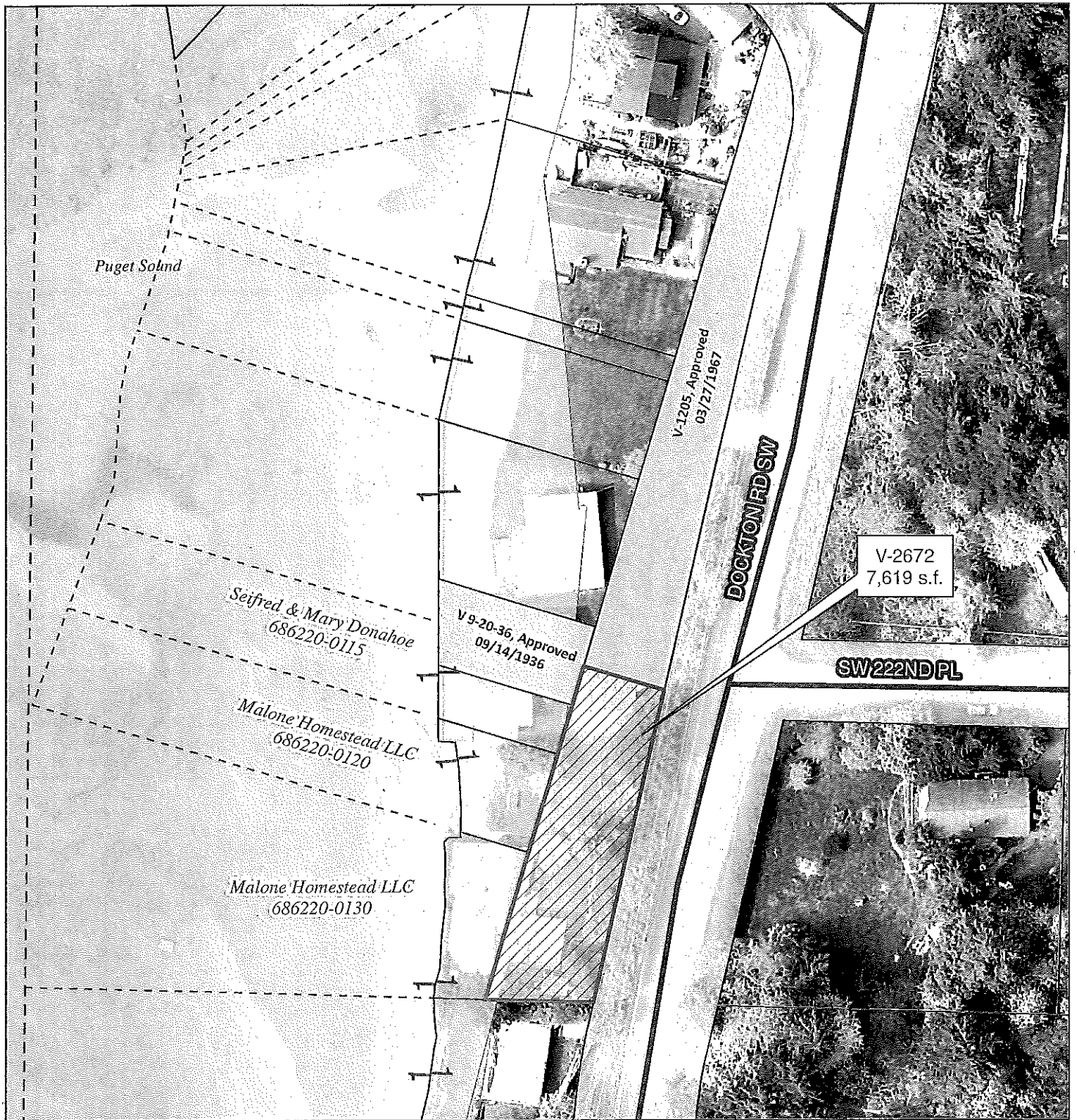
Map identifying the proposed right-of-way vacation area:

Please see the attached files. VicMap, SiteMap

If additional information is required, please contact John Lauritzen, the King County Road Vacation Engineer by e-mail or by phone at (206) 296-8142 or Trevor Cray, Supervising Engineer, Road Services Unit by email Trevor.Cray@kingcounty.gov or by phone at (206) 205-9910

Please return this completed form via e-mail to: John.Lauritzen@kingcounty.gov
Or by phone at (206) 296-8142 or

Via mail to: King County Department of Transportation
Survey Unit
155 Monroe Ave. NE, Bldg. C
Renton, WA 98056
MS: KSC-TR-0133
ATTN: Road Vacations Engineer



PROPOSED RIGHT-OF-WAY VACATION

For Informational Use Only

2009 Aerial

Public R/W Adjoining Block 3, Portage 1st Addition

22219 Dockton Rd SW

Vacation File V-2672

SW 09-22-03

 Vacation Area

 KC Maintained ROW

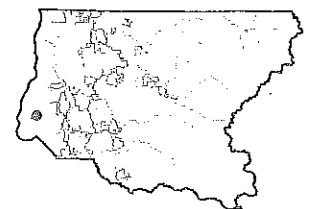
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King County



King County Overview Map



February 19, 2014





King County

Department of Transportation
Road Services Division

August 13, 2015

Sean C. Malone
P.O.Box 13223
Burton, WA 98013

RE: Vacation of a Portion of the George Edwards Road in the plat of Portage 1st Addition adjoining Dockton Road SW
File V-2672; Petitioner: Malone Homestead

Dear Mr. Malone:

Thank you for your petition requesting that King County vacate public road interest in a portion of the George Edwards Road (also known as Road No. 274) right-of-way (ROW) in the plat of Portage First Addition. This letter serves to update you with the progress, and the actions that need to be taken next if we are to proceed any further. We apologize for the length of time it has taken to reach this stage of the project. This is a result of major staff reduction and loss of key personnel that we have experienced in our Division in the past few years, resulting in a tremendous amount of backlog that we are still trying to work through.

The following is our findings and comments regarding your request.

1. You mentioned in your petition letter that ...“ This part of the King County right-of-way was deeded to the county by Great grandfather Nels Mattson in 1907. We would like to have it returned.” Our records confirmed that Nels & Christine Mattson dedicated the land to the County for the purpose of creating a public ROW when they established the Plat of Portage First Addition in 1907. However, King County Code (KCC 14.40.060) only allows original property owners who conveyed the land to the County eligible to be considered as class D road vacations.

“D Class. All King County roads or other real property interests originally conveyed to King County by the present petitioner for the vacation of said road or property interests for which no public expenditures have been made in the acquisition, improvement or maintenance of sameare classified D-class roads.”

So even though your great grandfather conveyed the land to the County, you, as the present petitioner, are not the original party that made the conveyance. Therefore, your vacation will instead fall under the class C category, for which, no public funds

have been expended in the acquisition, improvements or maintenance of the ROW. Class C requires compensation at 50% of full appraised value of the ROW.

A preliminary compensation estimate has been made at this time for your reference based on KCC 14.40.020. It may be necessary to update this amount prior to the issuance of the RSD recommendation and request for compensation. If the recommendation were issued today, the compensation as calculated for the entire proposed vacation area of 7,619 square feet would be \$287,617 based on class C 50 percent of the current assessed land value of the abutting properties. The square footage and the compensation cost represent the entire vacation area as requested in your petition. However, out of the total 170 linear feet of frontage abutting the ROW, your 2 parcels consist of 125 feet and the remaining 45 feet is owed by your neighbor, Donahoe. At the completion of this vacation, only the ROW directly abutting your properties will be reverted back to you. The smaller piece to the north will go to the Donahoe. If the Donahoe decided not to participate in this vacation, then the estimated compensation for your portion would be \$214,760, based on an area of 5,689 square feet.

2. We also noticed from reviewing the aerial maps that a large portion of your house was built within this public ROW. Based on our records, the initial structure was built in 1916. If, for whatever reason, this road vacation is not pursued any further, we might have to revisit this issue again as to how to fairly compensate the public for the current and past encroachment and usage of public property.
3. We have notified various stakeholders that might potentially be impacted by this proposed vacation. This includes local utilities and various departments in the King County government. The only request we received was from Century Link dba Century of Washington, Inc. They are requesting a 10-foot wide easement along the west side of the proposed vacation area. This is an agreement between you, the property owner, and Century Link. The only role the County plays in this is that once the mutually agreed easement has been signed and recorded, we would need a copy for our file to show that this requirement has been met. Utilities like Century Link usually have standard boiler plate agreements for granting easement. Please have them send you a form with the specifics for this vacation. You may want to have your attorney review it before signing. Once signed by both parties, have it recorded with the King County Records Department, and send a copy to us for our file. This task must be completed before this vacation can be approved.

We recognized that the estimated amount of compensation for this vacation is substantial and would like to give you some time to decide how you would like to pursue this. For the next 90 days, we will put this vacation request on hold until we hear from you. After that, we will assume you no longer want to continue and this current file will be closed. As mentioned above, we may then look into other options as to how the public can be compensated for the encroachment of your house into public ROW.


Sean C. Malone
August 13, 2015
Page 3

If you choose to continue with the vacation, the Road Services Division will make a recommendation to the King County Council. You will be notified in writing of the recommendation. If the recommendation is to approve the petition, you will be required to submit your payment.

Upon payment of the compensation, a public hearing before the hearing examiner will be conducted. You will be notified of the time and location of the hearing. If approved, an ordinance will be passed by the King County Council vacating the public ROW to the private use and ownership of abutting landowners.

If you have any questions please contact me at 206-477-3631 or via email at Lydia.Reynolds-Jones@kingcounty.gov; or contact James Chu, Senior Engineer, at 206-477-3616 or via email at James.Chu@kingcounty.gov.

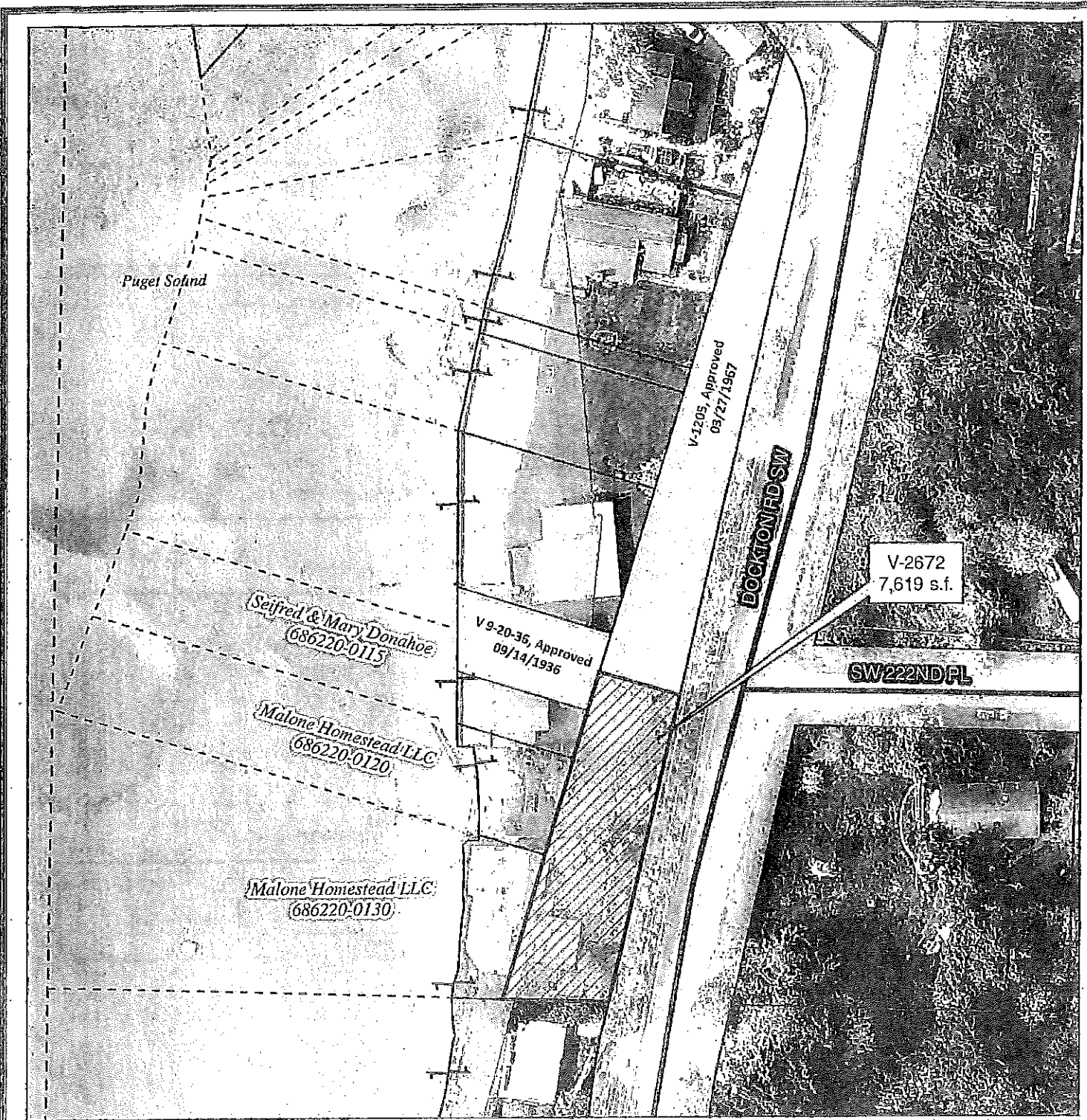
Sincerely,


Lydia Reynolds-Jones, Manager
Program and Project Support Services
Strategic Business Operations Section
Road Services Unit

Enclosures: Compensation estimates and V-2672 SiteMap

LRJ:jc

cc: Richard A. Brater, P.E., County Road Engineer, Road Services Division (RSD),
Department of Transportation (DOT)
Ruth Harvey, Manager, Strategic Business Operations Section (SBOS), RSD, DOT
James Chu, Senior Engineer, SBOS, RSD, DOT



PROPOSED RIGHT-OF-WAY VACATION

For Informational Use Only

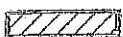
2009 Aerial


Public RW Adjoining Block 3, Portage 1st Addition

22219 Dockton Rd SW

Vacation File V-2672

SW 09-22-03

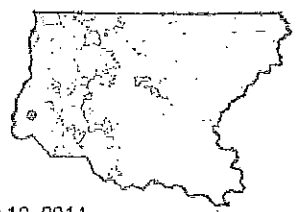
 Vacation Area

 KC Maintained ROW

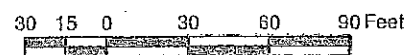
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King County Overview Map



February 19, 2014



V-2672 MALONE

PORTION OF PLAT OF PORTAGE 1ST ADDITION ADJOINING DOCKTON ROAD SW

DATE PREPARED : 6/15/2015

PRIMARY PARCEL TAX ACCOUNT No.	686220-0130	MALONE
ASSESSED LAND VALUE OF PARCEL	\$423,000.00	
	<i>divided by</i>	
ACREAGE OF PARCEL	0.06	
1 Acre = 43,560 sq. ft	43,560	
SQ.FT OF PARCEL	2,554	
	<i>equals</i>	
Value per Sq. Ft.	\$165.62	

PRIMARY PARCEL TAX ACCOUNT No.	686220-0120	MALONE
ASSESSED LAND VALUE OF ADJACENT PARCEL	\$60,000.00	
	<i>divided by</i>	
ACREAGE OF ADJACENT PARCEL	0.05	
1 Acre = 43,560 sq. ft	43,560	
SQ.FT OF PARCEL	2,278	
	<i>equals</i>	
Value per Sq. Ft.	\$26.34	

PRIMARY PARCEL TAX ACCOUNT No.	686220-0115	DONAHOE
ASSESSED LAND VALUE OF ADJACENT PARCEL	\$279,000.00	
	<i>divided by</i>	
ACREAGE OF ADJACENT PARCEL	0.07	
1 Acre = 43,560 sq. ft	43,560	
SQ.FT OF PARCEL	3,077	
	<i>equals</i>	
Value per Sq. Ft.	\$90.67	

ADJACENT PARCEL TAX ACCOUNT No.	686220-0195	DONAHOE
ASSESSED LAND VALUE OF ADJACENT PARCEL	\$440,000.00	
	<i>divided by</i>	
ACREAGE OF ADJACENT PARCEL	0.28	
1 Acre = 43,560 sq. ft	43,560	
SQ.FT OF PARCEL	12,109	
	<i>equals</i>	
Value per Sq. Ft.	\$36.34	

ADJACENT PARCEL TAX ACCOUNT No.	092203-9044	KIRK
ASSESSED LAND VALUE OF ADJACENT PARCEL	\$460,000.00	

V-2672 MALONE

ACREAGE OF ADJACENT PARCEL	<i>divided by</i>
1 Acre = 43,560 sq. ft	0.18
SQ.FT OF PARCEL	43,560
	7,856
	<i>equals</i>
Value per Sq. Ft.	\$58.55

Average Value per Sq. Ft.	\$75.50
	<i>times</i>
Square feet of vacation area	7,619.00
Value of vacation parcel	\$575,234.50
	<i>times</i>
Class "C"	50%
Amount of Compensation for Vacated Road Right-of-Way	\$287,617

Summary for Parcel # 686220-0130		
Entire Vacation Area:	7,619	square-feet
Compensation due King County:	\$287,617	

Average Value per Sq. Ft.	\$75.50
	<i>times</i>
Square feet of vacation area	5,689.00
Value of vacation parcel	\$429,519.50
	<i>times</i>
Class "C"	50%
Amount of Compensation for Vacated Road Right-of-Way	\$214,760

Summary for Parcel # 686220-0130		
Vacation Area abutting the two Malone parcels only:	5,689	square-feet
Compensation due King County:	\$214,760	

V-2672 MALONE

PORTION OF PLAT OF PORTAGE 1ST ADDITION ADJOINING DOCKTON ROAD SW

DATE PREPARED : 6/15/2015

PRIMARY PARCEL TAX ACCOUNT No.	686220-0130	MALONE
--------------------------------	-------------	--------

ASSESSED LAND VALUE OF PARCEL \$423,000.00

divided by

ACREAGE OF PARCEL

0.06

1 Acre = 43,560 sq. ft

43,560

SQ.FT OF PARCEL

2,554

equals

Value per Sq. Ft.

\$165.62

PRIMARY PARCEL TAX ACCOUNT No.	686220-0120	MALONE
--------------------------------	-------------	--------

ASSESSED LAND VALUE OF ADJACENT PARCEL \$60,000.00

divided by

ACREAGE OF ADJACENT PARCEL

0.05

1 Acre = 43,560 sq. ft

43,560

SQ.FT OF PARCEL

2,278

equals

Value per Sq. Ft.

\$26.34

PRIMARY PARCEL TAX ACCOUNT No.	686220-0115	DONAHOE
--------------------------------	-------------	---------

ASSESSED LAND VALUE OF ADJACENT PARCEL \$279,000.00

divided by

ACREAGE OF ADJACENT PARCEL

0.07

1 Acre = 43,560 sq. ft

43,560

SQ.FT OF PARCEL

3,077

equals

Value per Sq. Ft.

\$90.67

ADJACENT PARCEL TAX ACCOUNT No.	686220-0195	DONAHOE
---------------------------------	-------------	---------

ASSESSED LAND VALUE OF ADJACENT PARCEL \$440,000.00

divided by

ACREAGE OF ADJACENT PARCEL

0.28

1 Acre = 43,560 sq. ft

43,560

SQ.FT OF PARCEL

12,109

equals

Value per Sq. Ft.

\$36.34

ADJACENT PARCEL TAX ACCOUNT No.	092203-9044	KIRK
---------------------------------	-------------	------

ASSESSED LAND VALUE OF ADJACENT PARCEL \$460,000.00

divided by

V-2672 MALONE

ACREAGE OF ADJACENT PARCEL .018
 1 Acre = 43,560 sq. ft 43,560
 SQ.FT OF PARCEL 7,856
 equals

Value per Sq. Ft.	\$58.55
--------------------------	----------------

Average Value per Sq. Ft. **\$75.50**
times
Square feet of vacation area **7,619.00**
Value of vacation parcel **\$575,234.50**
times
 Class "C" 50%
Amount of Compensation for Vacated Road Right-of-Way **\$287,617**

Summary for Parcel # 686220-0130		
Entire Vacation Area:	7,619	square-feet
Compensation due King County:	\$287,617	

Average Value per Sq. Ft. **\$75.50**
times
Square feet of vacation area **5,689.00**
Value of vacation parcel **\$429,519.50**
times
 Class "C" 50%
Amount of Compensation for Vacated Road Right-of-Way **\$214,760**

Summary for Parcel # 686220-0130		
Vacation Area abutting the two Malone parcels only:	5,689	square-feet
Compensation due King County:	\$214,760	

MICHAEL J. MALONE
1620 BROADWAY, SUITE 200
SEATTLE, WASHINGTON
98122

November 3, 2015

Lydia Reynolds-Jones, Manager
Program and Project Support Svcs
Department of Transportation
201 S Jackson Street, Rm 313
Seattle, WA 98104

RE: Vacation of a Portion of the George Edwards Road in the plat of Portage 1st
Addition adjoining Dockton Road SW
File V2672; Petitioner: Malone Homestead

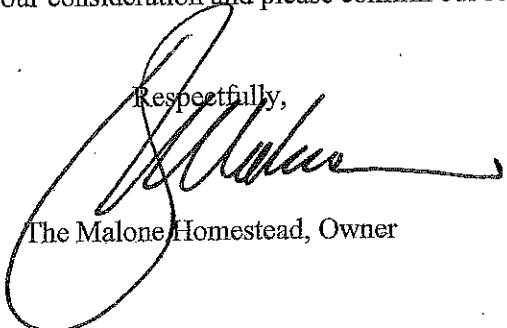
Dear Lydia,

We are of course in receipt of your letter dated August 13, 2015 and as I think you know we have been trying to deal with the magnitude of what you have suggested.

As the legal owner of the Malone Homestead, I am asking the County for a 9 month extension from November 1, 2015 in our petition requesting that King County vacate this portion of a public road interest. The time is needed to sort out some legal issues and the fair market value of the property in question. We feel with this added time we will be able to provide the framework for an acceptable resolution.

Thank you for your consideration and please confirm our requested extension in writing.

Respectfully,


The Malone Homestead, Owner

cc: Richard A. Brater, P.E. County Road Engineers, Road Services Division, DOT
Ruth Harvey, Manager, Strategic Business Operations Section, RSD, DOT
James Chu, Senior Engineer, SBOS, RSD, DOT
Sean Malone



King County

Department of Transportation
Road Services Division

December 18, 2015

Michael J. Malone
1620 Broadway, Suite 200
Seattle, WA 98122

RE: Vacation of a Portion of George Edwards Road in the plat of Portage 1st Addition adjoining Dockton Road SW – File V-2672; Petitioner: Malone Homestead

Dear Mr. Malone,

Thank you for your letter dated November 3, 2015 in which you requested an extension of the current 'On Hold' status of this vacation for another nine months, from November 1, 2015 to August 1, 2016.

Your request is hereby granted. If we do not hear from you by August 1, 2016, we will assume you no longer wish to continue the process and the file will be closed. As mentioned in my previous letter, we then may pursue other options as to how the current rights-of-way encroachment can be resolved in a fair and equitable manner.

If you should you have any questions, please contact me at 206-477-3631 or via email at Lydia.Reynolds-Jones@kingcounty.gov; or contact James Chu, Senior Engineer, at 206-477-3616 or via email at James.Chu@kingcounty.gov.

Sincerely,

Lydia Reynolds-Jones, Manager
Program and Project Support Services
Strategic Business Operations Section
Road Services Unit

cc: Anne Noris, Clerk of the Council
Richard A. Brater, P.E., County Road Engineer, Road Services Division (RSD),
Department of Transportation (DOT)
Ruth Harvey, Manager, Strategic Business Operations Section (SBOS), RSD, DOT
James Chu, Senior Engineer, SBOS, RSD, DOT

JUNE 24, 2016

VIA E-MAIL AND FIRST CLASS MAIL

Lydia Reynolds-Jones
Department of Transportation
Road Services Division
King County
201 South Jackson Street
Seattle, WA 98104-1598

Milton A. Reimers
Admitted in Washington
T: 206-407-1572
mreimers@schwabe.com

**RE: Vacation of a Portion of the George Edwards Road in the plat of Portage 1st Addition adjoining Dockton Road SW
File V-2672; Petitioner: Malone Family Homestead, LLC
Our File No.: 130004-215814**

Dear Ms. Reynolds-Jones:

We write on behalf of Malone Homestead, LLC, owned by Michael J. Malone, regarding the vacation of a portion of the George Edwards Road in the plat of Portage 1st Addition adjoining Dockton Road SW ("Property"). We have considered King County's preliminary compensation estimate for the Property and disagree with the estimated value. Enclosed please find a May 17, 2016 appraisal of the subject property prepared by Patrick Lamb of Lamb Hanson Lamb ("Lamb Appraisal"), which estimates the Property's value at \$72,000.

The Lamb appraisal is a more accurate estimate of the Property's value after considering the Property's location, comparable properties and applicable zoning. We ask the County to reconsider its preliminary compensation estimate and, instead, adopt the valuation analysis and conclusion contained within the Lamb Appraisal.

