

Honorable Matthew Segal
FILED Hearing Date: November 5, 2021
2021 OCT 08 11:04 AM Hearing Time: 9:00 a.m.
KING COUNTY Moving Party: Defendant Melina Lin
SUPERIOR COURT CLERK
E-FILED
CASE #: 20-2-17330-4 SEA

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR KING COUNTY

KAN CUI and YAN LIU, husband and wife,

Plaintiffs,

vs.

MELINA LIN, a single person,

Defendant.

No. 20-2-17330-4 SEA

DECLARATION OF MELINA LIN

I, Melina Lin, hereby declare:

1. I am over the age of 18 years and am competent to testify as to the matters stated in this Declaration. The testimony contained within this Declaration is based upon my personal knowledge.

2. I am the current owner of the property located at 8630 N. Mercer Way, Mercer Island, WA. Kan Cui and Yan ("Tammy") Liu are my neighbors at 8636 N. Mercer Way. My property is on Lake Washington. Cui and Tammy's property is inland.

3. I bought my house in September of 2017. The seller, Jing Ma, had only owned the home for about three years, and to my knowledge, did not live there.

4. **Exhibits A-E** to my declaration, further described below, are recorded on title to my property.

5. Attached hereto as **Exhibit A** is a true and correct copy of the 1978 Short Plat, Recording No. 7812180972.

DECLARATION OF MELINA LIN - 1

JAMESON PEPPLER CANTU PLLC
ATTORNEYS AT LAW
801 SECOND AVENUE
SUITE 700
SEATTLE, WA 98104-4001

TEL 206 292 1994
FAX 206 292 1995

0317

1 6. Attached hereto as **Exhibit B** is a true and correct copy of the 1979 Short
2 Plat and Boundary Line Adjustment, Recording No. 7911309020.

3 7. Attached hereto as **Exhibit C** is a true and correct copy of the 1983
4 Boundary Line Revision, Recording No. 8309159010.

5 8. Attached hereto as **Exhibit D** is a true and correct copy of the 2011
6 Access and Utilities Easement, Recording No. 20111110001264.

7 9. Attached hereto as **Exhibit E** is a true and correct copy of the 2017
8 Driveway Relocation Easement, Recording No. 20170329001022.

9 10. Attached hereto as **Exhibit F** is a true and correct copy of a printout of
10 the "Property Detail" for plaintiffs' property from the King County Department of
11 Assessments and "King County Parcel Viewer" website.

12 11. Attached hereto as **Exhibit G** is a true and correct copy of a printout from
13 MyBuildingPermit for the permit number associated with the construction of plaintiffs'
14 house. This document is linked to the permit number shown on Exhibit H.

15 12. In 2020, I was renovating my house and the City of Mercer Island initially
16 indicated that I would need to install a larger water line. Because my water meter is
17 located out on N. Mercer Way, and I can see it is roughly at the end of the "12 foot
18 ingress, egress and utility easement (Easement No. 1)" shown on Exhibit C attached
19 hereto, I concluded that I could legally replace my old water line as it is located and
20 also it was within that easement. I planned to install the new line at the same location
21 of the old line and within that easement using trenchless technology. The contractor
22 will only need to dig two to three holes, one at the end of each straight segment of the
23 planned line, then they can pull the new water line from hole to the other. This would
24 have had minimal to no impact on plaintiffs' property. As I understand it, there will
25 probably 2-3 holes to be on Plaintiff's property to pull the new water line through. The
26 rest of the line would have been on my property.

DECLARATION OF MELINA LIN - 2

JAMESON PEPPE CANTU PLLC
ATTORNEYS AT LAW
801 SECOND AVENUE
SUITE 700
SEATTLE, WA 98104-4001

TEL 206 292 1994
FAX 206 292 1995

0318

1 13. However, Plaintiffs responded by claiming that I did not have right to
2 replace my old water line in the area shown on the 1983 plat map nor at its existing
3 location. They posted signs on that area that read “No Trespassing...” and scared off
4 my contractors. I then asked them to tell me where I should install my new water line,
5 but they refused to tell me. They then sued me in this lawsuit seeking a ruling that the
6 utility easement on the plat is not valid and also demanded me not to install the new
7 line at its existing location.

8 14. I hired an engineer and re-designed my project and City no longer
9 required me to enlarge the size of the water line at this time. Plaintiffs and I believe that
10 my waterline is located within the “12 Foot Ingress, Egress and Utilities Easement
11 (Easement No. 1)” shown on Exhibit C in the area of the former driveway. Now I simply
12 ask them to agree in writing that I can have the right to install or replace my utilities at
13 that location. Even though right now I do not have immediate need to replace the water
14 line, but I see that will be needed if my house project scope is added back on. I may
15 also need to replace other utilities in the future, and thus I need confirmation that I have
16 utility easements as shown in the documents on title when I purchased my property or
17 at their existing location. As such, I have not dropped my counterclaim seeking a
18 declaratory judgment as to my easement rights.

19 15. Since I moved to this property in 2018, I have noticed that plaintiffs’
20 landscaping company drives onto my property to access plaintiffs’ backyard for
21 purposes of performing landscaping maintenance on plaintiffs’ backyard. I understand
22 that they have pedestrian easement but not for motors or cars/trucks. I consider this to
23 be trespassing and asked plaintiffs to stop. They did not stop.

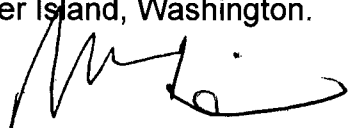
24
25 I declare under penalty of perjury under the laws of the State of Washington that
26 the foregoing is true and correct.

DECLARATION OF MELINA LIN - 3

JAMESON PEPPE CANTU PLLC
ATTORNEYS AT LAW
801 SECOND AVENUE
SUITE 700
SEATTLE, WA 98104-4001
TEL 206 292 1994
FAX 206 292 1995

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DATED this 8th day of October, 2021, at Mercer Island, Washington.