Appraisals are more reliable than assessed values. Appraisals are inherently more accurate than assessed values and King County should rely upon the Lamb Appraisal for a determination as to the Property's value.

King County Code 14.40.020(A) provides "Vacation of all county roads included in Classes A, B and C, if granted, shall require compensation... at fifty percent of full appraised value for class C vacations as of the effective date of the vacation, which amount, for the purposes of this chapter, may be determined from the records of the department of assessments[.]" (Underlining added.) While King County Code allows for the consideration of assessed values, these figures are notoriously unreliable as they are often outdated, imprecise and based upon inappropriate comparable properties. For example, Washington courts have concluded that "assessment rolls are not independent evidence of the market value of real property" in condemnation cases. *In re Northlake Ave.*, 96 Wash. 344, 347, 165 P. 113 (1917); *see also In re Petition of Medina*, 69 Wn.2d 574, 578, 418 P.2d 1020 (1966).

An actual site-specific market-based appraisal provides a more up-to-date and precise determination as to a property's fair market value. The Lamb Appraisal uses the industry

standard “sales comparison approach” to determine the Property’s value. This approach “is based on the principle of substitution – that a prudent purchaser would not pay any more for a property than the price paid for an equally desirable substitute property in the open market.” *See Boyce, Real Estate Appraisal Terminology* (rev. ed. 1981) at 234. The County should give deference to the Lamb Appraisal.

The Lamb Appraisal identifies suitable comparable properties. King County’s preliminary compensation estimate was deficient in a number of ways. First, the County relied upon the assessed value for five *waterfront* properties to determine a price per square foot. *See* Parcel Nos: 686220-0130 (Malone); 686220-0120 (Malone); 686220-0115 (Donahoe); 686220-0195 (Donahoe); 092203-9044 (Kirk). Each of these waterfront properties has between 45–100 feet of waterfront footage along Puget Sound. *See* King County Department of Assessments (Property Detail report for parcels). As a result, the average value per square foot for these five properties is \$75.50. They are not comparable properties for the purposes of determining the value of the Property.

The subject Property is an “internal lot with 165 feet of frontage along Dockton Road SW, which is an asphalt-paved, two-way, two-lane street which functions as the main access road to Maury Island through Vashon Island.” *See* Lamb Appraisal, p. 27. The Property is not located on the water nor does it have any easement rights to access the water.

The Lamb Appraisal considered five comparable sales during 2014 and 2015. *See* Lamb Appraisal, p. 43. It also considered one actively listed property located within two miles of the subject Property. *See* Lamb Appraisal, p. 49. These properties were chosen because they were recently sold (or listed) and have similar attributes to the Property, to include their location, size and condition. In particular, each of these properties is located within six miles of the Property; they are all internal lots (not waterfront); their size ranges from 4,380 sf to 17,293 sf (the subject Property is 7,619 sf); and they are zoned RA-2.5 and RA-5. *See* Lamb Appraisal, p. 43.

The Lamb Appraisal makes adjustments to its comparable properties. After identifying five suitable comps, the Lamb Appraisal also made necessary adjustments to the comparable properties in order to take into account differences in the location, size, or condition of the properties. The Lamb Appraisal discusses in detail each comparable property’s attributes and quantifies any appropriate adjustment. *See* Lamb Appraisal, pp. 44-50. King County’s preliminary compensation estimate made no such adjustments to the comparable waterfront properties it identified.

The Lamb Appraisal applies a weighted distribution to the comparable properties. After making appropriate adjustments to the comparable properties, the Lamb Appraisal assessed a weighted distribution based upon the likeness of the comparable properties to the subject Property. *See* Lamb Appraisal, p. 51. Mr. Lamb assigned a weight of 15%-25% to each of the comparable properties that had sold in 2014 and 2015. *See* Lamb Appraisal, p. 51. The actively listed comparable site was assigned a weight of only 5%, because the actual final sales price is still unknown. *See* Lamb Appraisal, p. 51. King County’s preliminary compensation estimate did not assign a weighted distribution to its purportedly comparable waterfront properties.

The Lamb Appraisal concludes that the weighted price per square foot is \$9.48. *See* Lamb Appraisal, p. 51. Multiplying the weighted price per square foot (\$9.48) by the total square footage of the Property (7,619), the appraiser concluded the Property's value is \$72,000. *See* Lamb Appraisal, p. 51.

RA 2.5 Zoning. King County's preliminary compensation estimate did not consider the size or zoning for the Property. Currently, the Property is not zoned. The Lamb Appraisal analyzed the Property as though it were zoned RA-2.5, which is the nearest zoning area to the Property. *See* Lamb Appraisal, p. 29. "RA-2.5 [is] in rural areas where the predominant lot pattern is below five acres in size for lots established prior to the adoption of the 1994 Comprehensive Plan. *See* King County Code 21A.04.060(B)(1).

The appraiser concluded that "Considering the site does not meet the required minimum lot size, a reasonable use exemption would need to be acquired to develop the site independently." *See* Lamb Appraisal, p. 35. Because the lot is too small for the applicable zoning, the appraiser also concluded that it is "reasonable to vacate the property to the abutting properties to be used as expanded residential surplus land area." *See* Lamb Appraisal, p. 35.

Conclusion. The Lamb Appraisal is based on a site-specific, industry-standard valuation methodology that Washington courts acknowledge is more accurate and reliable than property tax assessed values. The Lamb Appraisal is thorough and comprehensive in its analysis of the Property and comparable properties. We respectfully request that King County accept the Lamb Appraisal's valuation analysis and conclusion for the purpose of vacating a portion of the George Edwards Road in the plat of Portage 1st Addition adjoining Dockton Road SW.

The Property should be valued at \$72,000. Consistent with KCC 14.40.020(A), our client should be asked to compensate King County 50% of the appraised value, for a total of \$36,000.

Please contact me by phone (206.407.1572) or email (mreimers@schwabe.com) after you have had an opportunity to review the Lamb Appraisal and consider its analysis.

Best regards,


SCHWABE, WILLIAMSON & WYATT, P.C.

Milton A. Reimers

MRE:rmr
Enclosure

cc: James Chu
Sandy Allen
Michael Malone

Appraisal Report

Property Type:

7,619 SF proposed right-of-way vacation.

Located at:

22219 Dockton Rd SW

Vashon Island, WA



Prepared For:

Malone Homestead, LLC
1620 Broadway, Suite 200
Seattle, WA 98122

Contact:

Michael J. Malone
Client

Effective Date:

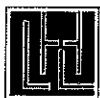
April 25, 2016

Job No.:

S016-080

Prepared By:

Patrick M. Lamb, MAI
WA State General Certified Appraiser
Certification No. 1101646



LAMB HANSON LAMB
APPRAISAL ASSOCIATES, N

Letter of Transmittal

May 17, 2016

Malone Homestead, LLC
c/o Michael J. Malone, Client
1620 Broadway, Suite 200
Seattle, WA 98122

RE: 7,619 SF proposed right-of-way vacation located at 22219 Dockton Rd SW, Vashon Island, WA .

Dear Mr. Malone,

As requested, we have personally inspected and appraised the above-mentioned property, more particularly described in detail within the following appraisal report. The purpose of this report is to provide an opinion of the "Hypothetical" market value. The "Hypothetical" fee simple market value is based on the condition that the subject property will assume the abutting parcels zoning and a use that is consistent with the neighborhood characteristics.

Currently, the subject property is a county owned right-of way segment on the west side of Dockton Rd SW, just south of the entrance to Maury Island. The abutting residence encroaches on the south portion of the subject site. In 1987 the owner installed a ground septic system on the subject property. As well, there is a small 200 SF shed on the north end of the site. The underlying area contains 7,619 SF of land with no tax parcel ID number. Under the hypothetical condition, the site is being valued as if the segment is held under fee ownership, assuming the adjacent zoning code RA-2.5.

The final opinion of the "Hypothetical" fee simple market value of the subject property as of the effective date, April 25, 2016, is displayed below:

Site Valuation, \$/SF Method			
Method of Value	Area (SF)	\$/SF	Land Value
Sales Comparison Approach	7,619	\$9.48	\$72,252
Indication of Land Value, Rounded			\$72,000

The appraisal analyzes real property components and fixtures that are typically included in the transfer of like kind property. The report does not include items of equipment, stock, inventory, tools, furniture, or any other items, movable or immovable, of a personal nature. To the best of our ability and knowledge, this appraisal was done according to the appropriate guidelines set forth in Standards 1 and 2 of the Uniform Standards of Professional Appraisal Practices (USPAP), as well as the Code of Professional Ethics of the Appraisal Institute.

If you have any questions or require additional information at this time, please do not hesitate to contact us. Your attention is directed to the following pages of data and analysis from which, in part, the above value conclusion was derived. Thank you for the opportunity to be of service.

Very Truly Yours;



Patrick M. Lamb, MAI
WA State General Certified Appraiser
Certification No. 1101646

Phone: (206) 838-1216
E-Mail: plamb@lambhansonlamb.com

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Certification

We certify that, to the best of our knowledge and belief:

- i. The statements of fact contained in this report are true and correct.
- ii. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- iii. We have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- iv. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- v. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- vi. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- vii. Our analyses, or opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- viii. Patrick M. Lamb, MAI (WA State Certification No. 1101646) personally inspected the subject property, performed research and analysis, and wrote the report contained herein. Jonathan D. Mendoza (WA State Licensed Trainee No. 1001771) assisted with inspection, research and report preparation.
- ix. No one else provided significant real property appraisal assistance to the person(s) signing this certification.
- x. As of the reporting date, May 17, 2016, the certification of the signing licensed appraisers are up to date with the State of Washington Appraisal Licensing Division.
- xi. We certify that, to the best of our knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- xii. Possession of this report, a copy, or any part thereof does not carry with it the right of publication.

- xiii. Neither all, nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected) shall be used for any purposes by anyone but the client specified in the report, without the previous written consent of the Appraiser. Nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the express written consent and approval of the undersigned.
- xiv. As of the reporting date, Patrick M. Lamb, MAI, has completed the continuing education program for designated members of the Appraisal Institute. The use of this report is subject to the requirements to the Appraisal Institute relating to review by its duly authorized representatives.
- xv. We have not performed any services, as an appraiser or in any other capacity, of the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Certification as of the reporting date, May 17, 2016;





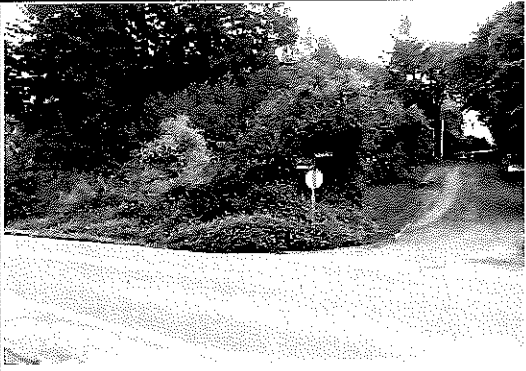

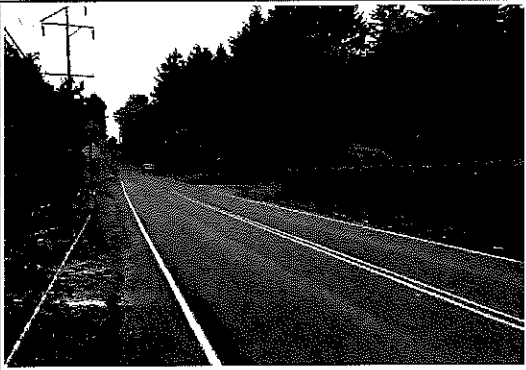

Patrick M. Lamb, MAI
WA State General Certified Appraiser
Certification No. 1101646

Phone: (206) 838-1216
E-Mail: plamb@lambhansonlamb.com


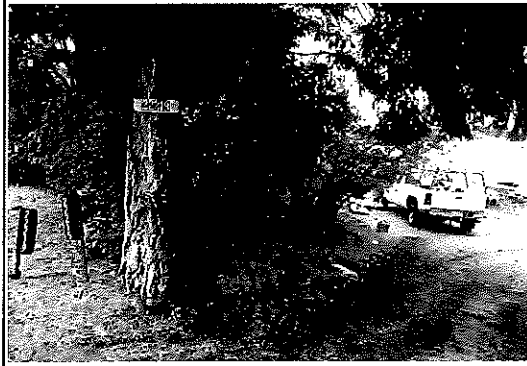

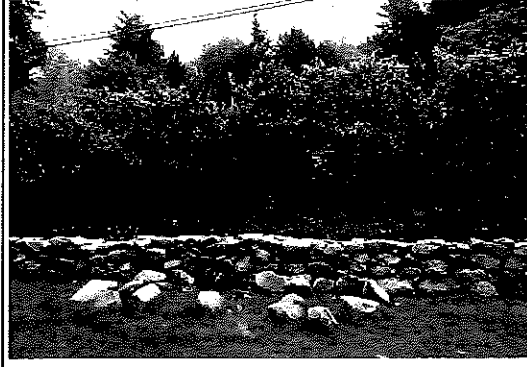


Summary of Salient Facts

Client:	Malone Homestead, LLC.
Intended Use:	This report is to assist the client with potential acquisition dispute resolution with the County. This report is not intended for any other use.
Intended Users:	Malone Homestead, LLC is the only intended user of this report. No other party is intended to use this report.
Purpose of Appraisal:	The purpose of this appraisal is to provide an opinion of the "Hypothetical" fee simple market value of the subject property.
Property Appraised:	7,619 SF proposed right-of-way vacation located at 22219 Dockton Rd SW, Vashon Island, WA .
Effective Date of Value:	April 25, 2016 (Date of Site Visit).
Completion / Reporting Date:	May 17, 2016.
Zoning:	Under the hypothetical condition, the site is being valued as if the segment is held under fee ownership, assuming the adjacent zoning code RA-2.5 (Rural Area 2.5 acres per lot), Unincorporated King County.
Tax Parcel Number(s):	Not identified (Right-of-way segment).
Land Area:	7,619 SF (0.17 Acres).
Highest & Best Use, As Vacant:	Vacate the property to the abutting properties to be used as expanded residential surplus land area.

Subject Photographs Section

	
1. Aerial Image of Subject	2. Dockton Rd SW View North
	
3. Corner of Dockton Rd SW & SW 22nd St	4. Eastern Property Line
	
5. Dockton Rd SW View South	6. Subject View North

Subject Photographs Section

	
7. Property View South	8. Southern Property Line
	
9. Subject Property View North	10. Property View East
	
11. Property View North	12. Southern Property Line

Property Identification

Ostensible Owner

King County
415 6th Ave
Seattle, WA 98104

Property Address

22219 Dockton Rd SW
Vashon Island, WA

Tax Parcel Number(s)

The King County Assessor's Office does not have an established parcel number for the subject property.

Assessed Valuation & Taxes

The subject site is owned by King County. There are no previous assessments.

Legal Description

The subject site is legally described as follows: *All that portion of a public right-of-way situated in the Southwest Quarter of Section 9, Township 22 North, Range 3 East. W.M. lying west of the west right-of-way margin of the George Edwards Road No. 274 (Dockton Road SW) and lying east of the east line of Block 3 and its northerly extension in Portage 1St Addition. as Recorded in Volume 14 of Plats. page 97. Records of King County, Washington and lying southerly of the centerline, extended southeasterly of a vacated portion of Prospect Street. Said vacated portion lying between Blocks 3 and 4 of said plat.*

Effective Date

This appraisal report, its analysis, research, and the final opinion of market value, are specifically applicable to the effective date of value as of April 25, 2016 (Date of Site Visit).

Completion / Reporting Date

The completion date of this report is May 17, 2016.

Delineation of Title

No sales are known to have occurred during the three years preceding the date of this report. The property was originally deeded to the county in 1907 for the purpose of creating a public right-of-way when they established the Plat of Portage First Addition in 1907.

Marketing History

No listings of the subject are known to have occurred during the three years preceding the engagement date of this report.

Purpose & Use

The purpose of this appraisal is to provide an opinion of the "Hypothetical" fee simple market value indication of the subject property for potential acquisition dispute resolution with the County.

Definition of Market Value

"Fair Market Value" is defined as; the amount in cash which a well -informed buyer, willing but not obliged to buy the property, would pay, and which a well -informed seller, willing but not obligated to sell it would accept, taking into consideration all uses to which the property is adapted and might in reason be applied (Washington Pattern Instruction 150.08).

Cash Equivalent

The price of a property with nonmarket financing expressed as the price that would have been paid in an all-cash sale. (The Dictionary of Real Estate Appraisal, 6th edition, Appraisal Institute, Chicago, 2015, P. 92).

Property Rights Appraised

The property rights being appraised in the "Hypothetical" state are those of a fee simple interest. The abutting residence encroaches on the south portion of the subject site. In 1987 the owner installed a ground septic system on the subject property. As well, there is a small 200 SF shed on the north end of the site.

Fee Simple Interest

Fee Simple Interest is defined as "An absolute ownership, unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat." (The Appraisal of Real Estate, 13th edition, Appraisal Institute, Chicago, 2008).

Extraordinary Assumptions

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016- 2017 ed.) (The Dictionary of Real Estate Appraisal, 6th ed. 2015 Page 84).

Special Note: when incorporated, the use of extraordinary assumptions may affect the assignment results, (USPAP Standard 2 (xi)).

Hypothetical Conditions

A condition that is presumed to be true when it is known to be false, or a condition, directly related to a specific assignment which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.).

A hypothetical condition may be used in an assignment only if: use of hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison; use of the hypothetical condition results in a credible analysis; and the appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions.(The Dictionary of Real Estate Appraisal, 6th ed. 2015, Page 113).

Under the hypothetical condition, the site is being valued as if the segment is held under fee ownership, assuming the adjacent zoning code RA-2.5. The use of hypothetical conditions may affect the assignment results.

Competency Rule

USPAP cites the Competency Rule which states that before agreeing to perform an assignment, an appraiser must have the experience to complete the engagement competently or the appraiser must take steps necessary to complete the assignment by personal study, association with experienced appraiser or other measures. In this case, the appraiser must disclose to the client the lack of knowledge or experience prior to taking the assignment. The appraisers participating in the assignment do have the experience to comply with the competency provision.

Geographic Competency

By accepting this appraisal order, the assigned appraiser does declare he/she has geographic competency in the subject property's market area and knowledge of and full access to all data sources including local sources unique to the subject's market.

Appraisal Development & Reporting Process

This appraisal is reported in a narrative format; as such, it presents detailed discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the defined scope of work, needs of the client, and for the intended use.

Investigation Methodology

The scope of appraisal is designed to give the reader an understanding of the assumptions relied upon during the appraisal process. The scope of this assignment included (1) defining the appraisal engagement, (2) inspecting the subject property and comparable properties where appropriate, (3) generating detailed notes regarding the subject real property, (4) collection and analysis of all relevant data, (5) research of current costs for and sales of similar properties, (6) investigating current market conditions and trends for comparable properties, and (7) developing indicated market value conclusions.

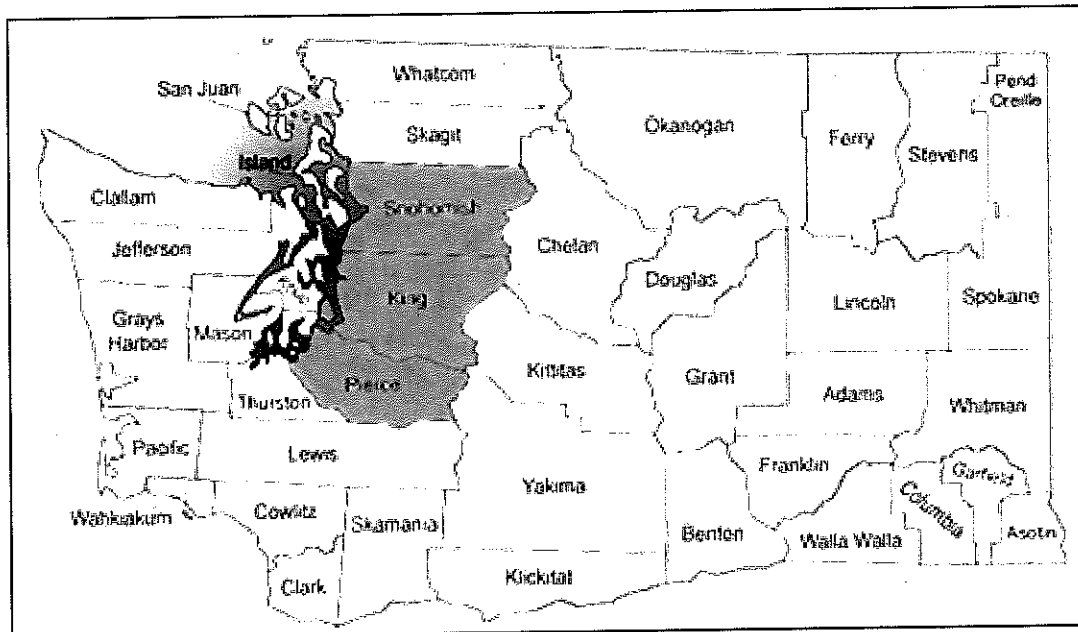
Sources of Information

Information about the subject property was gathered from a variety of sources, including King County public records (assessor and recorder's office records), the Site-To-Do-Business (STDB) and Unincorporated King County Planning & Development Services. Comparable sales were located from Northwest Multiple Listing Service and through leads provided by local market participants (verified through deeds on file with King County). Where possible, comparable sales were further verified with parties directly or secondarily related to the transactions.

Market Description

Regional Overview: Greater Seattle Metropolitan Area

The subject site is located within the Greater Seattle Metropolitan Area (SMA) in King County. The Seattle Metropolitan area essentially consists of King, Pierce and Snohomish counties. These counties are in the middle of a five-county area often referred to as the Central Puget Sound Region. The U.S. Census Bureau defines the metropolitan area as the Seattle–Tacoma–Bellevue, WA Metropolitan Statistical Area, with a 2013 census population of 3,610,105 (American Community Survey), making it the 15th largest United States Metropolitan Statistical Area. The population has grown almost 15% since the 2000 census. A diagram of the SMA is displayed below:



Supporting the SMA's population growth is the aerospace sector led by Boeing, the technology sector led by Microsoft and Amazon, forestry sector led by Weyerhaeuser and the Biotech sectors led by Amgen, Icos and ZymoGenetics to name a few. In addition, the influence of the Port of Seattle has had a positive effect on the SMA's employment and economy with increased container traffic from overseas markets and tourism. Trends indicate that the SMA is likely to continue to experience increases in both population and economic activity.

County Overview: King County

King County is bordered to its north by Snohomish County and Pierce County to its south. Puget Sound lies to the west and the Cascade Mountains to the east. King County has points at sea level and a high point of nearly 8,000 feet.

Population Statistics

The largest cities within King County include Seattle, Bellevue, Kent, Renton and Federal Way. In terms of population, King County is the largest in the State of Washington and 14th most populous in the United States. According to the Washington State Office of Financial Management in their yearly April 1st estimates, the County had an estimated total population of 2,052,800 persons in 2015. This represents an increase of almost 6.3% or 121,500 persons from the 2010 Census. About two-thirds of the county's population lives in the city's suburbs. King County ranks among the 100 highest-income counties in the United States. Further, between 2012 and 2013, the county had the second fastest growing population in the nation at 1.84% (Seattle Times).

Transportation

Major interstate highway systems of note within King County include Interstate 5 and Interstate 405, the primary north-south routes, and Interstate 90 and Highway 520, the primary east-west routes. These routes connect the cities within the county and to other counties, states, and Canada. Public transportation options available to King County include regional public transit provided by King County Metro, as well as ferry service, which links the county with counties located on the Olympic Peninsula. Washington State Ferries, a division of the Washington Department of Transportation offers ferry service that links Kingston with Edmonds, Bremerton & Bainbridge Island with downtown Seattle, and the Vashon Island with the ferry terminal at Fauntleroy in West Seattle.

Seattle-Tacoma International Airport is located south of Seattle. The airport is the primary hub for Alaska Airlines, with headquarters located near the airport, and its regional subsidiary Horizon Air. The airport has service to destinations throughout North America, Europe, the Middle East and East Asia.

Industries & Employment

Lumber played a major role in King County's early history, especially before the Great Seattle Fire of 1889. In recent decades, the region was highly dependent on the aerospace industry. Aerospace still plays an important role, but a much smaller percentage of workers have specialized in the industry over the past 10 years.

Throughout the 1990s, the county underwent extraordinary gains in employment, population and wages. Despite the county's increasing cost of living, especially in housing, the high-tech job boom lured well-educated newcomers to the area. The county continues to hold a strong national reputation as a hub for information technology development.

Major industry sectors in King County with more than 100,000 estimated jobs include professional, scientific and technical services; retail trade; healthcare; leisure and hospitality; and government. Of these, government employment continues to face looming budget reductions.

Local Market Overview: Vashon Island

Vashon is a ferry-served island with access to West Seattle on the north and Tacoma on the south side. The island is served by the Washington Ferry System. It is the only island in the unincorporated western portion of King County. The town of Vashon is located near the north central portion of the Island and contains the largest concentrations of commercial, industrial, retail, and residential development.