Melina Lin

EXHIBIT A

#7

DEC-16-78 00568 7812100972 - E M

SHORT PLAT NO. _____
CITY OF _____
KING COUNTY, WASHINGTON

DEC 18 4 16 PM '78
RECORDED KC RECORD

APPROVALS

KING COUNTY
Department of Assessor
Exercised and approved this _____ day
of _____, 197____.
King County Assessor
Department of Records

CITY OF MERCER ISLAND

APPROVED SHORT SUBDIVISION
Under Provisions of Ord. No. 20, Sec. 4 & S.C.C. 22.17.000

DATE 12-15-78
PLANNER [Signature]
BLDG. OFF. [Signature]
CITY ENGR. [Signature]

No further subdivision of land permitted within 5 years of above date without filing of final plat.

FOR THE
CITY OF MERCER ISLAND

Filed for record at the request of:
CHICAGO TITLE INS.
1415 - 5th
SEATTLE WA
98171

Return to:
City of Mercer Island
Planning Department
3505 88th Avenue S.E.
Mercer Island, WA 98040

LEGAL DESCRIPTION: ORIGINAL DESCRIPTION:
Tract 10, Sunnybank, according to plat thereof recorded in Volume 29 of plats, page 31, records of King County, EXCEPT the northwesterly 10 feet in width of the southwesterly 300 feet, as measured along the northwesterly line thereof, TOGETHER with the Shorelands of the 2nd class adjoining and lying between the northeasterly projection of the sidelines of said Tract.

PORTION OF THIS DOCUMENT ARE POOR QUALITY FOR FILING

DECLARATION:
Know all men by these presents that we, the undersigned, owners in fee simple of the land herein described do hereby make a short subdivision thereof pursuant to RCW 58.17.060 and declare this short plat to be the graphic representation of same, and that said short subdivision is made with the free consent and in accordance with the desire of the owners. In witness whereof we have set our hands and seals.

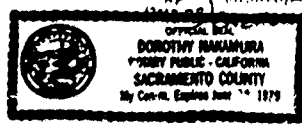
Virginia L. Myers

STATE OF California
COUNTY OF SACRAMENTO

On this day personally appeared VIRGINIA L. MYERS known to me to be the person whose name is subscribed to and who executed the within and foregoing instrument, and who acknowledged to me that she executed the same as her free and voluntary act and deed, for the purposes and purposes therein contained.

GIVEN under my hand and seal of said county this 13 day of DECEMBER, 1978.

Northy Nakamura
Recorder of Deeds, County of SACRAMENTO



Page 1 of 1 page

SUBDIVISION OF TRACT 10, SUNNYBANK, MERCER ISLAND, WASHINGTON

ORIGINAL DESCRIPTION:

Tract 10, Sunnybank, according to plat thereof recorded in Volume 29 of Plats, page 31, records of King County, EXCEPT the northwesterly 10 feet in width of the southwesterly 300 feet, as measured along the northwesterly line thereof, TOGETHER with the Shorelands of the 2nd class adjoining and lying between the northeasterly projection of the sidelines of said Tract.

PARCEL "A" :

Tract 10, Sunnybank, according to plat thereof recorded in Volume 29 of plats, page 31, records of King County, Washington, EXCEPT the northwesterly 10 feet in width of the southwesterly 300 feet, as measured along the northwesterly line thereof, AND EXCEPT that portion lying northeasterly of the following described line:

Beginning at a point on the southeasterly line of said northwesterly 10 feet, 263.00 feet along said southeasterly line from the southwesterly line of said Tract 10 and running thence southeasterly at right angles, 90 feet to the southeasterly line of said Tract 10.

SUBJECT TO an easement for driveway and utilities across the southeasterly 10 feet in width. ALSO together with an easement for side sewer under the southeasterly 10 feet of said Tract 10 lying northeasterly of the above described Parcel "A".

PARCEL "B":

Tract 10, Sunnybank, according to plat thereof recorded in Volume 29 of plats, page 31, records of King County, Washington, EXCEPT the northwesterly 10 feet in width of the southwesterly 300 feet as measured along the northwesterly line thereof, AND EXCEPT that portion lying southwesterly of the following described line;

Beginning at a point on the southeasterly line of said northwesterly 10 feet, 263.00 feet along said southeasterly line from the southwesterly line of said Tract 10 and running thence southeasterly at right angles, 90 feet to the southeasterly line of said Tract 10,

TOGETHER with the Shorelands of the 2nd class adjoining and lying between the northeasterly projection of the sidelines of said Tract,

ALSO an easement for driveway and utilities across the southeasterly 10 feet in width of that portion of said Tract 10 lying southwesterly of the above described Tract.

ALSO subject to an easement for side sewer under the southeasterly 10 feet of the above described Parcel "B".

7812180972

7812180972

September 19, 1966

Re: Scott Segregation

Dr. Percy T. Scott
8636 North Mercer Way
Mercer Island, Washington 98040

Dear Sir:

This is to advise you of the action by the Committee consisting of Public Engineer, City Planner and City Building Official of the City of Mercer Island of the above captioned subdivision, as provided for under Section 4, Ordinance 55 (Regulations for Plans, Subdivisions and Dedications within the City of Mercer Island)

XXXXXXXXXX The Committee approved the subdivision as submitted. Copies of the subdivision showing the Committee's action are enclosed.

----- The Committee disapproved the subdivision.

----- The Committee approved the subdivision subject to

----- The Committee decided to return the subdivision to the applicant for revision.

You may either act on the subdivision, or apply to the Planning Department for approval under other provisions of the ordinance. Copies of this letter may be obtained from the City Clerk's Office at 2505 88th Avenue S., Mercer Island, Washington between the hours of 8:30 AM and 5:00 PM.