Geography

Vashon Island is rural in character with 47 miles of saltwater shoreline, including Quartermaster Harbor between Maury and Vashon Islands. The island measures 13 miles in length and 4 miles across at its widest point (excluding Maury Island). Maury Island is actually connected to Vashon Island at Quartermaster Harbor, and is accessed by Dockton Road. The total size of Vashon and Maury Islands is roughly 23,500 acres. At 37 square miles, it is about 60 percent larger in area than Manhattan, with about 1/150 the population.

Population

According to the Washington Office of Financial Management, the estimated 2015 population of Vashon Island is 10, people. This is a small increase from the 2010 census population of 10,624. Between the 2000 and 2010 census, the population of the island increased by about 500 people or 5%.

Access & Transportation

Vashon has two ferry terminals served by the Washington State Ferry System. The southern terminus of the Vashon Highway is the Tahlequah Ferry Terminal, connected to the Point Defiance neighborhood of Tacoma. The northern terminus of the Vashon Highway is the Heights Dock at Point Vashon, which connects to Southworth (west) and Fauntleroy in West Seattle (east). There are no bridges to connect the island with the mainland.

Access throughout the island is provided by several major thoroughfares. The Vashon Highway extends from the northern tip of Vashon at the ferry terminal to the southern tip of the island at the ferry terminal leading to Tacoma. Other primary north/ south arterials include Wax Orchard Road SW on the western portion of the island, Westside Highway on the on the northwestern portion of the island, and Dockton Road on Maury Island.

Primary east/west roads include SW Cove Road, Cemetery Road, all in the northern half of Vashon Island. On Maury Island there are a few primary roads: Dockton Road, which provides access to the island from Vashon Island, intersects with SW Point Robinson Road on the northern portion of Maury Island.

The Town of Vashon includes most of the island's basic goods and services such as grocery stores, restaurants, parks and recreation as well as a library and movie theatre. There is an art gallery to the south overlooking Quartermaster Harbor.

Utility Services

The islands domestic water supply is drawn entirely from rain-fed aquifers, which are the sole sources of water in the foreseeable future. Vashon Community Plan states that a major objective of the future land use and zoning recommendations is to accommodate the forecast population while retaining the rural character of the island and protecting the water resource. Much of the planned density is based upon recharge calculations for the various land uses. Areas with high ground water recharge capacity are planned for a relatively low density of use. The areas with high permeability, and therefore high volumes of rainwater in the groundwater system, are zoned for larger lots at ten acres per residential unit. This is a very common density throughout the island, due to the soil systems.

There is a single sewer district located on the island operated by the Vashon Sewer District. This serves the town of Vashon and the immediate vicinity. The balance of the land on the two islands uses private septic systems. The Soils Conservation Service considers soils on Vashon to be relatively poor for septic systems. This is another reason for the low densities throughout the island. In fact, studies have shown that existing water resources are not sufficiently protected from contamination from septic systems. Thus, higher density in the future appears unlikely.

Economy

The economy of Vashon Island is heavily based on residents commuting to Seattle and Tacoma. While orchards and strawberry farms formerly played a major role in the Vashon economy, the pressures of suburban residential development have all but eliminated commercial agriculture on the island.

Vashon's economy took another hit in recent years when it lost two of its major industrial employers: K2 Sports moved its manufacturing to China, and the Seattle's Best Coffee roasting operation was closed shortly after SBC was bought by Starbucks. Currently, the largest manufacturer on Vashon is Pacific Research Laboratories, locally referred to as "The Bone Factory." Maury Island is home to numerous AM transmitters. KIRO 710 has two massive antennas for its 50,000 watt transmitter. KTTH 770 operates a three-aerial directional transmitter nearby.

Real Estate

The real estate market on Vashon fills a unique niche among Puget Sound markets. It is an island that is regarded as being destined for low density development, retaining a rural atmosphere. Vashon Island has substantially lower density than the balance of King County, due primarily to sewage disposal and water factors.

It has been estimated that roughly 40% of the inhabitants of Vashon and Maury Islands commute off the island for employment. The rural character of the island, combined with extensive water frontage and relatively low expectations of population increases, all combine to provide a desirable quality of life for the residents of the island. This is expected to continue into the foreseeable future.

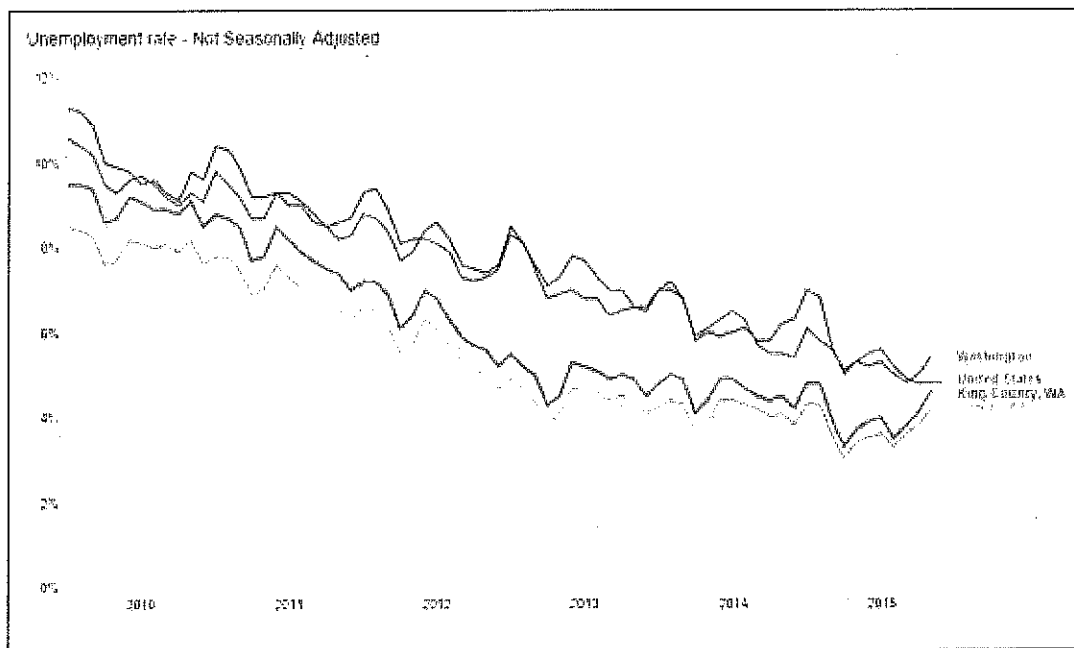
Agricultural

Although farming is common throughout the entire island, the agricultural heart of Vashon is at the center of the main island. Many large acreage farms can be found in this area. Historically, agriculture was the primary economic activity on the island from the 1890s until the 1940s. However, Vashon Island's glacial soil is poorly suited for growing crops such as hay or corn due to its low organic content, but proved to be well suited to crops that require good drainage, such as berries. Presently, the pressures of suburban residential development have all but eliminated any major commercial agriculture uses on the island, but many small farms continue to operate, providing locals with fresh organic produce, milk, and eggs.

Employment Trends

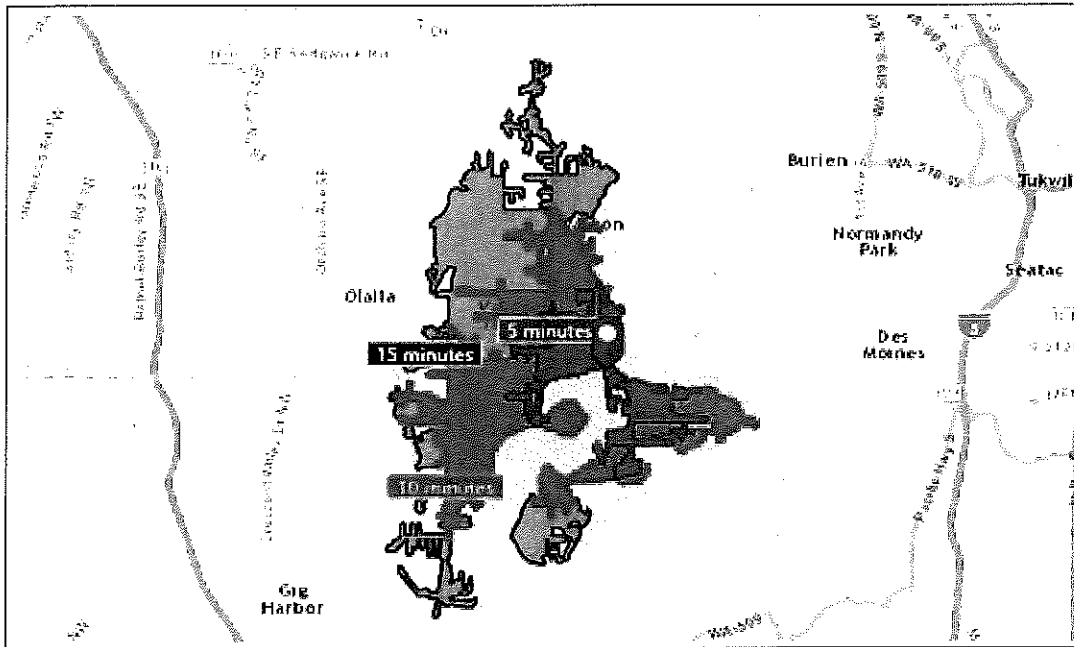
There is no specific employment data for the island of Vashon, considering 40% of the island commutes to Seattle we have extracted unemployment rates as of November 2015, the unemployment rate (not seasonally adjusted) for the City of Seattle was 4.2%. This is lower than Washington State's rate of 4.6% and national rate of 5.4%. The City's rate has increased 0.1% since November 2014 and 0.3% since November 2013. Over the past 5 years, Seattle has followed the same general trends as the state and nation. However, the rate has typically been below both.

Furthermore, the November 2015 total employment in Seattle is 393,693. This is up from 391,801 in November 2014 and represents an annual increase of 0.5%. The unemployment trends over the last five-years, retrieved from Google Public Data utilizing U.S. Bureau of Labor Statistics unemployment survey, is displayed below:



Market Demographic Overview

The subject would likely draw demand from an area within a 15-minute drive time from the property. The map, located on the following page, courtesy of Site-To-Do-Business (STDB) shows the subject's local demographic profile, illustrated by 5, 10 and 15-minute drive times from the property, (Note: information used is derived from the U.S. Bureau of the Census, 2010 Census of Population and Housing and ESRI forecasts for 2015 and 2020).



Population: In the identified market area, the 2010 census population was 7,169. ESRI forecasts the 2015 population at 7,538. The five-year projection (2020) for the population is 8,073, representing a change of 1.38% annually from 2015 to 2020. The national growth rate is forecast at 0.75% in the same period. The median age of the market is 50.5 years in 2010 and anticipated to be 54.0 years in 2020.

Household: The household count in this market area, as of the 2010 census, was 3,071. ESRI forecasts the 2015 household count at 3,230. The five-year projection (2020) of households is 3,453, representing a change of 1.34% annually from 2015 to 2020. Average household size in 2010 was 2.32 and anticipated to be 2.32 in 2020. The number of families in 2010 was 1,969.

Housing: In 2015, ESRI forecasts that 2,484 of the 3,230 housing units in the market area were owner occupied, versus 658 that were renter occupied. The number of owner occupied households is expected to grow 1.454645% per year from 2015 to 2020.

Household Income: The 2015 median household income in the market area is \$85,277. ESRI forecasts the 2020 median household income to be \$97,331, which equals a 2.679526% annual increase. The national median income is anticipated to change 2.66% annually in the same period. The per capita income in 2015 is \$47,420 and forecast to be \$53,558 in 2020.

Market Area Conclusion

Overall, Vashon Island is desirable market area due to its proximity to major cities (Seattle & Tacoma), yet remains secluded from the city life and pace. The local real estate market fills a unique niche among Puget Sound markets. It is an island that is regarded as being destined for low density development, retaining a rural atmosphere. Vashon Island has substantially lower density than the balance of King County, due primarily to sewage disposal and water factors. The rural character of the island, combined with extensive water frontage and relatively low expectations of population increases, all combine to provide a desirable quality of life for the residents of the island.

The economy of Vashon Island is heavily based on residents commuting to Seattle and Tacoma. While orchards and strawberry farms formerly played a major role in the Vashon economy, the pressures of suburban residential development have all but eliminated commercial agriculture on the island.

However, the scale of business operation is constrained, which may have a detrimental effect on strategic business alignments or economies of scale that competing pit sites benefit from on the main land. The immediate surrounding uses are primarily residential, with many lots left undeveloped. In addition, the subject neighborhood provides convenient access to community support services, shopping, recreation, and park amenities on a small scale.

There is no specific employment data for the island of Vashon, considering 40% of the island commutes to Seattle we have extracted unemployment rates as of November 2015, the unemployment rate (not seasonally adjusted) for the City of Seattle was 4.2%. This is lower than Washington State's rate of 4.6% and national rate of 5.4%.

Based on the previously mentioned STDB data, median household income in the market area is \$85,277. ESRI forecasts the 2020 median household income to be \$97,331, which equals a 2.679526% annual increase. The national median income is anticipated to change 2.66% annually in the same period. The submarket area is projected to grow in population 1.38% annually from 2015 to 2020. The area should provide a stable economic environment for the subject to compete with improving employment trends and stable population growth and household income trends.

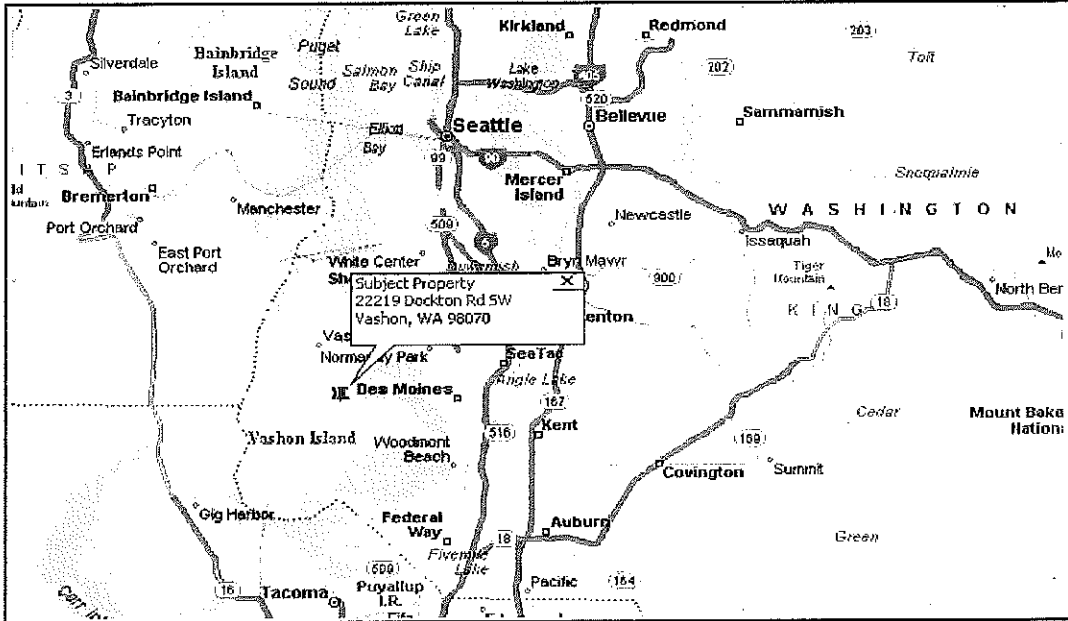
The credit crisis and downturn of the financial markets of 2008 created widespread uncertainty and turbulence in nearly all real estate market segments. During the height of the crisis, demand for real estate declined substantially from a fundamental standpoint as well as in capital investment markets. However, over the last few years, most real estate markets have stabilized and show consistent signs of recovery; some areas have even returned to a pre-recession benchmark.

In the last quarter of 2015, the US economy lost some momentum due to a combination of factors including disappointing employment figures, concerns over the global economy, fear over the strengthening dollar and its impact on exports, the collapse of the energy sector, declines and volatility in the stock market, turmoil in the financial markets, and mixed signals from the Federal Reserve. There appears to be something of a disconnect, however, between the economic environment and the real estate sector.

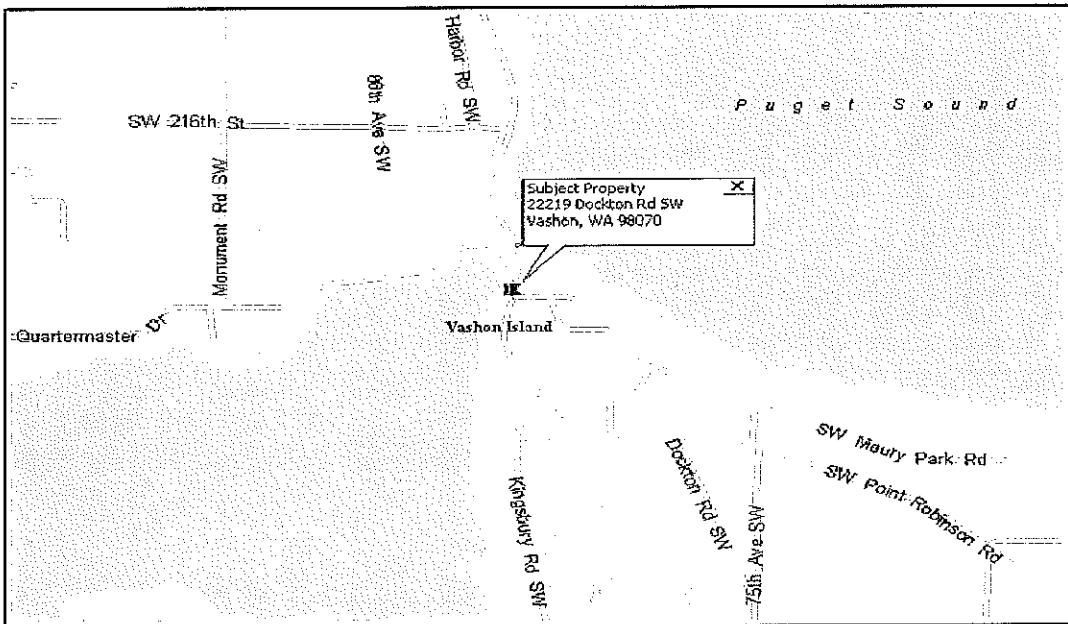
In terms of real estate fundamentals, there has been some improvement in the spatial side of the equation across most property types and markets. But the real gas is on the capital side of the of the real estate market where the pace of investment activity has continued unabated in spite of some signs that the market may have become over heated. Going forward, the economic, capital, and spatial sides of the market will come into alignment. Whether that is on the upside or downside, and the timing of such a correction, will be interesting to watch. (Appraisal Journal, Winter 2016, The Divide between Strong Capital Flows and Economic Woes by James R. DeLisle, PhD).

Overall, the demand for real estate from a fundamental supply and demand basis, supported by capital market activity, will likely continue to improve into 2016 and into the foreseeable future.

Subject Location Maps



Regional Map



Neighborhood Map

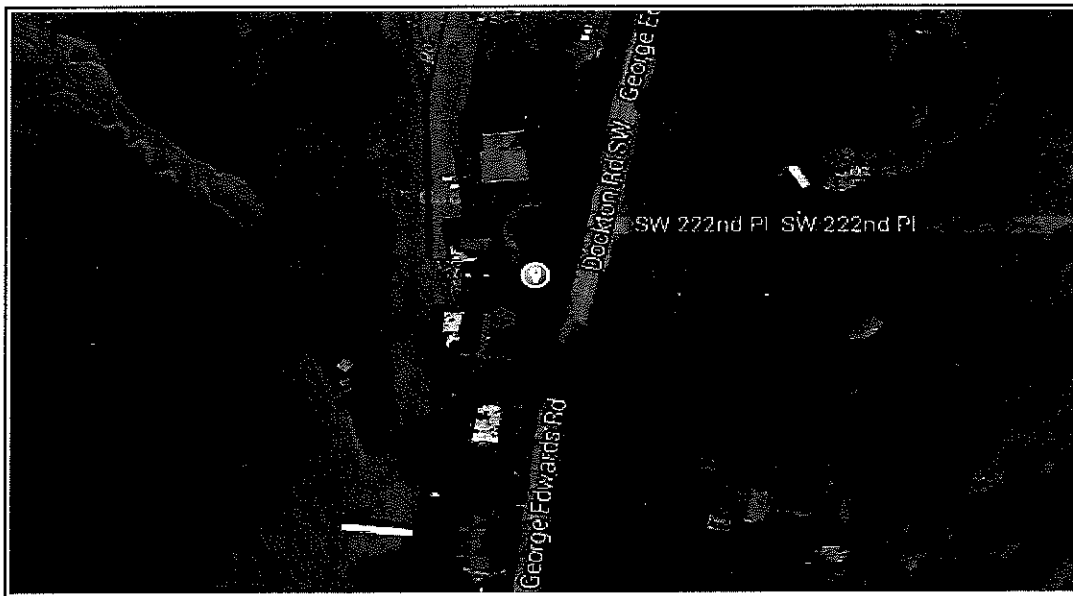
Property Description

General Location

Please refer to the preceding subject photographs and the site maps above. The subject is located at 22219 Dockton Rd SW, Vashon Island, WA in King County. The census tract number is 277.02. The range/township/section number is SW-9-22-3.

Abutting Property Uses

The subject property is surrounded by low density single family residential homes. The following diagram displays the surrounding uses:

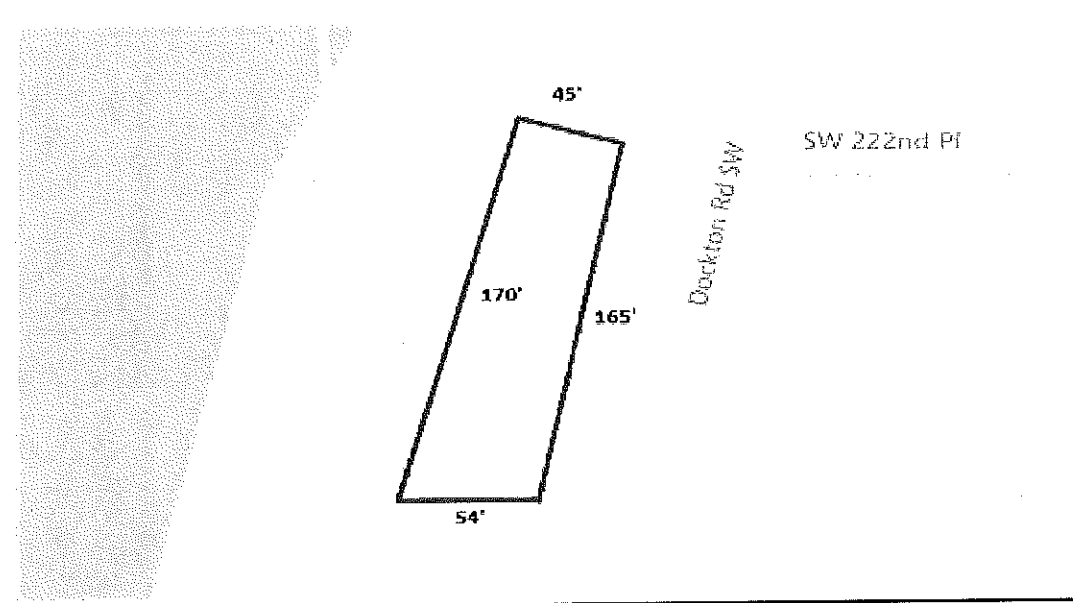


Ingress/Egress & Access

Ingress/egress to the site is average with unrestricted vehicular access from Dockton Rd SW, the main access road to Maury Island. Access to and from the island is by ferry, either 8.5 miles to the north, which connects with West Seattle, or 7.3 miles to the south, which connects to Tacoma. From either of these points, access is average to major highways, such as Interstates 5, 90, and State Route 16, however the addition of the ferry transportation adds difficulty of access. Mitigating this difficulty is that the product of the subject operations, by permit, must stay on Vashon/Maury Island, and thus access is limited to the island.