Very truly yours,

Donald A. Wolfe
Donald A. Wolfe
Director of Planning

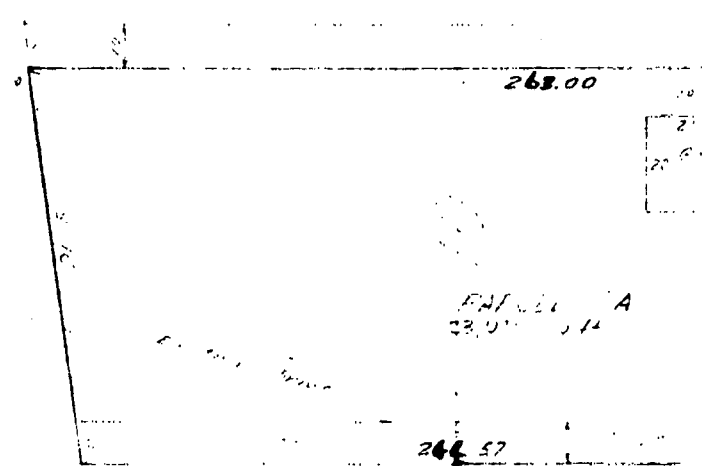
Side sewer

cc: Mercer Island Sewer District

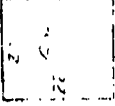
PORTION OF THIS DOCUMENT ARE POOR QUALITY FOR FILING

7812160972

NEEDLE HILL



268.00



35'

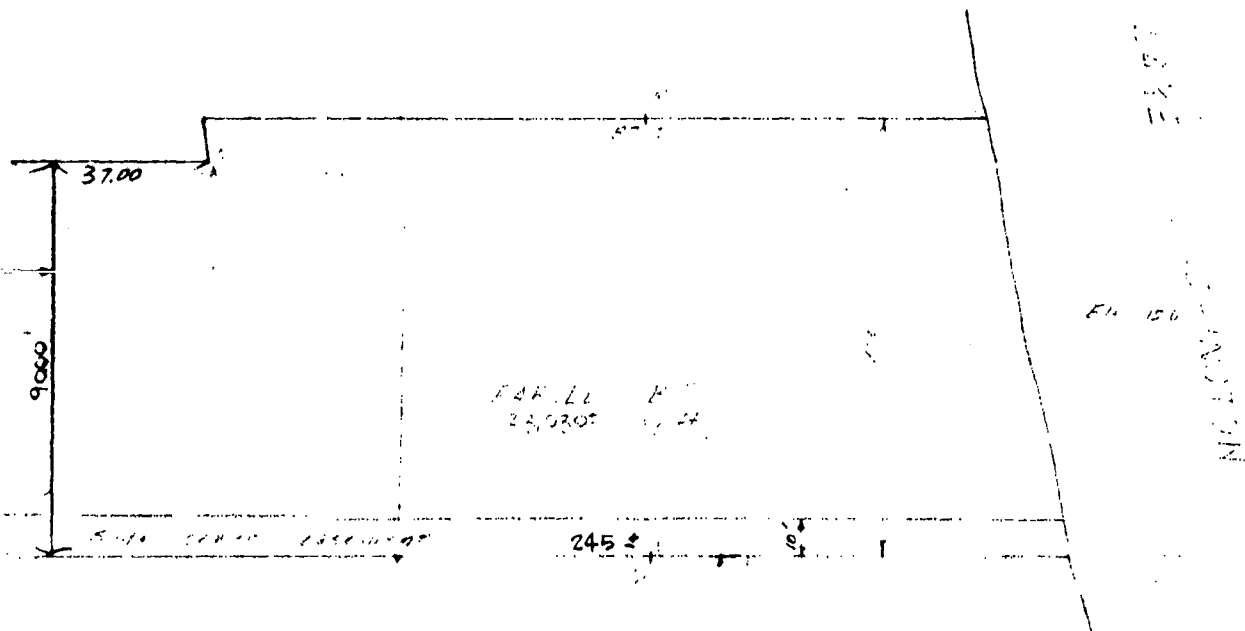
PAVELL A
23,000 S.H.

268.57



FIELD ROAD

7812160972



NOTE: The sewer easement located adjacent to the NE property line of the subject property shall be considered both a private sanitary sewer and a public stormwater easement.

APPROVED SHORT SUBDIVISION
 Under Provisions of Ord. 59, Sec. 4 & R.C.M. 58.17.060

DATE: 12/15/78
 PLANNED BY: [Signature]
 BLDG. OFF: [Signature]
 CITY ENGR: [Signature]

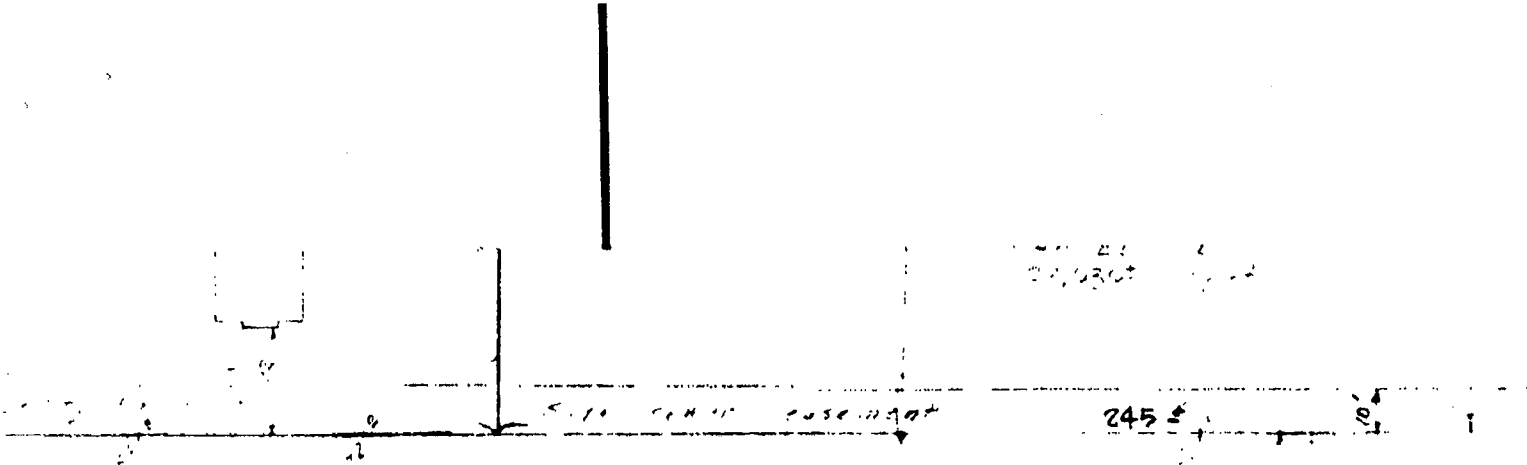
No further subdivision of land permitted within 5 years of above date without filing of final plat

FOR THE
 CITY OF MERCER ISLAND

REV. SUBDIVISION LINE TO NELY 12-14-78 G.A.N.