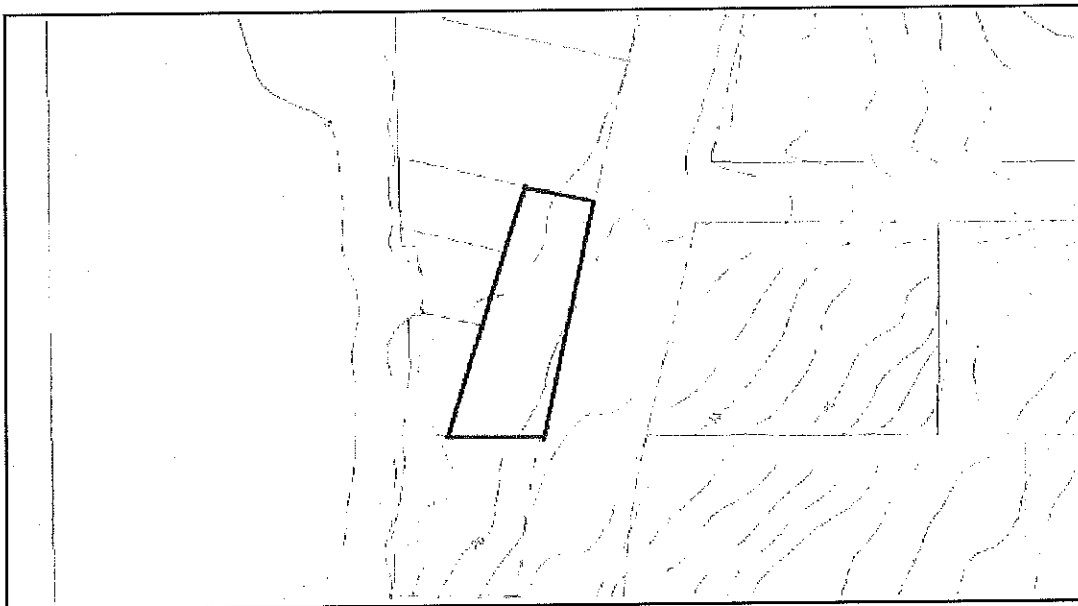
Site Size & Shape

The subject property is semi-rectangular in shape with approximately 7,619 SF (0.17 acres) of land area. A map outlining the subject site dimensions is below:



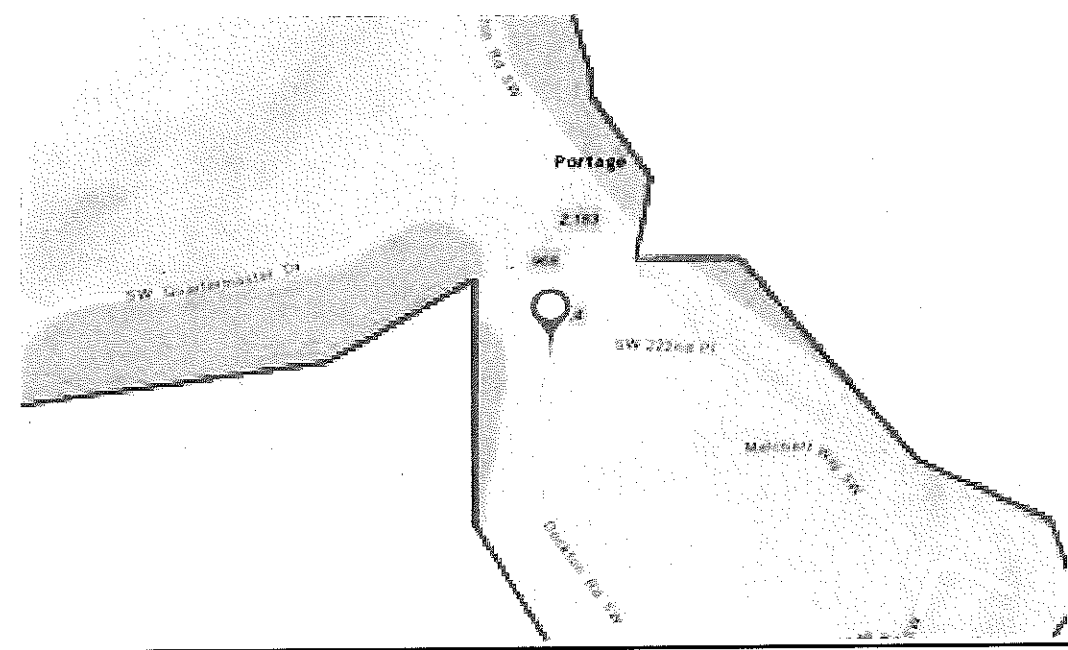
Topography

The topography of site slopes slightly towards southeast to northwest. A topography map for the immediate area is displayed below:



Frontage, Street Improvements & Traffic Counts

The subject site is an internal lot with 165 feet of frontage along Dockton Rd SW, which is an asphalt paved, two-way, two-lane street with no additional improvements. The street functions the main access road to Maury Island through Vashon Island. According to Site-To-Do-Business (STDB), the subject receives 3,124 daily vehicle trips on average. The map below displays traffic count information for the subject's surrounding neighborhood:



Utilities

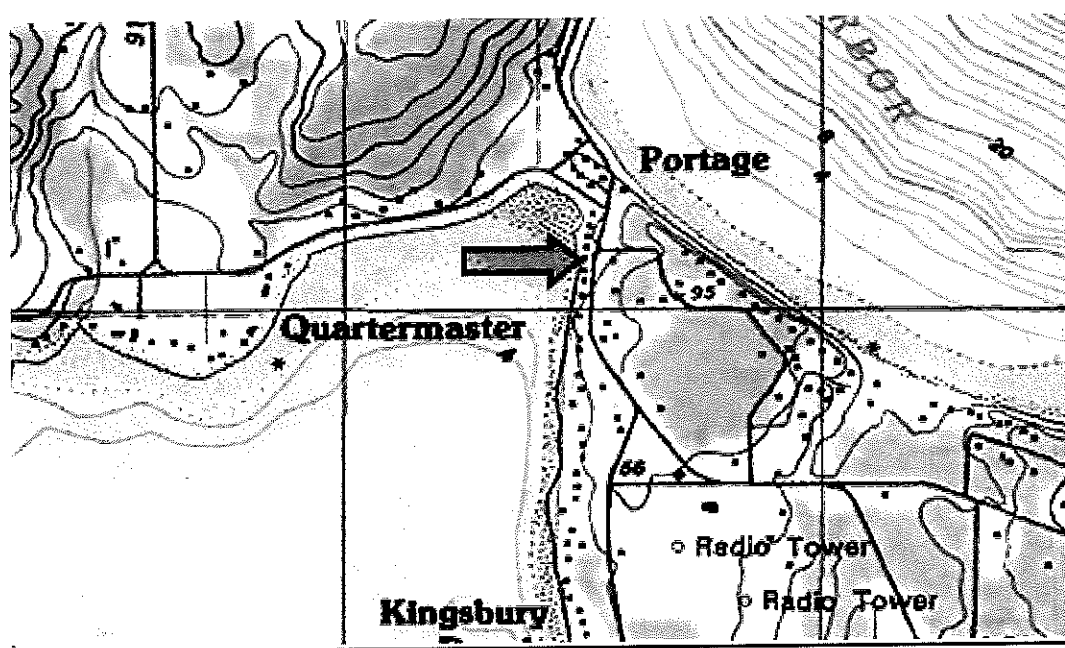
Vashon water district 19 is located at the street while the site can be connected to a private septic system built in 1987. Puget Sound Energy provides power service, while Comcast provided phone and internet services.

Easements & Encroachments

A title report was not provided to the appraiser. An aerial image provided King County mapping service indicated the abutting residence encroaches on the south portion of the subject site. In 1987 the owner installed a ground septic system on the subject property. As well, there is a small 200 SF shed on the north end of the site.

Drainage & Wetlands

During the inspection, the property appeared to be well drained with no noticeable standing or pooling surface water. A review of US Department of Fish & Wildlife wetlands map revealed that there are no nearby sensitive areas of concern. A wetlands map for the immediate area is displayed below:

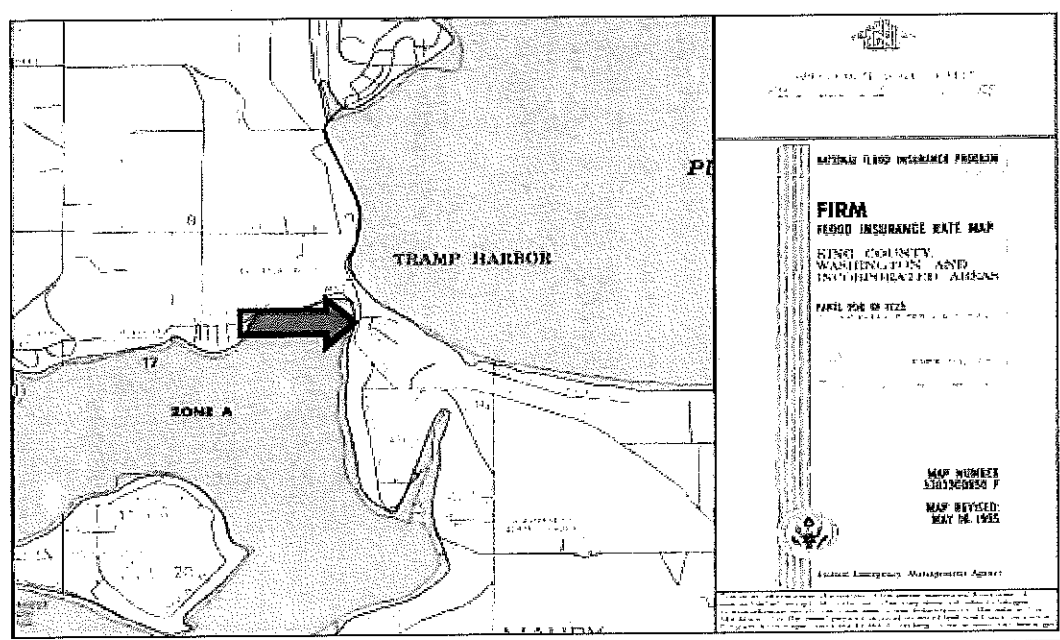


Flood Plain

According to panel number 53033C0950F, dated May 16, 1995, of FEMA Flood Insurance Rate Maps, the site appears to be located in a zone X (Unshaded). These are minimal risk areas outside the 1-percent and 0.2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones.

The appraiser is not an expert in this field and has relied on the FEMA Service Center for flood information in this report. No flood damage was noted during the site inspection, nor is the appraiser aware of any reported floods in the area. However, if there is a question as to the potential hazards of this flood zone we advise the client/reader to retain the services of a qualified, independent engineer or contractor to determine the potential flood hazard to the existing site and improvements prior to making a business decision.

The FEMA flood map below shows the flood risk for the subject and the surrounding neighborhood:



Environmental Issues

No hazardous substances or other adverse environmental conditions are known to exist on the subject site. Your appraisers are not qualified to detect or test such substances or conditions and suggest an expert be retained if this is a concern to the reader of this report. The value estimate is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. It is possible that areas of contamination exist that have not been detected.

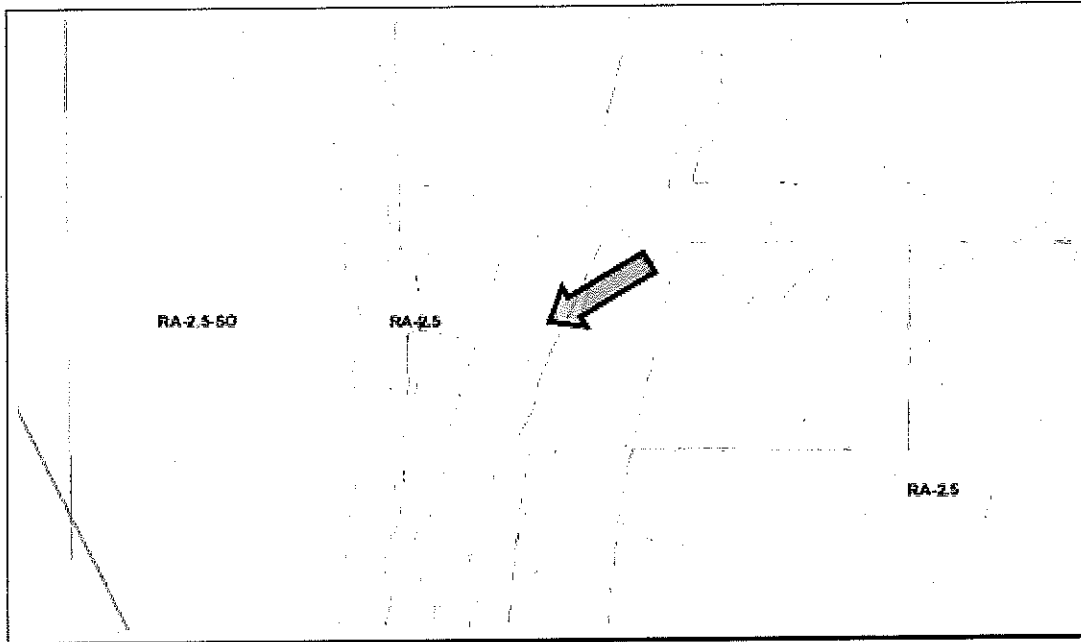
Zoning & Land Use

Currently the subject is not zoned, under the hypothetical condition, the site is being valued as if the segment is held under fee ownership, assuming the adjacent zoning code RA-2.5 (Rural Area 2.5 acres per lot), by Unincorporated King County. The purpose of the rural zones (RA) is to provide for an area-wide long-term rural character and to minimize land use conflicts with nearby agricultural or forest production districts or mineral extraction sites. RA-2.5 is in rural areas where the predominant lot pattern is below five acres in size for lots established prior to the adoption of the Comprehensive Plan.

The following is a list of some of the key development criteria of the RA-2.5 (Rural Area 2.5 acres per lot) zone:

Setbacks:
Street: 30 feet

Interior:	5 feet
Minimum Area:	1.875 acres
Base Density:	0.2 du/ac Max: (0.4 du/ac)
Minimum Lot Width:	135 feet
Maximum Building Height:	40 feet



Site Productivity Conclusion

The subject site is well suited low density residential development. The overall property productivity is considered average. The property benefits from its location along Dockton Rd SW, the main access road to Maury Island. Although the neighboring property is waterfront, the subject site has no waterfront and located along Dockton Rd SW.

Marketability Analysis

Introduction

This section evaluates the subject's marketability as non-waterfront residence. According to the Dictionary of Real Estate Appraisal, a marketability study is a microeconomic study that examines the marketability of a given property or class of properties, usually focusing on the market segment in which the property is likely to generate demand. These are useful in determining a specific highest and best use, testing development proposals, and projected an appropriate tenant mix.

In doing so, this process investigates how a particular piece of property will be absorbed, sold, or leased under current or anticipated market conditions. The following items are considered in the development of this study; the market area overview, supply and demand conditions; tenant/user profile; and the subject's marketability conclusion.

Market Area Overview

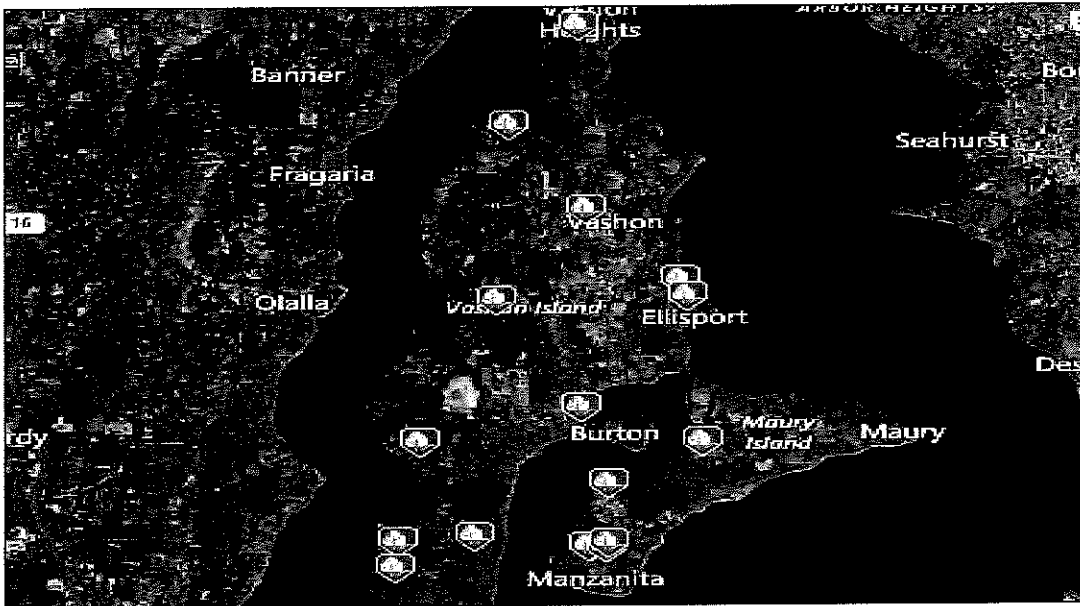
The subject property is located on Vashon Island at the northern tip of Maury Island connecting to the south. Vashon Island is rural in character with 47 miles of saltwater shoreline, including Quartermaster Harbor between Maury and Vashon Islands. The island measures 13 miles in length and 4 miles across at its widest point (excluding Maury Island). Maury Island is actually connected to Vashon Island at Quartermaster Harbor, and is accessed by Dockton Road. The total size of Vashon and Maury Islands is roughly 23,500 acres. At 37 square miles, it is about 60 percent larger in area than Manhattan, with about 1/150 the population. The economy of Vashon Island is heavily based on residents commuting to Seattle and Tacoma. While orchards and strawberry farms formerly played a major role in the Vashon economy, the pressures of suburban residential development have all but eliminated commercial agriculture on the island.

Delineated Market Area

The competitive market area is defined by an area in which similar properties effectively compete with the subject in the minds of probable and potential purchasers and users. The subject's market area delineation includes MLS area 800 incorporating all of Vashon Island.

Active Competitive Supply Analysis

The following map and information, supplied by NWMLS, summarizes active sale listings of non-waterfront residential land on Vashon Island:



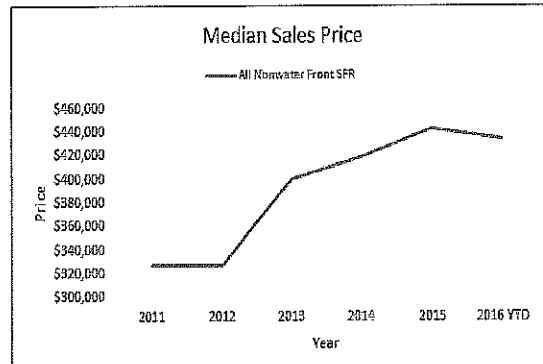
Within the delineated market, 17 active listings of residential lots were identified. The list prices range from \$85,000 to \$799,000 with a median of \$199,000. The properties range in size from 0.42 acres to 40.43 acres with price per square foot ranging from \$0.34/SF to \$12.85/SF with an average of \$2.54/SF. On average sales have been on the market 234 days, one sale has been on the market over 1,000 days, bringing the average up 50 days from 179 days.

Inferred Demand Analysis

We examined the residential market characteristics of the subject’s competitive market area of Vashon Island utilizing archived statistics through the Northwest Multiple Listing Service (NWMLS). The following charts and graphs display the median sales price, median days on market, number of transactions, and number of distressed sales for the subject’s competitive market area for all non-water front residences from 2011 through 2016 year-to-date (YTD) and active listings.

Median Sales Price

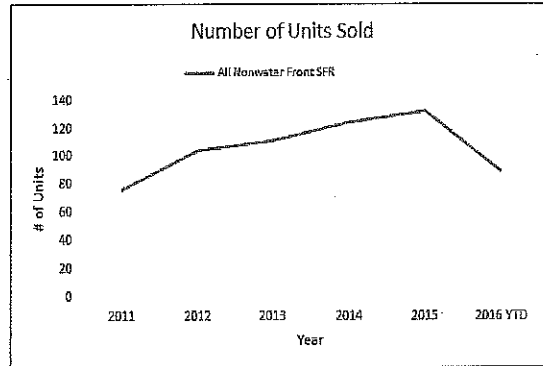
In the observed period, sales volumes have been trending upwards. Between 2011 and 2015 sales figures have increased 33% (6% per year). The largest increase was from 2012 to 2013, increasing 22.3%. Over the next two years the market experienced a 4.6% increase followed by a 6.0% increase. However, year to date, the median sales price declined 2% to \$434,250. Currently, active listings on the market are listed for an average price of \$535,000. The data is summarized below:



Median Sale Price Summary												
Product Type	2011	2012	2013	2014	2015	2016 YTD	Active Listings	Annual Change In Value				
								'11-'12	'12-'13	'13-'14	'14-'15	'15-'16
All Non-water front SFR	\$326,750	\$327,000	\$400,000	\$418,250	\$443,250	\$434,500	\$535,000	0.1%	22.3%	4.6%	6.0%	-2.0%

Sales Volume

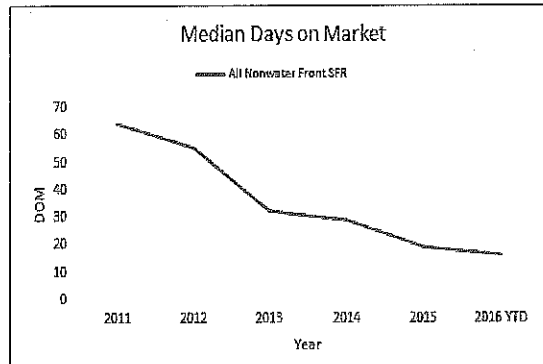
In the observed period, sales volume has increased roughly 75% from 2011 to 2015, 18% per year. The largest increase was from 76 sales in 2011 to 104 sales in 2012, a 36% increase. Year to date the market experience 22 sales, on tract to reach roughly 72 sales this year, a 46% decrease from 2015. Currently, there is an active supply of 17 properties, which translates into a four month supply pipeline based on recent sales activity. The data is summarized below:



Number of Units Sold Summary												
Product Type	2011	2012	2013	2014	2015	2016 YTD (Annualized)	Active Listings	Annual Change In Value				
								'11-'12	'12-'13	'13-'14	'14-'15	'15-'16
All Non-water front SFR	76	104	111	124	132	72	17	36.8%	6.7%	11.7%	6.5%	-45.7%

Median Days on Market

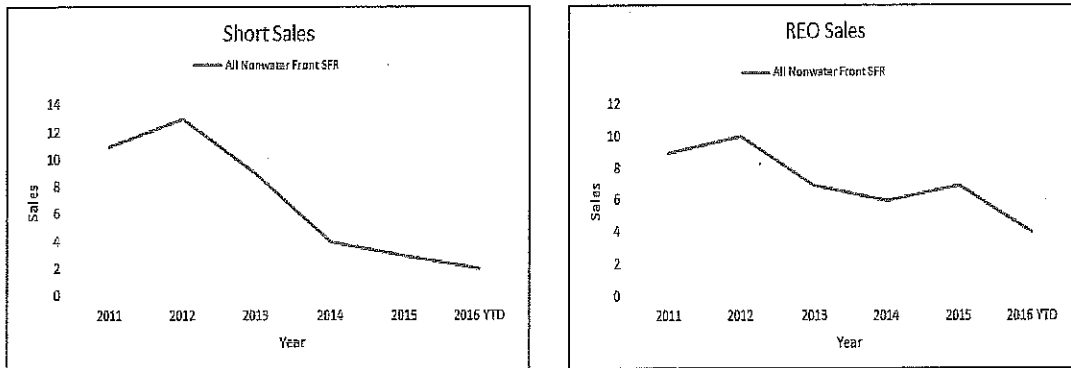
In the observed period, median days on market has been a steady declining path over the survey period, transition from roughly 2 months of market time down to 2 weeks on average. Just in the last year, median days on market has declined by nearly 16% at the two week market, which is similar to the amount of time the current actives have been on the market. The data is summarized below:



Median Days on Market Summary												
Product Type	2011	2012	2013	2014	2015	2016 YTD	Active Listings	Annual Change In Value				
								'11-'12	'12-'13	'13-'14	'14-'15	'15-'16
All Non-water front SFR	64	55	32	29	19	16	17	-14.1%	-41.8%	-9.4%	-34.5%	-15.8%

Distressed Sales

The following data shows the number of distressed sales in the subject's market. The two graphs below display the number of both bank owned sales and disclosed short sales reported in the subject's market from 2011 through 2016 YTD:



In the period observed, distressed properties have played a minor role in the market. In 2011, 20 sales were identified as distressed (9 REO sales and 11 short sales). This represents approximately 26% of the total sales at that time. Since, distressed sales volume consistently decreased annually, only accounting for 8% of transaction in 2015. YTD there have been 7 distressed sales, while none of the active listings are reported under these conditions. The REO and short sale data is summarized below:

Number of REO Sales Summary												
Product Type	2011	2012	2013	2014	2015	2016 YTD (Annualized)	Active Listings	Annual Change in Value				
								'11-'12	'12-'13	'13-'14	'14-'15	'15-'16
All Non-water front SFR	9	10	7	6	7	3	0	11.1%	-30.0%	-14.3%	16.7%	-57.1%

Number of Disclosed Short Sales Summary												
Product Type	2011	2012	2013	2014	2015	2016 YTD (Annualized)	Active Listings	Annual Change in Value				
								'11-'12	'12-'13	'13-'14	'14-'15	'15-'16
All Non-water front SFR	11	13	9	4	3	4	0	18.2%	-30.8%	-55.6%	-25.0%	-

Marketability Conclusion

The local market has experienced positive growth trends for non-waterfront properties. There has been double digit increase in median sale price over the last five years, roughly 6% per year. Median days on market is currently at two weeks, and the transaction volume in 2015 was at a five-year high (18% year over year growth). The volume of sales is down, yet this is consistent with overall trends considering the active supply has been extreme low which is driving prices up.

Highest & Best Use Analysis

The concept of highest and best use is fundamental to analysis and valuation of any real property. We use the following industry standard terms when referring to highest and best use. Refer to their respective sections for their definitions. Highest and best use is defined as the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The highest and best use must meet the following four criteria. The use must be:

- ❖ Legally permissible
- ❖ Physically possible
- ❖ Financially feasible
- ❖ Maximally productive

These criteria must usually be considered sequentially. The highest and best use analysis must address the type of use that will not only produce the greatest future benefit to the owner, but will have a strong probability of achievement.