781216072

PRINTED ON NO. 1000H CLEARPRINT



NOTE: The sewer easement to the NE proper subject property shall both a private sanitary public stormwater easement

*REVISION OF TRACT 10
SEWERAGE
NEWBERRY ISLAND, MASS.*

APPROVED SHORT
Under Provisions of Ch. 89, Sec. 27

DATE: *12/15/76*
 PLANNING: *[Signature]*
 BLDG. OFF: *[Signature]*
 CITY ENGR: *[Signature]*

No further subdivision of land years of above date without

FOR THE
CITY OF MERCER

REV SUBDIVISION LINE 10'
REV SUBDIVISION LINE 10' NE

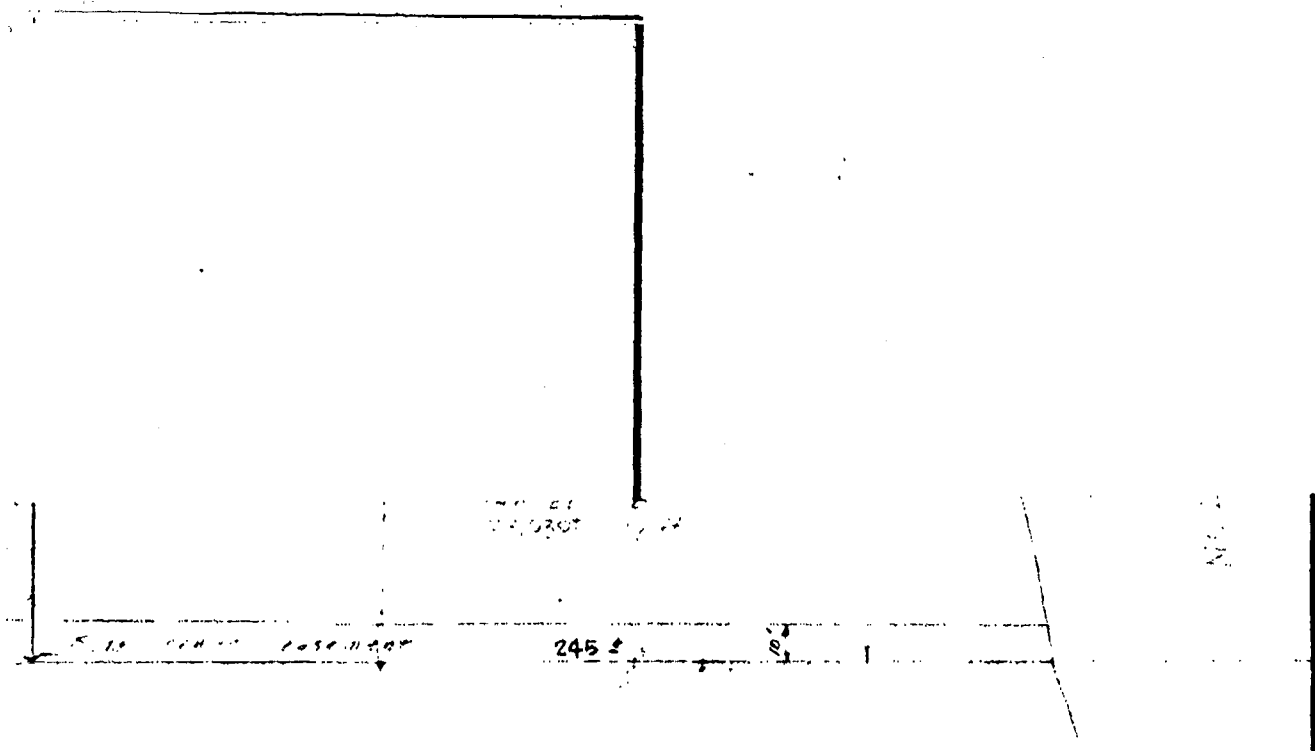
REV. AGREEMENT VA.

SCALE:	APPROVED BY
DATE: <i>9/5/76</i>	

268 53



PRINT



NOTE: The sewer easement located adjacent to the NE property line of the subject property shall be considered both a private sanitary sewer and a public stormwater easement.

*DIVISION OF TRACTS
MERCER ISLAND, WASH.*

APPROVED SHORT SUBDIVISION
Under Provisions of Ord. 69, Sec. 4 & R.C.M. 59.17.060

DATE: *12/5/78*
 PLANNER: *[Signature]*
 BLDG. OFF: *[Signature]*
 CITY ENGR: *[Signature]*

No further subdivision of land permitted within 5 years of above date without filing of final plat.

FOR THE CITY OF MERCER ISLAND

REV SUBDIVISION LINE 10' NELY 12-14-78 G.A.N.

REV SUBDIVISION LINE 18' NELY 2-13-78 ALH

Rev. Easement VA13 9/7/66

SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
		DRAWING NUMBER:

7812160972

EXHIBIT B

**BOUNDARY LINE REVISION BETWEEN LOT 4 & 5,
SHORT PLAT OF PORTION OF TRACT 10, SUNNYBANK
AS RECORDED UNDER KING COUNTY RECORDING No. 7818180972**

7911309020 81-110

7818180972 (?)

- Conditions of Approval**
1. All new drainage, water, and fueling drains shall be installed on the wastewater, sewerage or on approved stormwater collection system, or established on other stormwater control facilities as directed by the City, Planning Engineer.
 2. All new utilities shall be underground or installed by surface line with the Slope of Utility.
 3. All utility easements shall be easements in fee.
 4. There shall be no direct water access to the water table. All access shall be via the private sewage treatment system.

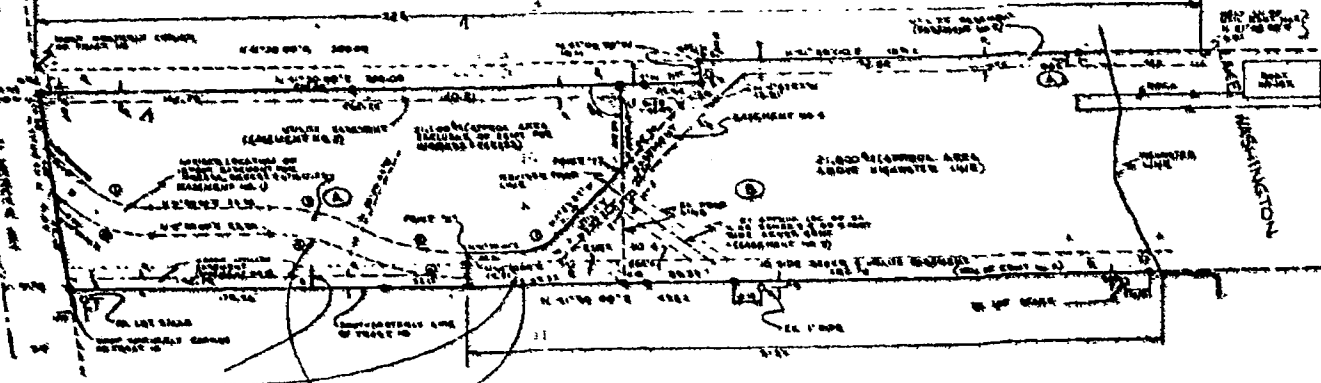
APPROVED BY THE CITY OF KING COUNTY
 11-26-78
 [Signature]
 [Signature]

MERCER PARK LANE
 111 23 P 37

CHUNK DATA	DATE	TIME
1	11/26/78	10:00
2	11/26/78	10:00
3	11/26/78	10:00
4	11/26/78	10:00
5	11/26/78	10:00
6	11/26/78	10:00
7	11/26/78	10:00
8	11/26/78	10:00
9	11/26/78	10:00
10	11/26/78	10:00

LEGEND

- PLASTER WALL PIPE IN
- LINED BY THE WAY
- DENSITIES PLAT MOUNTAIN PARK LANE (EAST OF CORNER) MERCER PARK LANE



Notes:
 1. All utility easements shall be easements in fee.
 2. All utility easements shall be easements in fee.
 3. All utility easements shall be easements in fee.
 4. All utility easements shall be easements in fee.

LEGAL DESCRIPTION:
 Tract 10, Sunnybank, according to the plat recorded in Volume 15 of plat-
 book 21, County of King County, within the northwesterly 1/4 of the
 southeast 1/4 of Section 20, T11N, R10E, W2E, King County, Washington,
 together with the shortland of the 2nd class subdivision and lying between the
 northwesterly projection of the platline of said Tract 10.



COUNTY OF SUPERIOR OF TRACT 10, SUNNYBANK (IN 100 PLAT, FROM IN RECORDS OF KING COUNTY), SAID SUPERIOR HAVING BEEN RECORDED UNDER KING COUNTY RECORDING NO. 7818180972 LOCATED IN SOUTHWEST CORNER OF SECTION 20, T11N, R10E, W2E, KING COUNTY, WASHINGTON.	SUPERVISOR STATE BOARD _____ _____ _____	SUPERVISOR COUNTY BOARD _____ _____ _____	JONES, BAESS & ASSOCIATES SUPERVISOR STATE BOARD & COUNTY BOARD 1000 1st Ave. - 10th Floor - Seattle, WA 98101 _____ _____ _____
	_____ _____ _____	_____ _____ _____	_____ _____ _____

110

BOUNDARY LINE REVISION BETWEEN LOT A & B,
SHORT PLAT OF PORTION OF TRACT 10, SUNNYBANK
AS RECORDED UNDER KING Co. RECORDING No. 7812180972

OWNER OF LOTS A & B: Swanson-Dean Profit Sharline Trust
P.O. Box 488
Bellevue, Wash. 98009

ZONING: R-15

MERCER PARK LANE
VOL 92 P 37

CURVE DATA	RADIUS	CHORD	ARC
1 43°30'00"	45.00'	34.16'	
2 43°30'00"	57.00'	49.28'	
3 27°30'16"	85.00'	40.80'	
4 27°30'16"	75.00'	34.04'	
5 27°30'16"	108.00'	51.84'	
6 27°30'16"	120.00'	57.60'	
7 46°23'27"	22.00'	17.81'	

Conditions of Approval

- All new driveway, roof, and footing drains shall be tightlined to Lake Washington, tightlined to an approved detention/retention system, or tightlined to other stormwater control facilities as directed by the City Systems Engineer.
- All new utilities shall be undergrounded and designed in coordination with the Director of Utilities.
- All utility easements shall be both public and private.
- There shall be no direct vehicular access to North Mercer Way. All access shall be via the private access easement provided.