Highest & Best Use - As Vacant

Highest and best use of land (or site) as if vacant is defined as the use, among all reasonable alternative uses, that yields the highest present land value, after payments are made for the other three classical agents of production (capital, coordination and labor). The use of a property is based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.

Legally Permissible

Legal constraints on land can include leases, zoning and building codes, and deed and environmental restrictions. We are unaware of any long term regulatory impacts, atypical building codes, deeds, or environmental restrictions that would inhibit development.

Currently the subject is not zoned, under the hypothetical condition, the site is being valued as if the segment is held under fee ownership, assuming the adjacent zoning code RA-2.5 (Rural Area 2.5 acres per lot), by Unincorporated King County. The purpose of the rural zones (RA) is to provide for an area-wide long-term rural character and to minimize land use conflicts with nearby agricultural or forest production districts or mineral extraction sites. RA-2.5 is in rural areas where the predominant lot pattern is below five acres in size for lots established prior to the adoption of the Comprehensive Plan.

Considering the site does not meet the required minimum lot size, a reasonable use exemption would need to be acquired to develop the site independently. Alternatively, its reasonable to vacate the property to the abutting properties to be used as expanded residential surplus land area.

Physically Possible

The legally permissible use of the site is to vacate the property to the abutting parcels. The following is a list of physical characteristics of the subject lot.

Site Size:	7,619 SF
Access:	Average
Soils condition:	Assumed to be adequate
Location:	Average
Shape:	Mostly rectangular
Topography:	Slight Slope

All utilities are immediately available to serve the property. The subject neighborhood is improved with mainly low density residential use properties. Considering the property is located between three privately owned parcels and Dockton Street with encroachments from the adjacent site, no additional development can take place. Thus, vacating the property to the abutting owners is physically possible.

Financially Feasible

This section of Highest and Best Use analysis determines which use of the subject property as if vacant could produce the highest or most profitable return and create the highest value through the overall property. Implied within these definitions is recognition of the contribution of that specific use to the community environment or to community development goals, in addition to wealth maximization of individual property owners.

Two primary criteria must be considered when discussing feasible use. The first is a relationship involving cost versus benefit. For a property to be financially feasible, benefits must equal or exceed the cost of construction. The property must return entrepreneurial profit to the developer or the property is not feasible to build. The second determinant of financial feasibility is to test the property's ability to generate sufficient income to support its overall operation and to absorb any vacant space in a reasonable period of time. Analyzing the financial feasibility for a new development under current market conditions reveals that development of many of the identified uses on the subject site would likely produce positive cash flow and an adequate return to the cost of the investment.

The other significant factors in the financial feasibility of expanding low density residential development is the availability and cost of mortgage funds to the new investor. The credit crisis and downturn of the financial markets of 2008 created widespread uncertainty and turbulence in nearly all real estate market segments. During the height of the crisis, demand for real estate declined substantially from a fundamental standpoint as well as in capital investment markets. However, over the last few years, most real estate markets have stabilized and show consistent signs of recovery, (some areas have even returned to a pre-recession benchmark).

Also, businesses, consumers, stock markets, capital markets, real estate markets and the economy in general all seem to be showing signs that the US recovery remains on track. There

are some warning signs such as the slowdown in employment growth as well as the emerging issues on the global front. However, there are some positive indicators, including low inflation, low interest rates, and access to capital that will keep things moving along.

Overall, the demand for real estate from a fundamental supply and demand standpoint, within capital markets, will likely continue to improve into 2016 and the foreseeable future.

Given these factors and the location of the subject property in an area characterized by existing low density residential development, the most feasible and thus the highest and best use of the subject would likely be to vacate the property to the abutting properties to be used as expanded residential surplus land area. This would produce the highest net return to the site over the longest period. However, a full feasibility study would be required to analyze the market to determine whether any alternative uses might be in higher demand or be anticipated to perform as well.

Maximally Productive

The maximally productive use, as vacant, is that use, from the financially feasible uses, that provides the highest rate of return (or value). Vacate the property to the abutting properties to be used as expanded residential surplus land area is legally permissible, physically possible, and a financially feasible use. Therefore, it is maximally productive and reflects the highest and best use of the subject as if vacant.

Most Probable Purchaser

The most probable purchaser will be the abutting property owners.

Exposure Time

Exposure time is defined as "(1) The time a property remains on the market. (2) [The] estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. (USPAP, 2016-2017 ed.)." (The Dictionary of Real Estate Appraisal, 6th edition, Appraisal Institute, Chicago, 2015, P.83).

Exposure time is a function of price, time, and use, anticipated market conditions, and differs for various types of real estate and under various market conditions. Exposure time for the comparable sales ranged from 0.47 months to 10.17 months with an average exposure time of 4.77 months, thus a reasonable exposure time for the subject would have been under 12 months.

Marketing Time

Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal.

Marketing time is defined as "An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.)." (The Dictionary of Real Estate Appraisal, 6th edition, Appraisal Institute, Chicago, 2015, P.140).

Considering the above, it appears that the subject will appeal to a wide range of potential buyers. Interviews with owners of properties similar to the subject, and with real estate brokers indicate continued demand for this type of product.

Overall, the demand for real estate from a fundamental supply and demand standpoint, within capital markets, will likely continue to improve into 2016 and the foreseeable future. Thus, the projected marketing time is estimated to be under 12 months to sell the property.

The estimated marketing time is based on the following four assumptions: First, the seller attempts to sell the property at approximately the appraised values; Second, the project will be marketed by an aggressive and competent real estate firm or staff highly experienced in the sale of similar product; Third, reasonable and affordable financing will be available for prospective purchasers. If interest rates increase significantly, the owner may need to buy down rates, lower prices, or expect to have a longer marketing time; Fourth, it is assumed that the local and national economies will continue to stabilize throughout the next year.

Valuation of Property Section – Appraisal Methodology

In appraisal practice, an approach to value is included or omitted based on its applicability to the property type being valued and the quality and quantity of information available.

Cost Approach

The cost approach is based upon the proposition that the informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves relatively new improvements that represent the highest and best use of the land, or when relatively unique or specialized improvements are located on the site and for which there exist few sales or leases of comparable properties.

Sales Comparison Approach

The sales comparison approach utilizes sales of comparable properties, adjusted for differences, to indicate a value for the subject. Valuation is typically accomplished using physical units of comparison such as price per square-foot, price per unit, price per floor, or economic units of comparison such as gross rent multiplier. Adjustments are applied to the physical units of comparison derived from the comparable sale. The unit of comparison chosen for the subject is then used to yield a total value. Economic units of comparison are not adjusted, but rather analyzed as to relevant differences, with the final estimate derived based on the general comparisons.

Income Capitalization Approach

The income capitalization approach reflects the subject's income-producing capabilities. This approach is based on the assumption that value is created by the expectation of benefits to be derived in the future. Specifically estimated is the amount an investor would be willing to pay to receive an income stream plus reversion value from a property over a period of time. The two common valuation techniques associated with the income capitalization approach are direct capitalization and yield capitalization using a discounted cash flow (DCF) analysis.

Methodology Applicable to the Subject

In consideration of the property type, and highest and best use, the valuation of the underlying site relies on the Sales Comparison (Land) Approach only.

Land Sales Comparison Approach

Following the principle of substitution, an investor should not be expected, under normal circumstances, to purchase a property for more than the price at which he could purchase a comparable competing property. The appraiser, therefore, must analyze sales of competing properties and ascertain the elements of comparison that can be applied to the subject. These components, when adjusted for differences, indicate a value estimate for the subject property.

Analysis of Adjustments

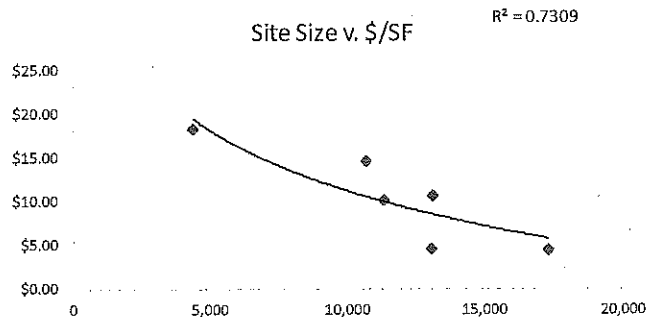
The following is a discussion of the physical and non-physical elements of comparison that may apply to the process of comparing sales of improved properties to the property being appraised:

Property Rights Conveyed	The sales price of a property may be influenced by what rights are transferred versus those reserved to the seller. A fee simple absolute or any lesser interest can legally be conveyed.
Financing	Financing can cause prices to be inflated when below market interest rates or higher than typical loan-to-value ratios are available; buyers have additional incentive to pay prices above those of cash or typically financed transaction.
Condition of Sale	Sales prices of comparable sales can be influenced by the conditions of the sale. Higher sales prices are the result of a motivated buyer such as an adjacent owner. Conversely, a motivated seller such as a bank desiring to dispose of non-bank real estate owned facilitates lower sales prices.
Location	Location is a primary factor in the valuation of real estate. Generally, higher commercial values will be attributable to parcels having frontage and direct access along a major thoroughfare and within the vicinity of an interstate or highway. Other physical characteristics which may affect the value in terms of location include the age and condition of surrounding development, traffic counts and visibility.
Demographics	A property's surroundings in terms of its demographics are also important to consider when comparing sales of commercial properties to the property being appraised. This element includes population, density of population, population growth or decline rate, per-capita income levels and their rates of change, and employment/unemployment levels.

Property Size

Often value of a property is almost directly proportional to its size, assuming all other things are equal. That is, the smaller the site, the higher the value per unit, and vice versa. This is because smaller properties are within the means of more investors, often causing more competitive bidding and higher unit values.

Comp \$/SF Plotline (Site Size v. \$/SF): R-square Value=)



The comp trend line supports the need for a diminishing unit value adjustment based on site size. Relative to the subject's size, adjustments of 5% per 5,000 SF difference in size, and 10% per 10,000 SF difference in size are reasonably supported.

Market Conditions

The date of comparable sales is relevant in determining present sale prices. Sale prices are influenced by the cycles of the local and national economics, which have a direct impact on the demand for similar land.

The local market has experienced positive price appreciation over the last five years. There has been double digit increase in median sale price over the five years, roughly 6% per year. Median days on market has is currently at two weeks, and the transaction volume in 2015 was at a five-year high (18% year over year growth). A 6.0% annual market condition adjustment is reasonably supported.

Site Improvements

Site improvements, or a lack thereof, can have a large impact on the price per lot. They include the streets, available utilities, sidewalks, curb and gutter, street lighting, and storm drainage. If the improvements are not installed, or are in a state of partial completion, market participants would require a value incentive to pursue the project. Adjustments have been made to the comparable sales and active listings to account for the extent of site improvements

	that exist on site at time of sale in comparison with the subject.
Entitlements	Entitlements, in the context of ownership, use, and/or development of real property, the right to receive governmental approvals for zoning and construction permits. These rights can enhance the underlying land value if the designs are desirable to other developers in the market. Typically, more specialized plans reduce the marketability of the entitlements.
Potential for Utilities	The potential for utilities such as water wells, septic systems, or even municipal services is a primary consideration for land developers. Access to utilities is a primary factor in determining the potential use for expanded commercial development.
Ingress/Egress & Access	The ability to physically and legally access a site is also a primary factor in determining the potential use for expanded commercial development.
Zoning	This adjustment category is to ascertain the difference due to the various zoning classifications, allowed density, and/or permits already procured. Depending on location, properties with similar zoning could have dramatically different uses. Where density, entitlement, and use differences occur, adjustments will be made.
Topography	Consideration is given to shape, topography, and how they impact the potential development utility of the site compared to the subject.
Assemblage Premium	The appraisal profession defines assemblage as, "The combining of two or more parcels, usually but not necessarily contiguous, into one ownership or use; the process that creates plottage value." Plottage is "the increment of value created when two or more sites are combined to create greater utility." Comparable transaction that were influenced by assemblage premiums are adjusted accordingly.
Development Potential	Development potential is directly impacted by the size of the site, relative to the floor to area ratio. Larger sites have the opportunity to increase scale and maximize floor area, building heights, and parking allowances, while smaller sites are limited.

Other Adjustments

Except as noted, no adjustments were required for property rights conveyed, financing terms, conditions of sale, expenditures made immediately after sale, or non-realty items. Marketing time has been discussed above. In general, the adjustments are based on judgement formed from numerous reports completed in our office to estimate what a typical purchaser will pay for differences in similarity between the subject and any comparable property.

In addition, our judgement is formed from previous conversations with builders, Realtors, and related professionals in order to establish trends in building and marketing. The adjustments are not derived through quantitative analysis techniques, such as paired sale or regression analysis, as the data does not exist in a manner that would provide reliable results.

Parameters of Search


The search parameters for this analysis included the immediate market and competing market areas for recent sales of comparable sites with similar highest and best use as the subject. We searched for transactions with less than one acre with a similar residential zoning. We used data from NWMLS to locate comparables and searched on Vashon Island. Based on these search parameters, we have located several sales of comparable properties.

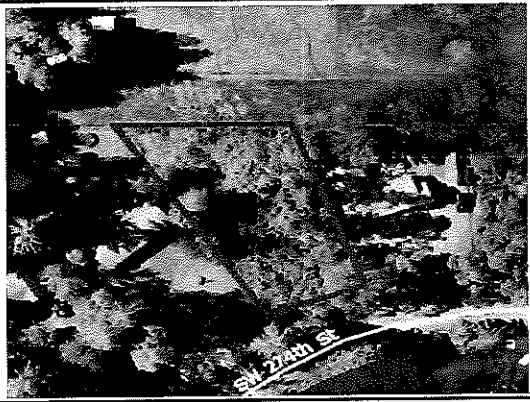
While no sales of completely comparable properties were discovered, several transactions have been considered and the selected sales are believed to be reasonable and reliable value indicators for the subject property. The final conclusion will be based on the \$/SF of land area unit of measurement, which is typical for analyzing land sales in the subject's market area. The following chart summarizes the unadjusted comparable land sales data:


No.	Address	Zoning	Sales Date	Land Area (SF)	Sale/ List Price (Net)	\$/SF
1	25XXX 75th Ave SW Vashon, WA 98070	RA-2.5	10/02/15	10,687	\$157,000	\$14.69
2	92XX SW 274th St Vashon, WA 98070	RA-2.5SO	06/18/15	17,293	\$75,000	\$4.34
3	257XX Gold Beach Dr SW Vashon, WA 98070	RA-2.5	11/25/14	11,350	\$115,000	\$10.13
4	10323 SW 240th Pl Vashon, WA 98070	RA5	09/12/14	4,380	\$80,000	\$18.26
5	25737 78th Ave SW Vashon, WA 98070	RA-2.5SO	05/28/14	13,060	\$60,000	\$4.59
6	20309 81st Ave SW Vashon, WA 98070	RA-2.5SO	Active Listing	13,114	\$139,000	\$10.60
Subj	22219 Dockton Rd SW Vashon Island, WA	RA-2.5*	N/A	7,619	N/A	N/A

*Hypothetical zoning based on neighboring lots.

Detailed property sale profiles and a location map are located on the following pages:


Property Statistics:		Comparable No.	1	Closed Sale
Street Address	City	State	Zip Code	
25XXX 75th Ave SW	Vashon	WA	98070	
Property Info		Property Photo		
Distance to Sub.	5.25 Miles South			
Parcel No.	2817000130			
Land Area (SF)	10,687			
Land Area (Acres)	0.25			
Assessed Value	\$138,000			
Property Use	Vacant SFR Lot			
Zoning	RA-2.5			
Topography	Level			
Utilities	in Street			
Views	Yes			
Entitlements	No			
Transaction Info		Financial Info		
Date of Sale	10/02/15	Sale Price	\$157,000	
Days on Market	88	Price/SF	\$14.69	
Buyer	Deaver Living Trust			
Seller	Carolyn Harrison			
Doc. Number	201510011071			
Instrument	Warranty Deed			
Condition of Sale	Arm's Length			
Legal Description:	GOLD BEACH # 1 PLAT BLOCK: PLAT LOT: 13			
Comments				
<p>The comparables sold in October of 2015 for \$157,000, spending 88 days on the market and selling for 98% of list price. The lot is located in the Gold Beach neighborhood with full views of Mount Rainer and Puget Sound with a shared beach access and clubhouse. The property has all utilities to the site except sewer connections and water, which comes from a community well. Currently there are no permits filed with the County. All adjustments are displayed below:</p>				
Market Condition	Site Size (SF)	Views	Zoning	
6 Months Prior	Larger	Superior	Similar	
3.0%	5.0%	-10.0%	0.0%	
Topography	Site Improvements	Location	Amenities	
Similar	Similar	Similar	Community Features	
0.0%	0.0%	0.0%	-5.0%	
Gross Phys. Adjust.	23.0%	Net Phys. Adjust.	-10.0%	
Time Adj. \$/SF	\$15.13	Phys. Adj. \$/SF	\$13.62	
Contact	Office		Number	
Kathleen Ridge	Windermere R.E. Vashon-Maury Island		(206) 250-9050	

Property Statistics:	Comparable No.	2	Closed Sale
Street Address	City	State	Zip Code
92XX SW 274th St	Vashon	WA	98070
Property Info		Property Photo	
Distance to Sub.	5.8 Miles South		
Parcel No.	755880-0110		
Land Area (SF)	17,293		
Land Area (Acres)	0.40		
Assessed Value	\$64,000		
Property Use	Vacant SFR Lot		
Zoning	RA-2.5SO		
Topography	Level		
Utilities	At Street		
Views	None		
Entitlements	Septic Approval		
Transaction Info		Financial Info	
Date of Sale	06/18/15	Sale Price	\$75,000
Days on Market	N/A	Price/SF	\$4.34
Buyer	Susan L White		
Seller	Emma Amiad		
Doc. Number	201506191287		
Instrument	Warranty Deed		
Condition of Sale	Arm's Length		
Legal Description:	SANDY SHORES ADD PLAT BLOCK: PLAT LOT: 11		
Comments			
This lot is located on Maury Island with a shared waterfront access. The property has all utilities at the street, except sewer connections. As of the effective date there were no permits filed with the city. All adjustments are displayed below:			
Market Condition	Site Size (SF)	Views	Zoning
10 Months Prior	Larger	Similar	Similar
5.0%	10.0%	0.0%	0.0%
Topography	Site Improvements	Location	Amenities
Similar	Similar	Similar	Similar
0.0%	0.0%	0.0%	0.0%
Gross Phys. Adjust.	15.0%	Net Phys. Adjust.	10.0%
Time Adj. \$/SF	\$4.55	Phys. Adj. \$/SF	\$5.01
Contact	Office		Number
Kathleen Ridge	Windermere R.E. Vashon-Maury Island		(206) 250-9050

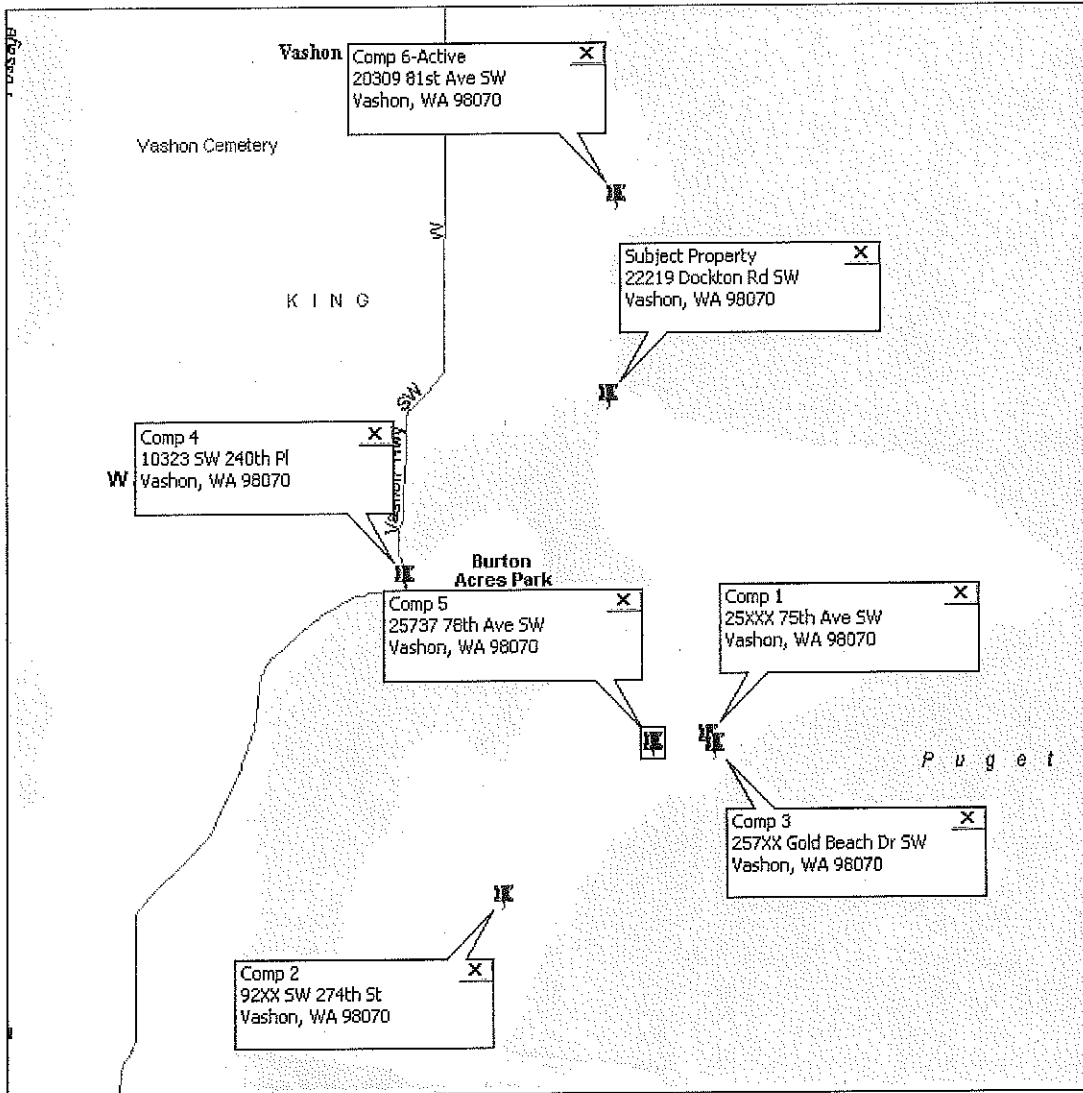
Property Statistics:		Comparable No.	3	Closed Sale
Street Address	City	State	Zip Code	
257XX Gold Beach Dr SW	Vashon	WA	98070	
Property Info		Property Photo		
Distance to Sub.	5.25 Miles South			
Parcel No.	281721-0370			
Land Area (SF)	11,350			
Land Area (Acres)	0.26			
Assessed Value	\$198,000			
Property Use	Vacant SFR Lot			
Zoning	RA-2.5			
Topography	Slight Slope			
Utilities	At Street			
Views	Yes			
Entitlements	None (After Sale)			
Transaction Info		Financial Info		
Date of Sale	11/25/14	Sale Price	\$115,000	
Days on Market	14	Price/SF	\$10.13	
Buyer	Bertena Palmer			
Seller	David Murcar			
Doc. Number	201412012997			
Instrument	Warranty Deed			
Condition of Sale	Arm's Length			
Legal Description:	GOLD BEACH #4 PLAT BLOCK: PLAT LOT: 37			
Comments				
<p>The comparables sold in November of 2014 for \$115,000, spending 14 days on the market and selling for 96% of list price. The lot is located in the Gold Beach neighborhood with full views of Mount Rainer and Puget Sound with a shared beach access and clubhouse. The property has all utilities to the site except sewer connections and water, which comes from a community well. According to county records, a permit to construct a single story single family residence with an attached one car garages was issued after the sale in December of 2015. All adjustments are displayed below:</p>				
Market Condition	Site Size (SF)	Views	Zoning	
17 Months Prior	Larger	Superior	Similar	
8.5%	5.0%	-10.0%	0.0%	
Topography	Site Improvements	Location	Amenities	
Similar	Similar	Similar	Community Features	
0.0%	0.0%	0.0%	-5.0%	
Gross Phys. Adjust.	28.5%	Net Phys. Adjust.	-10.0%	
Time Adj. \$/SF	\$10.99	Phys. Adj. \$/SF	\$9.89	
Contact	Office		Number	
Rose Edgcombe	Windermere R.E. Vashon-Maury Island		(206) 930-3670	