APPROVED REVISION

DATE: 11-26-79

ENGINEER: [Signature]

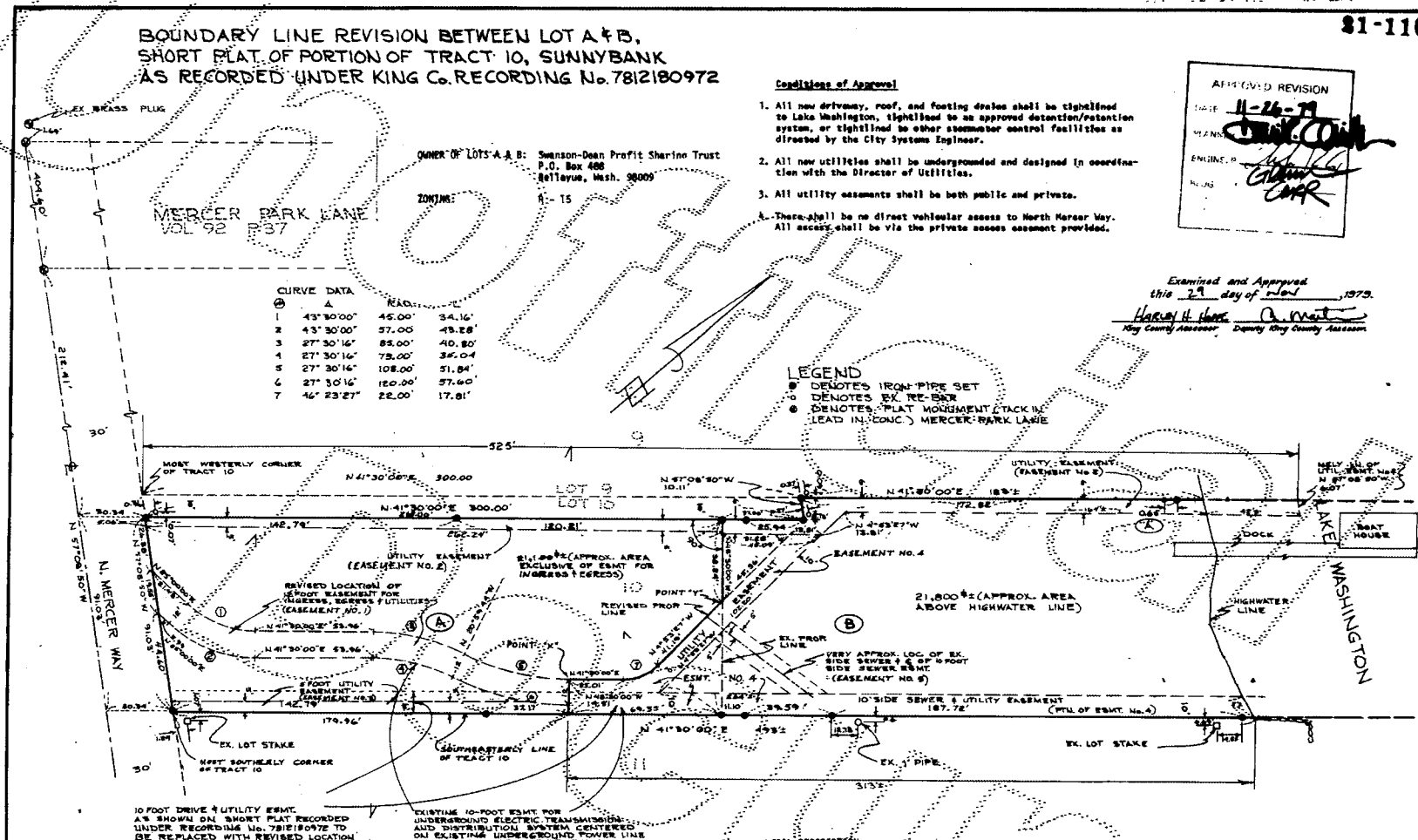
PLANS: [Signature]

Examined and Approved
this 29 day of Nov, 1979.

[Signature]
King County Assessor, Deputy King County Assessor

LEGEND

- DENOTES IRON PIPE SET
- DENOTES EX. RE-BAR
- DENOTES PLAT MOUNTING TACK IN LEAD IN (CONC.) MERCER PARK LANE



10 FOOT DRIVE & UTILITY EASEMENT AS SHOWN ON SHORT PLAT RECORDED UNDER RECORDING No. 7812180972 TO BE REPLACED WITH REVISED LOCATION OF 12 FOOT EASEMENT FOR WASTEWATER, SEWER, UTILITIES AND BY UTILITY EASEMENTS AS SHOWN HEREON.

UTILITY EASEMENTS SHOWN HEREON TO BE PUBLIC AND PRIVATE.

EXISTING 10-FOOT EASEMENT FOR UNDERGROUND ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM CENTERED ON EXISTING UNDERGROUND POWER LINE LOCATED SOUTHERLY OF DRIVEWAY (RECORDING No. 7906230792)

LEGAL DESCRIPTION:

Tract 10, Sunnybank, according to plat thereof recorded in Volume 29 of plats, page 37, records of King County, EXCEPT the northwesterly 10 feet in width of the southwesterly 300 feet, as measured along the northwesterly line thereof, TOGETHER with the Shorelands of the 2nd class adjoining and lying between the northeasterly projection of the sidelines of said Tract.



REVISED LOTS A & B 11-8-79
ADDED POWER EASEMENT 10-1-79
REVISED EASEMENT NO. 5 9-5-79
REVISED RD. EASEMENT 7-13-79
PROPOSED SEWERS TO SHORT PLAT 6-1-79

SURVEY OF SUBDIVISION OF TRACT 10, SUNNYBANK (VOL. 29 OF PLATS, PAGE 31 RECORDS OF KING COUNTY), SAID SUBDIVISION HAVING BEEN RECORDED UNDER KING COUNTY RECORDERS No. 7812180972 LOCATED IN GOVT LOTS 2 & 3 (1/4 NW 1/4 & 1/4 SE 1/4, NW 1/4) SEC. 7, T24 N, R15 E, W.M.