Property Statistics:	Comparable No.	4	Closed Sale
Street Address	City	State	Zip Code
10323 SW 240th Pl	Vashon	WA	98070
Property Info		Property Photo	
Distance to Sub.	4 Miles South		
Parcel No.	192203-9072		
Land Area (SF)	4,380		
Land Area (Acres)	0.10		
Assessed Value	\$176,000		
Property Use	Vacant SFR Lot		
Zoning	RA5		
Topography	Slight Slope		
Utilities	At Street		
Views	Yes		
Entitlements	Yes		
Transaction Info		Financial Info	
Date of Sale	09/12/14	Sale Price	\$80,000
Days on Market	143	Price/SF	\$18.26
Buyer	Multibusiness, LLC		
Seller	13023 SW 240th Pl, LLC		
Doc. Number	201409170936		
Instrument	Warranty Deed		
Condition of Sale	Arm's Length		
Legal Description:	<i>POR GL 2 BEG 220 FT S & 255 FT W OF NE COR TH E 60 FT TH S 73 FT TH W 60 FT TH N 73 FT TO POB PLAT BLOCK: PLAT LOT:</i>		
Comments			
<p>This comparable sold in September of 2014 for \$80,000, spending 143 days on the market and selling for 80% of list price. The lot is located in the Burton neighborhood with full views of Mount Rainer and Puget Sound. The property has all utilities at the street except sewer. According to county records, a permit to construct a two story single family residence with an attached garage was issued before the sale in April of 2013. As of the effective date, construction on the new home has began. All adjustments are displayed below:</p>			
Market Condition	Site Size (SF)	Views	Zoning
19 Months Prior	Smaller	Superior	Similar
9.5%	-5.0%	-10.0%	0.0%
Topography	Site Improvements	Location	Amenities
Similar	Similar	Similar	Similar
0.0%	0.0%	0.0%	0.0%
Gross Phys. Adjust.	24.5%	Net Phys. Adjust.	-15.0%
Time Adj. \$/SF	\$20.00	Phys. Adj. \$/SF	\$17.00
Contact	Office	Number	
Connie Sorensen	Windermere R.E. Wall St Inc.	(206) 819-7669	

Property Statistics:		Comparable No.	5	Closed Sale
Street Address	City	State	Zip Code	
25737 78th Ave SW	Vashon	WA	98070	
Property Info		Property Photo		
Distance to Sub.	5.25 Miles South			
Parcel No.	281710-0450			
Land Area (SF)	13,060			
Land Area (Acres)	0.30			
Assessed Value	\$71,000			
Property Use	Vacant SFR Lot			
Zoning	RA-2.5SO			
Topography	Slight Slope			
Utilities	At Street			
Views	None			
Entitlements	Yes			
Transaction Info		Financial Info		
Date of Sale	05/28/14	Sale Price	\$60,000	
Days on Market	198	Price/SF	\$4.59	
Buyer	Alec M Sudduth			
Seller	Charles G. Jeffries			
Doc. Number	201406030525			
Instrument	Warranty Deed			
Condition of Sale	Arm's Length			
Legal Description:	<i>GOLD BEACH DIV NO 2 LOT 45 TGW POR LOT 46 LY NORTH OF FOLG DESC LINE: BEG AT POINT ON W LINE SD LOT 46 WHICH IS 48 FT NLY OF SW COR SD</i>			
Comments				
This comparable sold in May of 2014 for \$60,000, spending 198 days on the market and selling for 87% of list price. The lot is located in the Gold Beach neighborhood with a community clubhouse, outdoor pool and shared beach access. The property has all utilities at the street except sewer. According to county records, a permit to construct a single family residence with an attached garage was issued before the sale in October of 2010. As of the effective date, construction on the new residence has begun. All adjustments are displayed below:				
Market Condition	Site Area	Views	Zoning	
22 Months Prior	Larger	Similar	Similar	
11.0%	5.0%	0.0%	0.0%	
Topography	Site Improvements	Location	Amenities	
Similar	Similar	Similar	Community Features	
0.0%	0.0%	0.0%	-5.0%	
Gross Phys. Adjust.	21.0%	Net Phys. Adjust.	0.0%	
Time Adj. \$/SF	\$5.10	Phys. Adj. \$/SF	\$5.10	
Contact	Office	Number		
Leslie Ferriel	John L. Scott VSH	(206) 235-3731		

Property Statistics:	Comparable No.	6	Active Listing
Street Address	City	State	Zip Code
20309 81st Ave SW	Vashon	WA	98070
Property Info		Property Photo	
Distance to Sub.	2 miles SE		
Parcel No.	1535201100		
Land Area (SF)	13,114		
Land Area (Acres)	0.30		
Assessed Value	\$82,000		
Property Use	Vacant SFR Lot		
Zoning	RA-2.5SO		
Topography	Slopes NW to SE		
Utilities	At Street		
Views	None		
Entitlements	None		
Transaction Info		Financial Info	
Date of Sale	Active Listing	List Price	\$139,000
Days on Market	305	Price/SF	\$10.60
Buyer	N/A		
Seller	Peter Anderson		
Doc. Number	N/A		
Instrument	N/A		
Condition of Sale	N/A		
Legal Description:	CHAUTAUQUA BEACH LOTS 9 THRU 12 BLK 18 TGW PORTIONS OF LOWELL AVE & FIR ST VACATED BY DECREE QUIETING TITLE ENTERED 07 JUNE 2007 IN KING		
Comments			
This comparable is an active listing currently listed for \$139,000, spending 305 days on the market. The lot is located in the Chautauqua neighborhood, roughly 4 blocks west of the beach. According to county records, there are currently no permits filed with the county. There is an approved septic design for the site with power already connected. There is a small assessor building on site, which the county values at \$4,000, or 5% of total assessment. All adjustments are displayed below:			
Market Condition	Site Area	Views	Zoning
Extended Listing	Larger	Similar	Similar
-10.0%	5.0%	0.0%	0.0%
Topography	Site Improvements	Location	Amenities
Superior	Acessory Structure	Similar	Similar
-5.0%	-5.0%	0.0%	0.0%
Gross Phys. Adjust.	25.0%	Net Phys. Adjust.	-5.0%
Time Adj. \$/SF	\$9.54	Phys. Adj. \$/SF	\$9.06
Contact	Office	Number	
Mike Verharen	John L. Scott Westwood	(206) 650-8817	

Land Sales Comparable Map



Reconciliation of Land Sales Approach

In performing this approach, we relied on five closed sales and one active listings of vacant land located in reasonable proximity to the subject. The primary characteristics of adjustment involve Site Size (SF), Views, Zoning, Topography, Amenities, and Location. Each comparable, following adjustments, displays similar functional utility and overall property productivity as the subject.

Weight distribution is based on the elements of comparison, which can be both non-physical and physical characteristics. Non-physical elements include real property rights, financing terms, conditions of sales and expenditures made after purchase. Gross Adjustment Factors (GAF), take into account the absolute sum of the physical adjustments made to each comparable. Typically, comparables with fewer adjustment factors are more similar to the subject than those having higher adjustments and are ultimately given more weight.

Comparable sale 2 received the most weight in this analysis as it has the lowest GAF of 15.00%. Comparables 1 and 5 received secondary weight due to their higher GAF's of 21.00% and 23.00%, respectively. Comparables 3 and 4 received less weight in the analysis due to their high GAF's of 24.50% and 28.50%, respectively. Comparable active listings 6 received minimal weight in the analysis as well, as it's an active listings which have not closed.

Listings (and/or pending (under contract) properties were included in this analysis to demonstrate the most current market activity and current competition considered by potential buyers. Because the final conveyance amount is unknown, listing comparables should be used sparingly, but are often helpful in establishing the upper limit of probable value in the final reconciliation, or as guidance in times of rapidly changing market conditions.

The value indication of the subject's underlying land component, as of the effective date April 25, 2016, based on the below weighted averages is displayed as follows:

Site Valuation, \$/SF Method			
Comparable Sales	Adj \$ Indications	% Weight	\$/SF Indication
Comparable No.1	\$13.62	20.00%	\$2.72
Comparable No.2	\$5.01	25.00%	\$1.25
Comparable No.3	\$9.89	15.00%	\$1.48
Comparable No.4	\$17.00	15.00%	\$2.55
Comparable No.5	\$5.10	20.00%	\$1.02
Comparable No.6 (Active Listing)	\$9.06	5.00%	\$0.45
Sum of Value Weighted Average		100.00%	\$9.48
Subject Site Area (SF)	7,619	X \$/SF	\$72,252
Value Indication, Rounded			\$72,000

General Assumptions & Limiting Conditions

In the appraisal process, a variety of general assumptions and limiting conditions are relied upon. The following is a description of those used in this analysis:

1. By this notice, all persons and firms reviewing, utilizing or relying on this report in any manner bind themselves to accept these assumptions and limiting conditions. Do not use this report if you do not so accept. These conditions are a part of the appraisal report, they are a preface to any certification, definition, fact or analysis, and are intended to establish as a matter of record that the appraiser's function is to provide a present market value indication for the subject property based upon the appraiser's observations as to the subject property and real estate market. This appraisal is not an engineering, construction, legal or architectural study nor a survey. Expertise in these areas, among others, is not implied.
2. The appraisal is based on the premise that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in the report; further, that all applicable zoning, building, use regulations and restrictions of all types have been complied with unless otherwise stated in the report; further, it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or can be obtained or renewed for any use considered in the value estimate.
3. The appraiser(s) have inspected as far as possible, by observation, the land and the improvements; however, it was not possible to personally observe conditions beneath the soil or hidden structural, or other components. We have not critically inspected mechanical components within the improvements and no representations are made herein as to these matters unless specifically stated and considered in the report. The value estimate assumes that there are no such conditions that would cause a loss of value, other than those specifically cited herein.
4. The appraisal is based on the assumption that there are no hidden, unapparent, or apparent conditions of the property site, subsoil, or structures, which would render it more or less valuable. The appraiser and firm have no responsibility for any such conditions or for any expertise and engineering to discover them.
5. No specific soil bearing tests were furnished or made as a part of this report; however, soil stability and bearing capacity are assumed to be sufficient to permit development.
6. All dimensions and legal descriptions are assumed to be correct as supplied and/or found through available records. Any maps, sketches, reproductions or photographs included in this report are for illustration and as an aid for visualizing the property only.
7. All information as found in data furnished or in public records is deemed reliable. If any errors are found, the right is reserved to modify the conclusions reached.
8. This report is based on the premise that the title to the property is good and merchantable, and that there are no liens, clouds or encumbrances against the title. No responsibility is assumed for matters that are legal in nature.
9. Any liens or encumbrances that may now exist have been disregarded, and the property has been appraised as though free of indebtedness and as though no delinquency in payment of general taxes and special assessments exist.

10. It is assumed that the property that is the subject of this report will be under prudent and competent ownership and management, neither inefficient nor super-efficient.
11. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used. The values assigned to improvement shown in this report are in proportion to the contribution said improvements make to the value of the property as a whole.
12. The value premises cited in this report are considered foundational and basic to the value opinions reported herein, and the right is hereby reserved by the appraiser to alter, revise and/or rescind any of these said value opinions should subsequent or additional data be found, or in the event the conditions are modified to any extent.
13. Possession of this report, or any portion or copy thereof, does not carry with it the right to publication, nor may the same be used for any purpose by anyone but the client without the prior written consent and approval of the appraiser, and in any event only in its entirety.
14. Employment to make this appraisal does not require testimony in court unless mutually satisfactory arrangements are made in advance.
15. The estimated fair market value, which is defined in the report, is subject to change with market changes over time; value is highly related to exposure, time, promotional effort, terms, motivation, and conditions surrounding the offering. The value estimate considers the productivity and relative attractiveness of the property physically and economically in the marketplace.
16. In cases of appraisals involving the capitalization of income benefits, the estimate of fair market value is a reflection of such benefits and the appraiser's interpretation of income yields and other factors derived from market information. Such estimates are as of the date of the estimate of value only; they are thus subject to change as the market and value is naturally dynamic.
17. Appraisal reports that contain a valuation relating to an estimate in land that is less than the whole fee simple estate are subject to the following: "the value reported for such estates relates to a fractional interest only in the real estate involved and the value of the fractional interest plus the value of all other fractional interests may or may not equal the value of the entire fee simple estate considered as a whole".
18. Appraised values that relate to geographical portions of a large parcel or tract of real estate are subject to the following: "the value reported for such geographical portion relates to such portion only and should not be construed as applying with equal validity to other portions of the larger parcel or tract. The value reported for such geographical portion plus the value of all other geographical portions may or may not equal the value of the entire parcel or tract considered as an entity".
19. The appraiser assumes that a purchaser is aware that (1) this appraisal on the subject property does not serve as a warranty on the condition of the property, (2) it is the responsibility of the purchaser to examine the property carefully and to take all necessary precautions before signing a purchase contract, and (3) any estimate for repairs is a non warranted opinion of the appraiser unless otherwise stated.

20. If this appraisal is prepared in conformance with the plans and specifications provided to your appraiser it assumes completion in a workmanlike manner. The appraiser cannot be held responsible for unforeseeable events that alter market conditions prior to completion or effective date of the opinion.
21. Where a Discounted Cash Flow Analysis has been used it has been prepared on the basis of information and assumptions stipulated in this report. The achievement of any financial projections will be affected by fluctuating economic conditions and is dependent upon the occurrence of other future events that cannot be assured. Therefore, the actual results achieved may vary from the projections made and such variation may be material.
22. Prior to entering into an agreement to perform any assignment, an appraiser must carefully consider the knowledge and experience that will be required to complete the assignment competently; or disclose any lack of specific knowledge or experience to the client, and take all steps necessary or appropriate to complete the assignment competently. Your appraisers have both the knowledge and experience required to complete this assignment competently.
23. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. The presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property. The value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if so desired.
24. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or the firm with which they are connected, or any reference to the Appraisal Institute or the MAI designation) shall be disseminated to the public through advertising media, public relations media, news media or any other public means of communications without prior written consent and approval of the appraiser.
25. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.
26. The federal government has enacted legislation, referred to as Megan's Law, which encourages states to disclose to the public the whereabouts of convicted child molesters within the community. These individuals may be transient and therefore the situation may change periodically. While the appraiser has no knowledge of any offenders residing nearby the subject property, the scope of this assignment did not include any investigation into this matter. The client is advised to consult with local law enforcement officials about this issue. The appraiser assumes no responsibility for any issues related to Megan's Law.



King County

**Roads Services Division
Strategic Business Operations
Section**

APPRAISAL REVIEW

7,619SF Right of Way Parcel
Adjacent to 22219 Dockton Rd SW
Vashon, WA 98070

Lamb Hanson Lamb Appraisal Associates, Inc.

Prepared for:

Jay Osborne
Deputy Director

Roads Services Division

Appraisal Effective Date

April 25, 2016

Prepared by:

Leslie Manning
Roads Property Program Manager

*King Street Center
201 S. Jackson St, Room 313
Seattle, Washington 98104*

**King County Roads Services Division
Strategic Business Operations Section**

Appraisal Review/Determination of Value

**7,619SF Right of Way Parcel
Adjacent to 22219 Dockton Rd SW
Vashon, WA 98070**

Owner – King County - Roads
Leslie Manning – Review Appraiser
Review Date – July 12, 2016

Name of Client:

Malone Homestead, LLC

Intended User:

Malone Homestead, LLC

Intended Use of the Appraisal:

The intended use of the appraisal is to assist the client with potential acquisition dispute resolution with the County.

Purpose of Review:

The purpose of the appraisal review is to evaluate the appraisal report for compliance with relevant USPAP requirements and the clients' requirements and evaluate the appraiser's understanding of the problem, thoroughness of investigation, accuracy of data, analysis of data, use of accepted methods, valid reasoning and conclusions.

Purpose of Reviewers' Analysis:

To develop and report a credible opinion as to the quality of the appraisers' work in arriving at a market value opinion of the subject property. To develop, if necessary, my own opinion of market value of the subject property.

Date of Review:

July 12, 2016

Appraisers:

Patrick M. Lamb, MAI
Jonathan D. Mendoza, Trainee
Lamb Hanson Lamb Appraisal Associates, Inc.

Scope of work performed by Reviewer:

The following commentary identifies the level of due diligence performed by the reviewer in determining the completeness, adequacy, relevance, appropriateness, and reasonableness of the work under review. This review is based on a field review of the appraisal report completed by appraisers Patrick M. Lamb and Jonathan D. Mendoza. The report has an effective date of April 25, 2016 and was completed May 17, 2016.

A review of the appraisal report was conducted to ascertain if the document conforms to the reporting requirements set forth under USPAP Standards Rule 2-2(a). This review is intended to comply with USPAP Standard 3-1 in developing an appraisal review and Standard 3-2 in reporting an appraisal review. The appraisal report was specifically reviewed for compliance with the technical requirements of the aforementioned standards as well as for consistency and mathematical correctness. The review appraiser was qualified by education and experience to conduct this appraisal review. In this review, the term Report will refer to the appraisal report that is under review.

The reviewer read the report as identified herein. The reviewer inspected the subject property and all comparable sales on July 12, 2016. During the review process, all submitted documents and correspondence were considered in addition to the appraisal report. The accuracy of calculations was confirmed. The adequacy and relevancy of the market data cited has been evaluated for propriety and accuracy of application. The report analyses, opinions, and conclusions have been evaluated for consistency. Independent verification of the fee appraisal data was conducted and the reviewer did seek out other relevant data in the market.

REVIEWERS'S COMMENTS**Property Appraised:**

The report identifies the subject property as a 7,619SF proposed right of way vacation parcel located adjacent to 22219 Dockton Rd SW, Vashon Island, WA. The parcel is King County right of way and has no assigned tax assessor parcel. The subject property is a rectangular shaped parcel with approximate dimensions of 156' x 53' x 170' x 41'. The site is level at road grade then sloping downward away from Dockton Rd. toward the bay. The subject property lies adjacent to three waterfront lots. Once the right-of-way is vacated, the subject property will attach to the three waterfront lots increasing the square footage of each parcel by more than fifty percent.

Definition of Market Value used by Appraiser and Review Appraiser:

"The amount in cash which a well informed buyer, willing but not obliged to buy the property would pay, and which a well informed seller, willing but not obligated to sell it would accept, taking into consideration all uses to which the property is

adapted and might in reason be applied.” (Washington Pattern Instruction 150.08)

Highest and Best Use:

The report concludes the highest and best use of the parcel is as assemblage to abutting parcels. The report is based upon the hypothetical condition that the subject parcel assumes the underlying RA2.5 zoning in the neighborhood. The subject parcel is a Class C, 7,619SF right of way parcel that is situated between Dockton Rd. SW and three low-density residential use parcels. The subject parcel is not a legal lot and is not of sufficient size to meet the minimum lot size requirements of the RA 2.5 zoning. Due to its limiting site characteristics, the most probable purchaser would be the abutting property owners. The legally permissible, physically possible, financially feasible and maximally productive use of the subject parcel is considered to be vacation of the parcel to the abutting properties.

Valuation Methods and Analysis:

The appraiser's scope of work was to determine a market value opinion of the subject property for the purpose of assisting the client with potential acquisition dispute resolution with the County. The appraiser utilized the Sales Comparison Approach to determine a market value opinion for the subject. No other approach is necessary to support the market value opinion.

The report relies on five (5) comparable land sales and one (1) listing in the determination of a market value opinion for the property. The comparable sales occurred within the past 26 months and range between 4,380SF and 17,293SF in size. All of the sales are interior lots with no water frontage. The sales resulted in a broad range in price from \$60,000 to \$157,000 or \$4.34/SF to \$18.26/SF and \$5.01/SF to \$17.00/SF after adjustments for differing characteristics. The report valued the subject right of way parcel by comparing stand-alone, residential lots although the highest and best use opinion was as assemblage to abutting parcels. All of the comparable sales utilized in the report are interior, buildable residential lots. Comparable sales #3-#5 currently have residences under construction on the site. Numerous qualitative adjustments were applied to the comparable sales. All of the comparable sales were adjusted for market conditions and size. No adjustments were applied for approved entitlements. For example, Sale #4, which sold at \$18.26/SF, was ready to build and had approved building permit as well as home design and contractor's estimates. Sale #1, the second highest sale at \$14.69/SF also had preliminary development approvals such as critical areas designation and approved septic design. Such entitlements are distinct from the subject parcel and affect market value. All of the comparable sales were weighted in the reconciliation of a market value opinion for the subject. The weight distribution was based on the gross adjustments made to each comparable and all of the sales were included in the weighted average. The reconciled value opinion for the subject is **\$9.48/SF or \$72,000.**

The reviewer noted a few grammatical and typographical errors in the report. The errors are considered inconsequential and do not impact the market value conclusion.

Correlation and Conclusions:

The reviewer has examined the sales and methodology utilized in the determination of a value conclusion for the subject. The appraisal report under review does not apply the accepted standard methodology for valuing as assemblage. The report valued the subject right of way parcel as a stand-alone residential lot and as a stand-alone lot, the value conclusion for the subject parcel is reasonable. However; the appraiser's highest and best use conclusion of assemblage is not consistent with the valuation methodology utilized in the report.

Although the highest and best use of the subject is considered to be assemblage to adjoining parcels, the appraisal analysis utilized comparable sales of parcels that are buildable, stand-alone lots and did not conduct an across-the-fence analysis. Across-the-fence value is a term used to describe a method of valuing narrow strips of property used as rights of way, and special purpose lands. A right of way parcel is appraised on the basis of the current value of the adjoining land from which it was (theoretically) originally taken. Plottage value, an increase in utilization and value realized by combining adjacent parcels of land, is often the result of assemblage.

The subject under analysis is a strip of right of way that will be vacated to the adjoining property owners. Because the across-the-fence methodology was not applied in the analysis performed in the report, the reviewer has developed an independent valuation for the subject parcel based on assemblage as the highest and best use. In valuing the subject, the right of way parcel would be assembled to each of the three (3) abutting parcels and valued based on the assembled characteristics. The subject right of way parcel abuts three (3) ocean front parcels along its western boundary and abuts Dockton Road SW along its eastern boundary. The three (3) abutting parcels are very small in size, 2,554SF, 2,278SF and 3,077SF and existing site improvements on these abutting lots encroach upon the subject right of way parcel. Two of the parcels are under the same ownership, Malone Family Homestead, LLC (Tax Parcel's 686220-0130 & 0120) and will be valued together as one larger parcel. The septic system and a portion of the residence on the Malone parcels encroaches upon the subject right of way parcel. Approximately 5,689SF of the subject right of way parcel will be assembled to the Malone parcels. The remaining abutting parcel, owned by Mary Seifred-Donahoe (Tax Parcel 686220-0115) will be valued as assembled with approximately 1,930SF of the subject right of way parcel. An accessory building on the Seifred-Donahoe parcel encroaches upon the subject right of way parcel. Assemblage of the subject parcel to the abutting properties results in

plottage value. Due to their small size, the value of the abutting properties is enhanced by the assemblage of the subject parcel.

As assembled the subject parcels are:

Malone: 4,832SF + 5,689SF (ROW Parcel) or 10,521SF
Donohue: 3,077SF + 1,930SF (ROW Parcel) or 5,007SF

The reviewer has researched waterfront land sales on Vashon Island. Sales of vacant land parcels similar to the subject parcels have been infrequent in recent years. Due to the lack of vacant waterfront land sales, the reviewer also researched improved sales on small waterfront lots in order to extrapolate a land value for the subject. The reviewer located three (3) recent sales of improved parcels similar to the subject assemblage parcels. The three sales all occurred in the past 3 months and are considered good indicators of the subject land value. The three improved sales are situated on sites ranging in size between 3,334SF to 8,911SF and are all low bank waterfront sites similar to the subject abutting lots. The Sales Comparison grid on the following page details the comparable sales utilized in this independent valuation. Lot values were extracted from the three improved sales for comparison to the subject right of way parcel. The indicated residual land value is \$55/SF. The land value was then applied to the assembled parcels as shown below.

As Assembled Value:

Malone Parcels – 10,521SF @ \$55/SF = \$578,655
Donahoe Parcel – 5,007SF @ \$55/SF = \$275,385

The land value is then applied to the subject parcel as if it were a stand-alone parcel. The land value is discounted to reflect the highest and best use of the parcel, such as limited market participants and not a stand-alone parcel. A discount of 65% has been applied to the subject parcel based on recent sales of residential parcels on Vashon Island and sales of surplus parcels in King County.

Subject Parcel – 7,619SF @ \$55/SF = \$419,045
\$419,045 x 0.35% = \$146,666 or \$19.25/SF

Subject Parcel Distributed Value:

Malone Parcels – 5,689SF @ \$19.25/SF = \$109,513
Donahoe Parcel – 1,930SF @ \$19.25/SF = \$ 37,153

In accordance with King County Code 14.40.020(A); compensation for a Class C vacation will be at 50% of appraised value. The value opinions for the subject right of way parcel at 50% of appraised value are listed below:

Appraisal Report:

Malone Parcels: 5,689SF @ \$9.48/SF @ 50% = \$26,966
Donahoe Parcel: 1,930SF @ \$9.48/SF @ 50% = \$ 9,148

Reviewer's Independent Valuation:

Malone Parcels: 5,689SF @ \$19.25/SF @ 50% = \$54,757
Donahoe Parcel: 1,930SF @ \$19.25/SF @ 50% = \$18,576

Please note: The reviewer attempted to locate sales information as of the April 25, 2016 effective date of the appraisal report under review; however two of the improved sales utilized in the reviewer's independent valuation occurred within two months after the appraiser's effective date.

		1		2		3	
Subject		Subject		Subject		Subject	
22219 Dockton Rd SW	22215 Dockton Rd SW	27730 Manzanita Beach Rd SW	14210 Glen Acres Rd SW	10959 Point Vashon Dr SW			
686220-0120 & 0130	686220-0115	855000-1650	172303-9028	668310-0240			
Transaction Price		\$283,000	\$650,000	\$729,000			
2016 Improvements Value	\$154,000	\$45,000	\$139,000	\$225,000			
2016 Land Value	\$489,000	\$290,000	\$168,000	\$504,000			
Land \$/SF	\$99.96	\$94.25	\$57.34	\$59.21			
Property Rights	Fee	Fee	Fee	Fee			
Financing Terms		Cash	Cash	Cash			
Conditions of Sale		No Concessions	No Concessions	No Concessions			
Expenditures after Sale		None	None	None			
Adjusted Price	Subject 4,832SF Assemblage 5,689SF Total SF 10,521SF	Subject 3,077SF Assemblage 1,930SF Total SF 5,007SF	Subject 3,324SF	Subject 8,911SF	Subject 8,512SF		
Fit of Comparison (usable land SF)							
Adjusted Unit Price	\$45.91	\$57.92	\$50.54	\$57.34	\$59.21		
Date of Sale		05/05/2016	04/13/2016	06/09/2016			
Market Conditions							
Subtotal Unit Price							
Location/Access	Maury/Paved Street	Maury/Private	Vashon/Gravel	Vashon/Paved			
Size	10,521SF	3,324SF	8,911SF	8,512SF			
Shape	Irregular	Long Rectangle	Polygon	Rectangular			
Utilities	Community Water/Septic	Comm Water/Septic	Shared Well	Comm/Septic			
Zoning	RA 2.5	RA2.5	RA2.5	RA5			
Other	140' Waterfront/Avg View	25' Frtgs/Avg	107' Frtgs/Exc	70' Frt/ geExc			
Total Other Adjustments							
Indicated Assemblage Subject Value		\$55.60	\$54.48	\$56.25	\$55.44		
					Average		say \$55.00/SF

USPAP Appraisal Reporting Requirements followed by Appraiser:

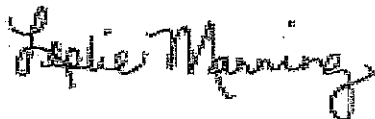
- Is the Appraisal misleading: **yes** no
- Written report contains sufficient information: **yes** no
- Extraordinary assumptions are clearly disclosed: **yes** no N/A
- Identifies real estate appraised: **yes** no
- Identifies real property interest appraised: **yes** no
- States purpose of appraisal: **yes** no
- States proper definition of Market Value: **yes** no
- States effective date of appraisal: **yes** no
- States date of report: **yes** no
- Describes scope of appraisal process: **yes** no
- Sets forth assumptions and limiting conditions: **yes** no
- Summarizes data and appraisal procedures: **yes** no
- Identifies highest and best use: **yes** no
- Explains exclusion of any valuation approach: **yes** no
- Explains departures from USPAP: **yes** no N/A
- Includes signed certification: **yes** no

Certification:

I, the review appraiser, certify that, to the best of my knowledge and belief:

1. The statement of fact and data contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest or bias with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
8. My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
9. My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.
10. I have made a personal inspection of the subject of the work under review.
11. No one provided significant appraisal or appraisal review assistance to the person signing this certificate.

Signature:

A handwritten signature in cursive script that reads "Leslie Manning". The signature is written in black ink and is positioned above the printed name and title.

Leslie Manning
Roads Property Program Manager
Certified General Appraiser
July 22, 2016

SEP 13 2016

RDS/DIV. DIRECTORS OFFICE

September 12, 2016

ATTN: Lydia Reynolds-Jones
Department of Transportation
Road Services Division
201 S. Jackson Street
M/S KSC-TR-0313
Seattle, WA 98104

Milton A. Reimers
Admitted in Washington
T: 206-407-1572
mreimers@schwabe.com

RE: Malone Homestead
Road Vacation File V-2672
Our File No.: 130004-215814

Dear Ms. Reynolds-Jones:

Enclosed please find the following cashier's checks for the vacation of 5,689 sf right-of-way to the Malone parcels and 1,903 sf right-of-way to the Donahue parcel:

1. Washington Trust Bank Cashier's Check No. 2503711 in the amount of \$54,757.00 remitted by Vashon Row and made payable to the King County Treasury; and
2. Wells Fargo Bank, N.A. Cashier's Check No. 0696401067 in the amount of \$18,576.00 remitted by Kathleen Donahoe Perkins and made payable to the King County Treasurer.

Please do not hesitate to contact me should you have any questions or concerns regarding this matter.

Regards,


SCHWABE, WILLIAMSON & WYATT, P.C.

Milton A. Reimers

MRE:rmr
Enclosures

PDX\130004\215814\MRE\19002253.1

Exhibit 22

OPTIONAL FORM NO. 10 (REV. 11-19-96) SECURITY FEATURES SEE BACK

Office AU # 11-24
1210(B)

CASHIER'S CHECK

0696401067

Remitter: KATHLEEN DONAHOE PERKINS
Operator ID: 0467116 039707A

August 25, 2016

PAY TO THE ORDER OF ***KING COUNTY TREASURER***

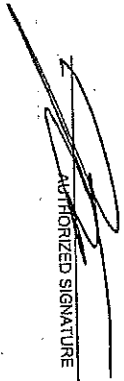
Eighteen thousand five hundred seventy-six dollars and no cents

\$18,576.00

Payee Address:
Memo

WELLS FARGO BANK, N.A.
4009 E MADISON ST
SEATTLE, WA 98112
FOR INQUIRIES CALL (480) 394-3122

VOID IF OVER US \$ 18,576.00


AUTHORIZED SIGNATURE

⑈0696401067⑈ ⑆121000248⑆4881 512960⑈



Cashier's Check

2503711

REMITTER VASHON ROW

Date: 9/01/16
Branch: 0085


PAY TO THE ORDER OF KING COUNTY TREASURY

EXACTLY **54,757 AND 00/100 DOLLARS

\$54,757.00


AUTHORIZED SIGNATURE

⑈0002503711⑈ ⑆125100089⑆ 1002311009⑈

Security Features Included.  Details on Back.



King County

Department of Transportation
Road Services Division

September 14, 2016

Clerk of the King County Council
King County Council
COURTHOUSE

RE: Vacation of a Portion of the County Road to Portage Right-of-Way
File V-2672; Petitioner: Malone Homestead, LLC

Dear Councilmembers:

In compliance with the King County Council's letter of October 28, 2013 the Department of Transportation's Road Services Division (Roads) investigated the petition named above. The petition meets the criteria set forth in the Revised Code of Washington 36.87, which establishes the right of property owners to petition a county legislative body for the vacation of road right-of-way. The results of the examination of the proposed vacation of a portion of the County Road to Portage right-of-way, as shown on the Plat of Portage 1st Addition, including the Roads staff recommendations, are contained in this letter.

Roads records indicate that the county has not maintained the proposed vacation area, and that no public funds were expended for acquisition. In accordance with King County Code 14.40.020, compensation is due King County for the vacation area, which is classified as "C-Class." The compensation is based on fifty percent of the appraised value of the adjoining lands. The amount of compensation due King County is \$73,333. This amount is derived from the enclosed Appraisal Review.

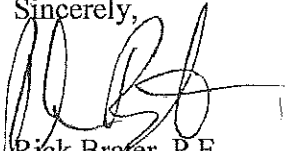
Roads considers the subject right-of-way unnecessary as part of the county road system and believes the public would benefit by the return of this unused area to the public tax rolls.

After receipt of the required compensation any required easements from Century Link, a proposed ordinance vacating this right-of-way will be transmitted to the King County Council.

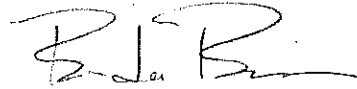
Clerk of the King County Council
September 14, 2016
Page 2

If you have any questions, please contact Nicole Keller-Ritz, Program Manager III, at 206-477-7615 or via e-mail at Nicole.Keller@kingcounty.gov.

Sincerely,



Rick Brater, P.E.
County Road Engineer



Brenda Bauer, Director
Road Services Division

Enclosure

cc: John Starbard, Director, Department of Permitting and Environmental Review
Bob Burns, Deputy Director, Department of Natural Resources and Parks
Harold S. Taniguchi, Director, Department of Transportation
Lydia Reynolds-Jones, Manager, Project Support Services Group, Roads
Jim Ishimaru, Transportation Planner III, Roads
Nicole Keller-Ritz, Program Manager III, Roads



King County

**Roads Services Division
Strategic Business Operations
Section**

APPRAISAL REVIEW

7,619SF Right of Way Parcel
Adjacent to 22219 Dockton Rd SW
Vashon, WA 98070

Lamb Hanson Lamb Appraisal Associates, Inc.

Prepared for:

Jay Osborne
Deputy Director

Roads Services Division

Appraisal Effective Date

April 25, 2016

Prepared by:

Leslie Manning
Roads Property Program Manager

*King Street Center
201 S. Jackson St, Room 313
Seattle, Washington 98104*

**King County Roads Services Division
Strategic Business Operations Section**

Appraisal Review/Determination of Value

**7,619SF Right of Way Parcel
Adjacent to 22219 Dockton Rd SW
Vashon, WA 98070**

**Owner – King County - Roads
Leslie Manning – Review Appraiser
Review Date – July 12, 2016**

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Malone Homestead, LLC

Intended User:
Malone Homestead, LLC

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Date of Review:
July 12, 2016

Appraisers:
Patrick M. Lamb, MAI
Jonathan D. Mendoza, Trainee
Lamb Hanson Lamb Appraisal Associates, Inc.

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adapted and might in reason be applied." (Washington Pattern Instruction 150.08)

Highest and Best Use:

The report concludes the highest and best use of the parcel is as assemblage to abutting parcels. The report is based upon the hypothetical condition that the subject parcel assumes the underlying RA2.5 zoning in the neighborhood. The subject parcel is a Class C, 7,619SF right of way parcel that is situated between Dockton Rd. SW and three low-density residential use parcels. The subject parcel is not a legal lot and is not of sufficient size to meet the minimum lot size requirements of the RA 2.5 zoning. Due to its limiting site characteristics, the most probable purchaser would be the abutting property owners. The legally permissible, physically possible, financially feasible and maximally productive use of the subject parcel is considered to be vacation of the parcel to the abutting properties.

Valuation Methods and Analysis:

The appraiser's scope of work was to determine a market value opinion of the subject property for the purpose of assisting the client with potential acquisition dispute resolution with the County. The appraiser utilized the Sales Comparison Approach to determine a market value opinion for the subject. No other approach is necessary to support the market value opinion.

The report relies on five (5) comparable land sales and one (1) listing in the determination of a market value opinion for the property. The comparable sales occurred within the past 26 months and range between 4,380SF and 17,293SF in size. All of the sales are interior lots with no water frontage. The sales resulted in a broad range in price from \$60,000 to \$157,000 or \$4.34/SF to \$18.26/SF and \$5.01/SF to \$17.00/SF after adjustments for differing characteristics. The report valued the subject right of way parcel by comparing stand-alone, residential lots although the highest and best use opinion was as assemblage to abutting parcels. All of the comparable sales utilized in the report are interior, buildable residential lots. Comparable sales #3-#5 currently have residences under construction on the site. Numerous qualitative adjustments were applied to the comparable sales. All of the comparable sales were adjusted for market conditions and size. No adjustments were applied for approved entitlements. For example, Sale #4, which sold at \$18.26/SF, was ready to build and had approved building permit as well as home design and contractor's estimates. Sale #1, the second highest sale at \$14.69/SF also had preliminary development approvals such as critical areas designation and approved septic design. Such entitlements are distinct from the subject parcel and affect market value. All of the comparable sales were weighted in the reconciliation of a market value opinion for the subject. The weight distribution was based on the gross adjustments made to each comparable and all of the sales were included in the weighted average. The reconciled value opinion for the subject is **\$9.48/SF or \$72,000.**

The reviewer noted a few grammatical and typographical errors in the report. The errors are considered inconsequential and do not impact the market value conclusion.

Correlation and Conclusions:

The reviewer has examined the sales and methodology utilized in the determination of a value conclusion for the subject. The appraisal report under review does not apply the accepted standard methodology for valuing as assemblage. The report valued the subject right of way parcel as a stand-alone residential lot and as a stand-alone lot, the value conclusion for the subject parcel is reasonable. However; the appraiser's highest and best use conclusion of assemblage is not consistent with the valuation methodology utilized in the report.

Although the highest and best use of the subject is considered to be assemblage to adjoining parcels, the appraisal analysis utilized comparable sales of parcels that are buildable, stand-alone lots and did not conduct an across-the-fence analysis. Across-the-fence value is a term used to describe a method of valuing narrow strips of property used as rights of way, and special purpose lands. A right of way parcel is appraised on the basis of the current value of the adjoining land from which it was (theoretically) originally taken. Plottage value, an increase in utilization and value realized by combining adjacent parcels of land, is often the result of assemblage.

The subject under analysis is a strip of right of way that will be vacated to the adjoining property owners. Because the across-the-fence methodology was not applied in the analysis performed in the report, the reviewer has developed an independent valuation for the subject parcel based on assemblage as the highest and best use. In valuing the subject, the right of way parcel would be assembled to each of the three (3) abutting parcels and valued based on the assembled characteristics. The subject right of way parcel abuts three (3) ocean front parcels along its western boundary and abuts Dockton Road SW along its eastern boundary. The three (3) abutting parcels are very small in size, 2,554SF, 2,278SF and 3,077SF and existing site improvements on these abutting lots encroach upon the subject right of way parcel. Two of the parcels are under the same ownership, Malone Family Homestead, LLC (Tax Parcel's 686220-0130 & 0120) and will be valued together as one larger parcel. The septic system and a portion of the residence on the Malone parcels encroaches upon the subject right of way parcel. Approximately 5,689SF of the subject right of way parcel will be assembled to the Malone parcels. The remaining abutting parcel, owned by Mary Seifred-Donahoe (Tax Parcel 686220-0115) will be valued as assembled with approximately 1,930SF of the subject right of way parcel. An accessory building on the Seifred-Donahoe parcel encroaches upon the subject right of way parcel. Assemblage of the subject parcel to the abutting properties results in

plottage value. Due to their small size, the value of the abutting properties is enhanced by the assemblage of the subject parcel.

As assembled the subject parcels are:

Malone: 4,832SF + 5,689SF (ROW Parcel) or 10,521SF
Donohue: 3,077SF + 1,930SF (ROW Parcel) or 5,007SF

The reviewer has researched waterfront land sales on Vashon Island. Sales of vacant land parcels similar to the subject parcels have been infrequent in recent years. Due to the lack of vacant waterfront land sales, the reviewer also researched improved sales on small waterfront lots in order to extrapolate a land value for the subject. The reviewer located three (3) recent sales of improved parcels similar to the subject assemblage parcels. The three sales all occurred in the past 3 months and are considered good indicators of the subject land value. The three improved sales are situated on sites ranging in size between 3,334SF to 8,911SF and are all low bank waterfront sites similar to the subject abutting lots. The Sales Comparison grid on the following page details the comparable sales utilized in this independent valuation. Lot values were extracted from the three improved sales for comparison to the subject right of way parcel. The indicated residual land value is \$55/SF. The land value was then applied to the assembled parcels as shown below.

As Assembled Value:

Malone Parcels – 10,521SF @ \$55/SF = \$578,655
Donahoe Parcel – 5,007SF @ \$55/SF = \$275,385

The land value is then applied to the subject parcel as if it were a stand-alone parcel. The land value is discounted to reflect the highest and best use of the parcel, such as limited market participants and not a stand-alone parcel. A discount of 65% has been applied to the subject parcel based on recent sales of residential parcels on Vashon Island and sales of surplus parcels in King County.

Subject Parcel – 7,619SF @ \$55/SF = \$419,045
\$419,045 x 0.35% = \$146,666 or \$19.25/SF

Subject Parcel Distributed Value:

Malone Parcels – 5,689SF @ \$19.25/SF = \$109,513
Donahoe Parcel – 1,930SF @ \$19.25/SF = \$ 37,153

In accordance with King County Code 14.40.020(A); compensation for a Class C vacation will be at 50% of appraised value. The value opinions for the subject right of way parcel at 50% of appraised value are listed below:

Appraisal Report:

Malone Parcels: 5,689SF @ \$9.48/SF @ 50% = \$26,966
Donahoe Parcel: 1,930SF @ \$9.48/SF @ 50% = \$ 9,148

Reviewer's Independent Valuation:

Malone Parcels: 5,689SF @ \$19.25/SF @ 50% = \$54,757
Donahoe Parcel: 1,930SF @ \$19.25/SF @ 50% = \$18,576

Please note: The reviewer attempted to locate sales information as of the April 25, 2016 effective date of the appraisal report under review; however two of the improved sales utilized in the reviewer's independent valuation occurred within two months after the appraiser's effective date.

USPAP Appraisal Reporting Requirements followed by Appraiser:

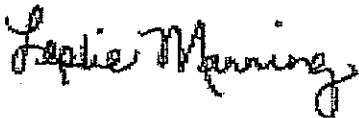
- Is the Appraisal misleading: **yes** no
- Written report contains sufficient information: **yes** no
- Extraordinary assumptions are clearly disclosed: **yes** no N/A
- Identifies real estate appraised: **yes** no
- Identifies real property interest appraised: **yes** no
- States purpose of appraisal: **yes** no
- States proper definition of Market Value: **yes** no
- States effective date of appraisal: **yes** no
- States date of report: **yes** no
- Describes scope of appraisal process: **yes** no
- Sets forth assumptions and limiting conditions: **yes** no
- Summarizes data and appraisal procedures: **yes** no
- Identifies highest and best use: **yes** no
- Explains exclusion of any valuation approach: **yes** no
- Explains departures from USPAP: **yes** no N/A
- Includes signed certification: **yes** no

Certification:

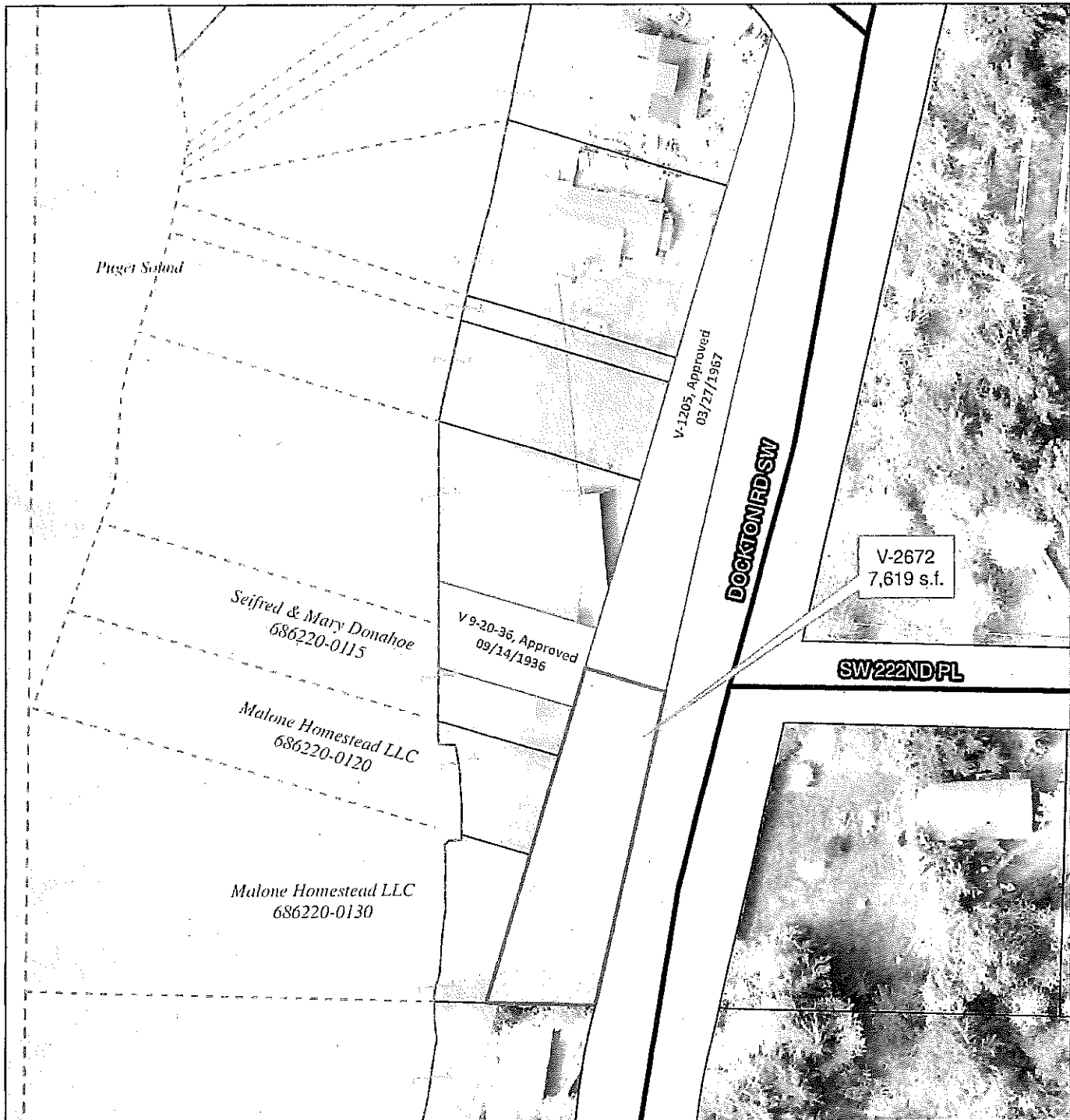
I, the review appraiser, certify that, to the best of my knowledge and belief:

1. The statement of fact and data contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest or bias with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
8. My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
9. My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.
10. I have made a personal inspection of the subject of the work under review.
11. No one provided significant appraisal or appraisal review assistance to the person signing this certificate.

Signature:



Leslie Manning
Roads Property Program Manager
Certified General Appraiser
July 22, 2016



PROPOSED RIGHT-OF-WAY VACATION

For Informational Use Only

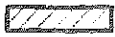

2009 Aerial

Public R/W Adjoining Block 3, Portage 1st Addition

22219 Dockton Rd SW

Vacation File V-2672

SW 09-22-03

-  Vacation Area
-  KC Maintained ROW

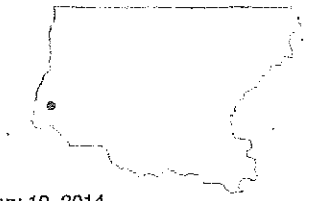
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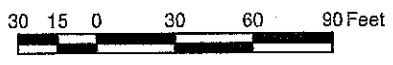
King County



King County Overview Map



February 19, 2014



RECEIVED

SEP 13 2016

RDS/DIV. DIRECTORS OFFICE

September 12, 2016

ATTN: Lydia Reynolds-Jones
Department of Transportation
Road Services Division
201 S. Jackson Street
M/S KSC-TR-0313
Seattle, WA 98104

Milton A. Reimers
Admitted in Washington
T: 206-407-1572
mreimers@schwabe.com

RE: Malone Homestead
Road Vacation File V-2672
Our File No.: 130004-215814

Dear Ms. Reynolds-Jones:


Enclosed please find the following cashier's checks for the vacation of 5,689 sf right-of-way to the Malone parcels and 1,903 sf right-of-way to the Donahue parcel:

1. Washington Trust Bank Cashier's Check No. 2503711 in the amount of \$54,757.00 remitted by Vashon Row and made payable to the King County Treasury; and
2. Wells Fargo Bank, N.A. Cashier's Check No. 0696401067 in the amount of \$18,576.00 remitted by Kathleen Donahoe Perkins and made payable to the King County Treasurer.

Please do not hesitate to contact me should you have any questions or concerns regarding this matter.

Regards,

SCHWABE, WILLIAMSON & WYATT, P.C.


Milton A. Reimers

MRE:rmr
Enclosures

730002
39514- Compensation
Road
Vacates
1030

PDX\130004\215814\MRE\19002253.1

RECEIVED

SEP 14 2016

DEPT. OF TRANS.
ROAD SVCS DIV

Exhibit 25

 Washington Trust Bank

Cashier's Check

2503711

Date: 9/01/16

REMITTER: VASHON ROW

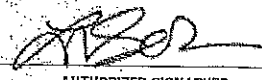
Branch: 0085

**PAY
TO THE**

EXACTLY **54,757 AND 00/100 DOLLARS

\$54,757.00

ORDER OF KING COUNTY TREASURY



AUTHORIZED SIGNATURE

⑈0002503711⑈ ⑆125100089⑆ 1002311009⑈

PRINTED ON LINEMARK PAPER - HOLD TO LIGHT TO VIEW - FOR ADDITIONAL SECURITY FEATURES SEE BACK

0006964 11-24
Office AU #: 1210(8)

CASHIER'S CHECK

0696401067

Remitter: KATHLEEN DONAHOE PERKINS
Operator I.D.: u467116 u397074

August 25, 2016

PAY TO THE ORDER OF ***KING COUNTY TREASURER***

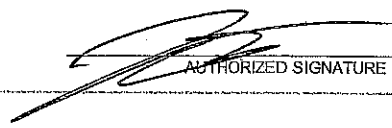
Eighteen thousand five hundred seventy-six dollars and no cents

***\$18,576.00**

Payee Address:
Memo.