No. 7911309020
RECORDING CERTIFICATE

Filed for record this 30 day of Nov, 1979
at 3:52 P.M. in book 21 of SURVEY at page 110
at the request of BOB JONES
MANAGER OF RECORDS AND ELECTIONS
CLIFF S. ELSON JAMES WELLS
MANAGER SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Survey Recording Act of the

request of SWANSON AND DEAN
in JANUARY 1979
[Signature]
Certificate No. 6654

JONES, BASSI & ASSOCIATES
REGISTERED ENGINEERS & SURVEYORS
7004 S.E. 24th St., #20-24022 - BELLEVUE, WASHINGTON 98004

SCALE	DATE
1" = 30'	4-28-79
DATE	NO. REC.
4/9/79	3236

EXHIBIT C

BOUNDARY LINE REVISION

MERCER ISLAND FILE No. MI-83-05-17

SHEET 1 OF 2

FILE NO. _____
CITY OF MERCER ISLAND
KING COUNTY, WASHINGTON
AFFIDAVIT OF OWNERSHIP

APPROVALS

KING COUNTY

Department of Assessment

Examined and approved this _____ day of _____, 1983.

Department of Records

CITY OF MERCER ISLAND

[Handwritten signature]
Return to:
City of Mercer Island
Planning Department
3505 - 88th Ave. S.E.
Mercer Island, WA. 98040

DECLARATION:

Know all men by these presents that we, the undersigned, owners in fee simple of the land herein described do hereby make a revision thereof and declare this drawing to be the graphic representation of same, and that said revision is made with the free consent and in accordance with the desire of the owners. In witness whereof we have set our hands and seals.

[Signatures of Merrill H. Gerstel and Ida Y. Gerstel]

STATE OF WASHINGTON)
COUNTY OF KING) ss

On this day personally appeared before me MERRILL H. GERSTEL and IDA Y. GERSTEL his wife, and who executed the within and foregoing instrument, and acknowledged that they signed 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 27th day of April, 1983.

[Notary Seal: Patricia A. May, Notary Public, State of Washington, Commission Expires May 22, 1983]

STATE OF WASHINGTON)
COUNTY OF KING) ss

On this day personally appeared before me DELL E. KEEHN and _____ his wife, and who executed the within and foregoing instrument, and acknowledged that they signed 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 19th day of May, 1983.

[Notary Seal: Patricia A. May, Notary Public, State of Washington, Commission Expires May 22, 1983]

STATE OF WASHINGTON)
COUNTY OF KING) ss

On this day personally appeared before me _____ and _____ his wife, and who executed the within and foregoing instrument, and acknowledged that they signed 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 _____ day of _____, 1983.

NOTARY PUBLIC in and for the State of Washington, residing at _____

RECORDERS CERTIFICATE

8309159010

Filed for record this 15 day of SEPTEMBER, 1983 at 2:34
in book 37 of SUR. at page 137A at the request of

ROBERT W. JONES
ELLEN HANSEN JAMES S. WEEKS

Mgr. Supr. of Records

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of _____

_____ 19____

Certificate No. _____

JONES, BASSI & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

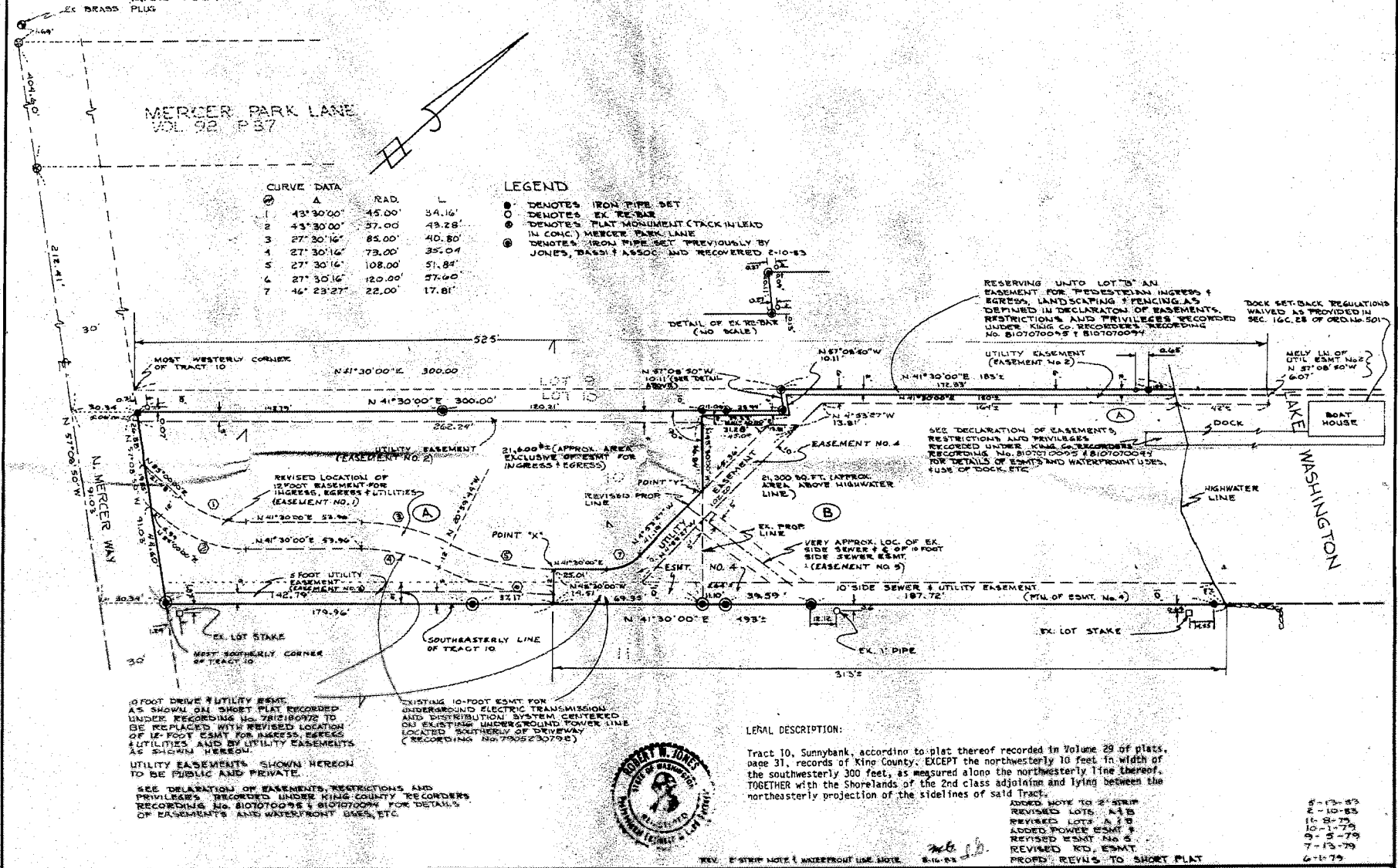
7834 S.E. 32ND • 355-8222 • MERCER ISLAND, WASHINGTON 98040