WELLS FARGO BANK, N.A.
4009 E MADISON ST
SEATTLE, WA 98112
FOR INQUIRIES CALL (480) 394-3122

VOID IF OVER US \$ 18,576.00



AUTHORIZED SIGNATURE

⑈0696401067⑈ ⑆121000248⑆4861 512960⑈

Details on Back. Security Features Included.

Print Remittances

Report Date: 15-SEP-2016 10:50
Page: 1 of 1

KC Global
Currency: USD
Remittance Bank: US Bank

Branch: US Bank
Name : US2969 KC Treasury Main Acc
Branch Number: 042000013
Account Number: 153910682969

Customer Number Customer Bank Account
042000013
Payment Method Due Date Receipt Number Customer Name Amount
US2969 CASH-CHECK 15-SEP-16 696401067-SGRSD
18,576.00

042000013

US2969 CASH-CHECK 15-SEP-16 25037111-SGRSD

54,757.00

⑆09628901651⑆ ⑆2E002175⑆ ⑆E000E60000⑆

73,333.00

TOTAL DEPOSIT
73,333.00
KING COUNTY
DOT-ROADS

TOTAL ITEMS
2



V11DT020843 DEPOSIT TICKET

PLEASE BE SURE THAT ALL ITEMS ARE PROPERLY ENDORSED. LIST EACH CHECK SEPARATELY. DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL. A HOLD FOR UNCOLLECTED FUNDS MAY BE PLACED ON FUNDS DEPOSITED BY CHECK OR SIMILAR INSTRUMENTS. THIS COULD DELAY YOUR ABILITY TO WITHDRAW SUCH FUNDS. THE DELAY, IF ANY, WOULD NOT EXCEED THE PERIOD OF TIME PERMITTED BY LAW.

DATE 9/15/2016 DOLLARS CENTS

	DOLLARS	CENTS
CURRENCY		
COIN		
CHECKS (LIST EACH SEPARATELY)		
1 18,576	18,576	00
2 54,757	54,757	00
3		
4		
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34		
TOTAL	73,333	-

PLEASE ENTER TOTAL HERE

Safeguard Business Systems, Inc.

DEPOSIT SAID TO CONTAIN CURRENCY: COINS: 10510914

DATE 9/15/2016 CHECKS: 73,333.00 TOTAL DEPOSIT 73,333.00

King County Treasury
500 Fourth Ave, Rm 600
Seattle, WA
206-296-3850

Receipt No: 2.032600
Sep 15, 2016

10510914

Quick 100-190
Night Drop Bag
73,333.00

Total: 73,333.00

Night Drop Bag
73,333.00
Total Applied:
73,333.00

Change Tendered:
.00

09/15/16 12:13

8pm

October 28, 2016

The Honorable Joe McDermott
Chair, King County Council
Room 1200
C O U R T H O U S E

Dear Councilmember McDermott:

Enclosed for the King County Council's consideration is a proposed ordinance concerning the vacation of a portion of the County Road to Portage right-of-way, as shown in the Plat of Portage 1st Addition, located on Vashon - Maury Island, in unincorporated King County.

After introduction and referral to the King County Hearing Examiner, the proposed ordinance will be available for review and comment in conjunction with the required public hearing on the proposed road vacation recommendation by the Department of Transportation's Road Services Division (Roads). The procedure for vacation of the subject portion of right-of-way is in accordance with King County Code (KCC) 14.40 and the Revised Code of Washington (RCW) Chapter 36.87, which establishes the right of abutting property owners to petition a county legislative body for the vacation of road rights-of-way.

Adoption of the ordinance will convert the public right-of-way to the private use and ownership of the petitioners, Malone Homestead, LLC, Mary Donahoe Seifred, Kathleen S. Donahoe, Thomas Charles Donahoe, and Ann Elizabeth Donahoe, who are the abutting landowners. Historically, King County has processed road vacations in accordance with KCC and the RCW. This process promotes efficiency in terminating the public's interest in County road rights-of-way. There are no alternatives to divesting public road right-of-way that is unnecessary to the County road system.

Roads attempts to identify and address potential issues related to the proposed vacation through the investigation of the petition prior to making its recommendation. Upon completion of the investigation of the vacation petition filed with the King County Council, Roads considers the subject right-of-way unnecessary as part of the County road system and believes the public would benefit by the return of this unused area to the public tax rolls. This

The Honorable Joe McDermott
October 28, 2016
Page 2

aligns with the County's Strategic Plan of supporting the built environment by meeting the growing need for transportation services and facilities throughout the County.

After introduction of the ordinance and the establishment of a public hearing date by the Hearing Examiner, a notice of the public hearing is posted on-site of the road vacation. It is not unusual for opponents to appear at the public hearing or make their opposition known to Roads before the hearing as a result of seeing the notice. Late opposition to a proposed road vacation is investigated, and the results are included in the documentation and testimony provided to the Hearing Examiner. The Hearing Examiner will incorporate late opposition arguments into final recommendations to the King County Council. Recommendations of both Roads and the Hearing Examiner can be appealed to the King County Council per KCC 14.40.

Thank you for your consideration of this ordinance. The unnecessary road right-of-way would remain as a public right-of-way if the proposed ordinance is not adopted. In accordance with KCC 14.40.020, the petitioners have paid \$73,333.00 as compensation. If the ordinance is not passed, the petition will, in effect, be denied and funds must be returned.

If you have any questions, please feel free to contact Lydia Reynolds-Jones, Managing Engineer, at 206-477-3631.

Sincerely,

Dow Constantine
King County Executive

Enclosures

cc: King County Councilmembers
 ATTN: Carolyn Busch, Chief of Staff
 Anne Noris, Clerk of the Council
 Carrie Cihak, Chief of Policy Development, King County Executive Office
 Dwight Dively, Director, Office of Performance, Strategy and Budget
 Harold S. Taniguchi, Director, Department of Transportation (DOT)
 Brenda Bauer, Director, Road Services Division (Roads), DOT
 Rick Brater, P.E., County Road Engineer, Roads, DOT
 Lydia Reynolds-Jones, Managing Engineer, Roads, DOT
 Nicole Keller-Ritz, Program Manager III, Roads, DOT

Date Created:	February 3, 2017
Drafted by:	Nicole Keller and Lydia Reynolds-Jones
Sponsors:	Joe McDermott
Attachments:	Attachment A – Proposed Right-of-Way Vacation – County Road to Portage Site Map

1 ..Title

2 AN ORDINANCE authorizing the vacation of a portion of
3 the County Road to Portage right-of-way, as shown in the
4 Plat of Portage 1st Addition, File V-2672, Petitioners:
5 Malone Homestead, LLC, Mary Donahoe Seifred, Kathleen
6 S. Donahoe, Thomas Charles Donahoe, and Ann Elizabeth
7 Donahoe.

8 ..Body

9 STATEMENT OF FACTS:

- 10 1. A petition has been filed requesting vacation of a portion of the County
11 Road to Portage right-of-way, as shown in the Plat of Portage 1st
12 Addition, hereinafter described.
- 13 2. The department of transportation notified the various utility companies
14 serving the area and has been advised that CenturyLink has requested an
15 easement on over, in, under, across above and along the west ten feet of
16 George Edwards Road – County Road No. 274, as known as Dockton
17 Road SW. The easement will be recorded under a King County recording
18 number. No other easements were required within the vacation area at this
19 time. The vacation shall not reduce the utility company’s rights to any
20 existing utility easements within the vacation area.

21 3. The department of transportation records indicate that King County has
22 not expended public funds for the acquisition or maintenance of the
23 subject portion of the County Road to Portage right-of-way.

24 4. The department of transportation considers the subject portion of right-
25 of-way useless as part of the county road system and believes the public
26 would benefit by the return of this unused area to the public tax rolls.

27 5. The right-of-way is classified as "C-Class" and, in accordance with
28 K.C.C. 14.40.020, the compensation due to King County is based on fifty
29 percent of the assessed value of the subject right-of-way, which was
30 determined by a county staff review appraiser. King County is in receipt
31 of \$73,333.00 from the petitioners.

32 6. Due notice was given in the manner provided by law and a hearing was
33 held by the office of the hearing examiner on the 6th day of March 2017.

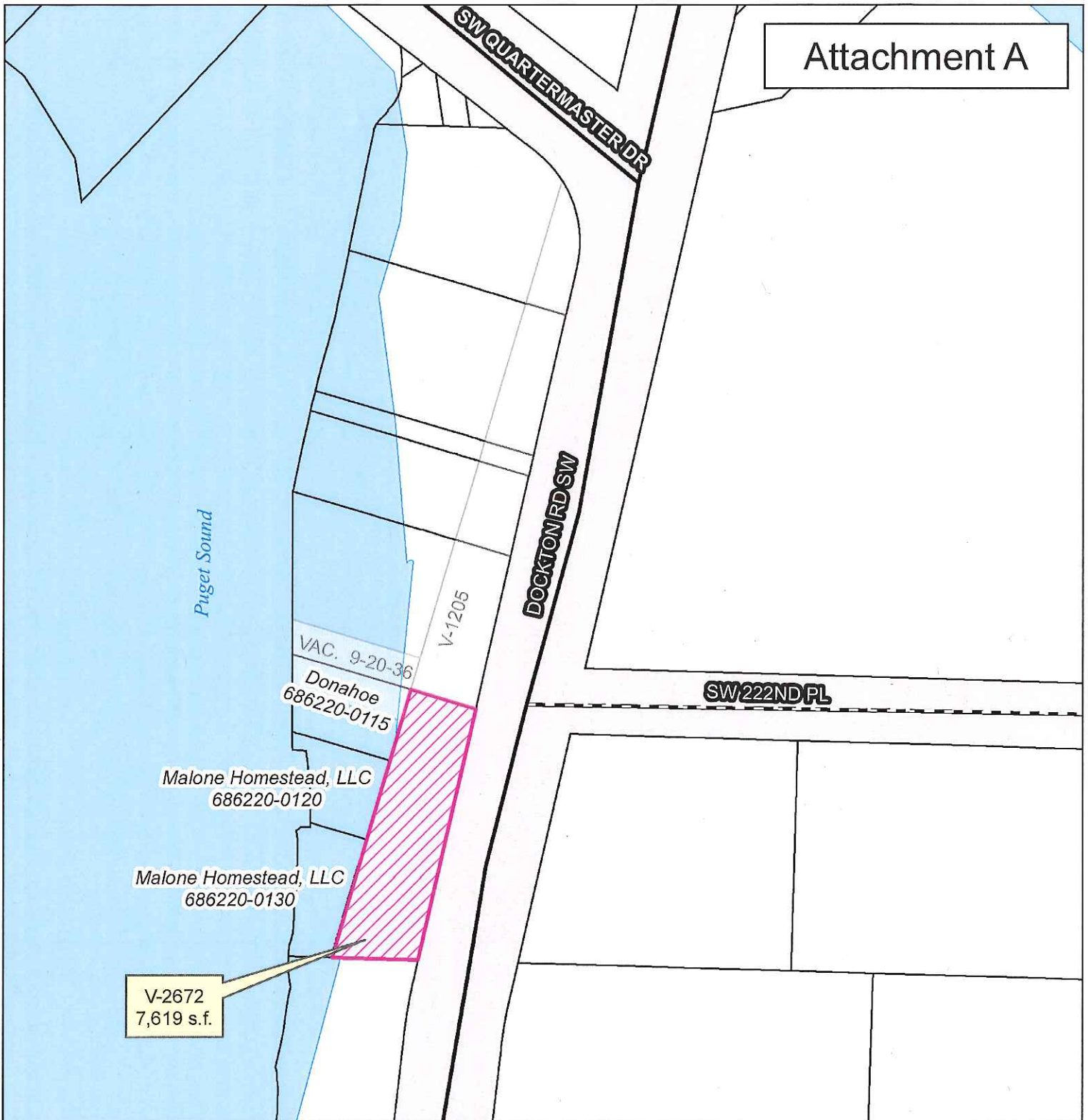
34 7. In consideration of the benefits to be derived from the subject vacation,
35 the council has determined that it is in the best interest of the citizens of
36 King County to grant said petition.

37 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

38 SECTION 1. The council, on the effective date of this ordinance, hereby vacates
39 and abandons that portion of the County Road to Portage, as conveyed to King County by
40 the recording of the Plat of Portage 1st Addition, recorded in Volume 14 of Plats, on Page
41 97, records of King County, Washington as described below:

42 That portion of the County Road to Portage right-of-way situated in the
43 Southwest Quarter of Section 9, Township 22 North, Range 3 East,

44 Willamette Meridian, King County, Washington, as shown in the Plat of
45 Portage 1st Addition, recorded in Volume 14 of Plats on Page 97, records
46 of King County, Washington, abutting and adjacent to the east line of
47 Block 3 of said Plat and the northerly extension of said east line to the
48 centerline of the Prospect Street right-of-way vacated by Order of
49 Vacation on September 14, 1936, and lying westerly of the west right-of-
50 way margin of the George Edwards Road – County Road No. 274, also
51 known as Dockton Road SW.



PROPOSED RIGHT-OF-WAY VACATION

For Informational Use Only

**County Road to Portage
Plat of Portage 1st Addition**

22219 Dockton Road SW
Vacation File V-2672
SW 09-22-03

 Vacation Area

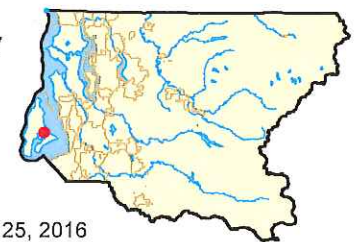
 KC Maintained ROW

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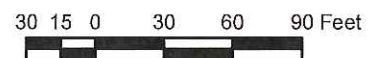


King County

King County Overview Map



August 25, 2016



2015/2016 FISCAL NOTE

Ordinance/Motion:
 Title: Right-of-Way Vacation Proposed for a portion of the County Road to Portage right-of-way, V-2672
 Affected Agency and/or Agencies: Road Services Division
 Note Prepared By: Nicole Keller, Roads-Strategic Business Operations Section
 Date Prepared: September 15, 2016
 Note Reviewed By:
 Date Reviewed:

Description of request:

Revenue to:

Agency	Fund Code	Revenue Source	2015/2016	2017/2018	2019/2020
County Road Fund	1030	Petitioner's Compensation	73,333		
TOTAL			73,333	0	0

Expenditures from:

Agency	Fund Code	Department	2015/2016	2017/2018	2019/2020
TOTAL			0	0	0

Expenditures by Categories

	2015/2016	2017/2018	2019/2020
TOTAL	0	0	0

Does this legislation require a budget supplemental?

Notes and Assumptions:

1. A petition has been filed requesting vacation of a portion of the County Road to Portage right-of-way, as shown in the Plat of Portage 1st Addition.
2. Department of Transportation (DOT) notified the various utility companies serving the area and has been advised that CenturyLink will require an easement. No other easements were not required within the vacation area at this time.
3. DOT records indicate that King County has not expended public funds for the acquisition and/or maintenance of the County Road to Portage right-of-way in the past.
4. DOT considers the subject portion of the right-of-way useless as part of the County road system and believes the public would benefit by the return of this unused area to the public tax rolls.
5. The right-of-way is classified as "C-Class" and, in accordance with King County Code 14.40.020, the compensation due King County is based on fifty percent of the assessed value of the subject right-of-way which was determined from records of the department of assessments. King County is in receipt of \$73,333.00 from the petitioners.
6. The primary residence for one of the adjacent properties is located within the County Road to Portage right-of-way, and the property owners should have been paying the County roads fund to lease this land. Therefore, the compensation should be credited to the County road fund.

Fiscal Note Guidance (Do not print this section)

Fiscal notes shall identify the incremental fiscal impact of the accompanying legislation and should be prepared in a manner consistent with K.C.C. Title 4A and Ordinance # 17928. The fiscal note template is maintained by the Office of Performance Strategy, and Budget.

- * Please note whether the legislation has an impact on any prior biennium.
- * If the legislation includes a contract or interlocal agreement that has an impact past the subsequent two biennia, please note the fiscal impact through the end of the contract or interlocal agreement.
- * Describe how the revenue or expenditure impacts were developed and any major assumptions.
- * A financial plan should accompany the fiscal note if there is an expenditure impact of five percent or more to the fund.

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

Chris Treichel, King County Department of Transportation, Road Services Division, being first duly sworn, on oath says that on the 10th day of February, 2017, did verify the **February 9, 2017** posting of the attached **Notice of Hearing** for the proposed vacation of a portion of the County Road to Portage right-of-way.

Postings located at:

- On the northern end of the vacation area, at the Dockton Road SW and SW 222nd Place intersection.
- On the southern end of the vacation area, a few hundred feet south of the Dockton Road SW and SW 222nd Place intersection.

Signed: 

SUBSCRIBED AND SWORN to before me this 10th day of February, 2017



Gwendolynn I. Lewis
Notary Public in and for the State of Washington,
residing at Seattle, King County
My Commission expires: 2/6/2020

NOTICE OF HEARING
ON THE MATTER OF THE VACATION OF A PORTION OF RIGHT-OF-WAY:
County Road to Portage

VACATION FILE V- 2672
PROPOSED ORDINANCE (2016-0525)

**Petitioners: Malone Homestead, LLC, Mary Donahoe Seifred, Kathleen S. Donahoe,
Thomas Charles Donahoe and Ann Elizabeth Donahoe.**

NOTICE IS HEREBY GIVEN that a proposed ordinance for the vacation of a portion of the County Road to Portage right-of-way has been filed with the Clerk of the County Council.

A public hearing will be held before the King County Hearing Examiner, **on the Twelfth Floor – in the Fred Conference Room**, of the King County Courthouse, 516 – 3rd Avenue, Seattle, WA 98104 on the **March 6, 2017 at 1:00 PM** or soon thereafter.

NOTE: If the Seattle School District announces a district-wide school closure due to adverse weather conditions or similar area emergency, the public hearing on this matter will be postponed. Parties of record will be notified of the time and date of the rescheduled hearing. Questions can be directed to the Hearing Examiner's Office at (206) 296-4660.

The area to be vacated is described as follows:

That portion of the County Road to Portage right-of-way, as shown in the Plat of Portage 1st Addition, abutting and adjacent to the properties located between 22219 and 22215 Dockton Road SW, Vashon, WA 98070, being tax lot nos. 686220-0130, 686220-0120, and 686220-0115, otherwise known as Block 3, in the Plat of Portage 1st Addition, recorded in Volume 14 of Plats, Page 97, records of King County, Washington.

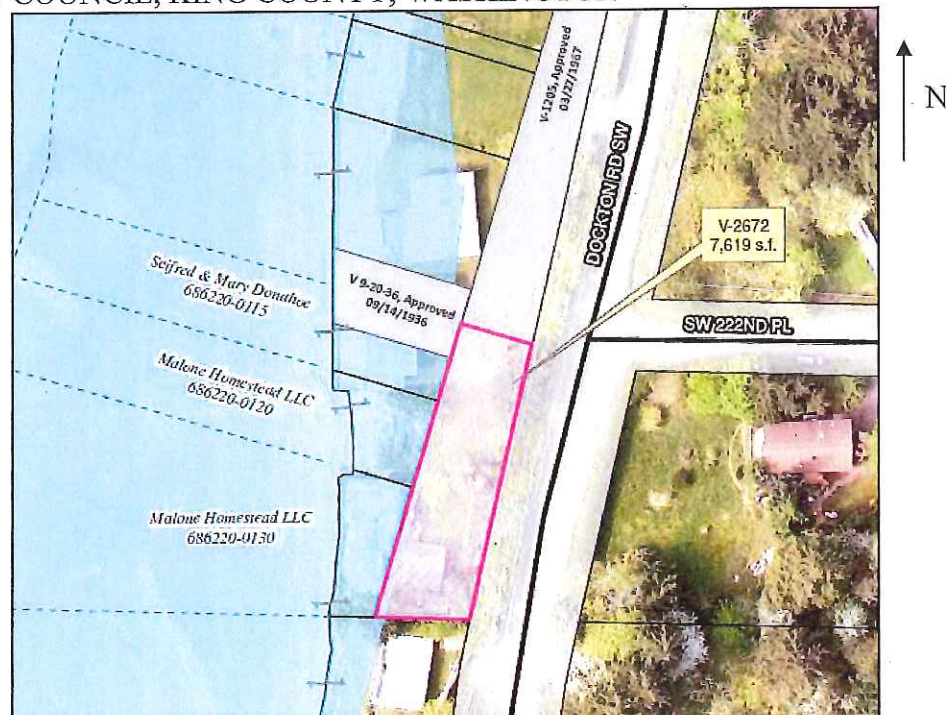
Containing an area of 7,619 square feet, more or less. The adjacent parcels are zoned RA-2.5.

**INFORMATION ON THIS PROPOSED ACTION CAN BE OBTAINED
FROM KING COUNTY DEPARTMENT OF TRANSPORTATION ROAD
SERVICES DIVISION: Lydia Reynolds-Jones**

TELEPHONE: (206) 477-3631

EMAIL: Lydia.Reynolds-Jones@kingcounty.gov

DATED at Seattle, Washington, this 9th day of February 2017.
KING COUNTY COUNCIL, KING COUNTY, WASHINGTON



Reynolds-Jones, Lydia

From: Reynolds-Jones, Lydia
Sent: Wednesday, January 11, 2017 8:54 AM
To: 'Neisler, Nick'
Cc: Mangaoang, Vonetta; Rebusit, Roxanne M.; Reimers, Milt A.; Laing, Aaron M.; 'Sandy Allen'
Subject: RE: CenturyLink Easement

If the easement isn't submitted to the County by January 18, 2017 we will move forward with the public hearing and the attempts to obtain the easement will be included in the hearing records. We have provided more than a reasonable amount of time for this action to occur. Thanks.

From: Sandy Allen [mailto:Sandy@hunterscapital.com]
Sent: Wednesday, January 11, 2017 8:48 AM
To: Reimers, Milt A.; 'Neisler, Nick'
Cc: Reynolds-Jones, Lydia; Mangaoang, Vonetta; Rebusit, Roxanne M.; Laing, Aaron M.
Subject: RE: CenturyLink Easement
Importance: High

Hello Nick,

I am Mr. Malone's CFO and with Milt's help, have shepherded this up to this point. However, we seem to be "stuck" with having CenturyLink complete their portion of the responsibilities.

It seems only reasonable that at this date the survey has been scheduled/completed and CenturyLink is expediting getting this wrapped up. CenturyLink may not feel a need to get this done, but Mr. Malone paid the county for the ROW months and months ago. And each time Milt has to follow up with CenturyLink it results in additional legal fees to find out the status on CenturyLink's end. (Milt – you're worth every penny but at this point, it seems we're going nowhere).

Nick, can you please provide an update this week and the end-game timing here?

Thank you.

Sandy Allen
Chief Financial Officer
Hunters Capital, LLC
1620 Broadway, Suite 200
Seattle, WA 98122
206-328-3333



From: Reimers, Milt A. [mailto:MReimers@SCHWABE.com]
Sent: Saturday, January 07, 2017 10:53 AM
To: 'Neisler, Nick' <Nick.Neisler@centurylink.com>
Cc: Reynolds-Jones, Lydia (Lydia.Reynolds-Jones@kingcounty.gov) <Lydia.Reynolds-Jones@kingcounty.gov>; Sandy Allen <Sandy@hunterscapital.com>; Mangaoang, Vonetta (Vonetta.Mangaoang@kingcounty.gov) <Vonetta.Mangaoang@kingcounty.gov>; Rebusit, Roxanne M. <RRebusit@SCHWABE.com>; Laing, Aaron M.

<ALaing@SCHWABE.com>

Subject: RE: CenturyLink Easement

Importance: High

Nick,

Can I get an update regarding the survey?

Milt

Schwabe Williamson & Wyatt

Milt A. Reimers

Direct: 206-407-1572

mreimers@schwabe.com

[Vcard](#) [LinkedIn](#)

Ideas fuel industries. Learn more at:

www.schwabe.com

From: Neisler, Nick [<mailto:Nick.Neisler@centurylink.com>]

Sent: Wednesday, December 28, 2016 3:52 PM

To: Reimers, Milt A.

Subject: RE: CenturyLink Easement

Milt, surveyor ran into some scheduling issues with the holiday, I'll let you know as soon as I confirm the date!

Nick Neisler

CenturyLink Right of Way

Network Real Estate

8021 SW Capitol Hill Rd|Portland, OR |97219

C:503.504.1462|

Nick.Neisler@CenturyLink.com

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From: Reimers, Milt A. [MReimers@SCHWABE.com]

Sent: Friday, December 23, 2016 3:32 PM

To: Neisler, Nick

Subject: RE: CenturyLink Easement

Thank you, Nick. Let's follow-up and talk early next week.

Milt

Schwabe Williamson & Wyatt

Milt A. Reimers

Direct: 206-407-1572

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From: Neisler, Nick [<mailto:Nick.Neisler@centurylink.com>]

Sent: Thursday, December 22, 2016 3:39 PM

To: Reimers, Milt A.

Subject: CenturyLink Easement

Good Afternoon Milt,

I just wanted to let you know that the Engineer is reviewing the survey request for the easement. I hope you have an enjoyable weekend! We'll be in touch.

Respectfully,

Nick Neisler

CenturyLink Right of Way

Network Real Estate

8021 SW Capitol Hill Rd|Portland, OR |97219

C:503.504.1462|

Nick.Neisler@CenturyLink.com

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