DWN	SCALE	DATE
BVD	F.B. NO.	PAGE
APP'D	JOB NO.	3236

BOUNDARY LINE REVISION BETWEEN LOT A & B,
SHORT PLAT OF PORTION OF TRACT 10, SUNNYBANK
AS RECORDED UNDER KING Co. RECORDING No. 7812180972
AND REVISED UNDER KING Co. RECORDING No. 7911309020

MERCER ISLAND FILE No. MI-83-05-17

SHEET 2 OF 2



10 FOOT DRIVE & UTILITY ESMT. AS SHOWN ON SHORT PLAT RECORDED UNDER RECORDING No. 7812180972 TO BE REPLACED WITH REVISED LOCATION OF 12 FOOT ESMT. FOR INGRESS, EGRESS & UTILITIES AND BY UTILITY EASEMENTS AS SHOWN HEREON.

UTILITY EASEMENTS SHOWN HEREON TO BE PUBLIC AND PRIVATE.

SEE DECLARATION OF EASEMENTS, RESTRICTIONS AND PRIVILEGES RECORDED UNDER KING COUNTY RECORDERS RECORDING No. 81070009 & 81070009 FOR DETAILS OF EASEMENTS AND WATERFRONT LINES, ETC.



LEGAL DESCRIPTION:

Tract 10, Sunnybank, according to plat thereof recorded in Volume 29 of plats, page 31, records of King County, EXCEPT the northwesterly 10 feet in width of the southwesterly 300 feet, as measured along the northwesterly line thereof, TOGETHER with the Shorelands of the 2nd class adjoining and lying between the northeasterly projection of the sidelines of said Tract.

REV. 2-STRIP NOTE & WATERFRONT LINE SHOWN 2-10-83

SURVEY OF SUBDIVISION OF TRACT 10, SUNNYBANK (VOL. 29 OF PLATS, PAGE 31 RECORDS OF KING COUNTY), SAID SUBDIVISION HAVING BEEN RECORDED UNDER KING COUNTY RECORDERS No. 7812180972 LOCATED IN GOVT LOTS 243 (SW 1/4, NW 1/4 & SE 1/4, NW 1/4) SEC. 7, T24 N, R5 E, W.M.

RECORDING CERTIFICATE

Filed for record this _____ day of _____ 19____

at _____ M. in book _____ of _____ at page _____

at the request of _____

MANAGER OF _____ AND ELECTIONS

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of **SWANSON AND DEAN**

in _____ 19____

Robert M. Jones

Certificate No. **12534**

JONES, BASSI & ASSOCIATES
REGISTERED ENGINEERS & SURVEYORS
7084 S.E. 20th - AB BARRA - MERCER ISLAND, WASHINGTON 98040

SCALE	DATE
1"=30'	4-23-79
P.L. No.	208 No.
491 Pg 1	3236

SERSTEL - KEERN MI. 83-05-17

Melina Hill

EXHIBIT D

Return Address:
1715 223rd Pl NE,
Sammamish
WA 98074



2011110001264

STEVE R. EAS 67.00
PAGE-001 OF 006
11/10/2011 14:38
KING COUNTY, WA

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)	
1. Access And Utilities Easement	4. _____
3. _____	
Reference Number(s) of Documents assigned or released:	
Additional reference #'s on page _____ of document	
Grantor(s) Exactly as name(s) appear on document	
1. Cui Kan & Yan Lin	_____
2. _____	_____
Additional names on page _____ of document	
Grantee(s) Exactly as name(s) appear on document	
1. Dell E A	Patricia R. Kehn
2. _____	_____
Additional names on page _____ of document	
Legal description (abbreviated: i.e. lot, block, plat or section, township, range)	
Lot A of Mercer Island Short Plat 7812180972	
Additional legal is on page _____ of document.	
Assessor's Property Tax Parcel/Account Number <input type="checkbox"/> Assessor Tax # not yet assigned	
7812180972	
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	
"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."	
_____ Signature of Requesting Party	
Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements	

After Recording return to:

CITY OF MERCER ISLAND

ACCESS AND UTILITIES EASEMENT

It is hereby acknowledged, the GRANTOR(s), Cui Kan and Yan Liu, the owner(s) in fee of that certain parcel of land at 8636 N Mercer Way, described as follows:

Lot A of Mercer Island Short Plat recorded under Recording Number 7812180972, and revised under Recording Number 7911309020 being a subdivision of:

Tract 10, Sunnybank, according to the plat thereof recorded in Volume 29 of Plats, Page 31, in King County, Washington, EXCEPT the northeasterly 10 feet in width of the southwesterly 300 feet, as measured along the northwesterly line thereof, TOGETHER WITH the shorelands of the second class adjoining and lying between the northeasterly projection of the sidelines of said Tract.

Hereby define, declare, and dedicate an easement for vehicular, pedestrian, and other ingress and egress and the installation and maintenance of utilities over that portion of the above described property as described on attached Exhibit A, and graphically represented on attached Exhibit B. To the GRANTEES, Dell E. and Patricia R. Keehn, the owners in fee of that certain parcel of land at 8630 N Mercer Way, described as follows:

Lot B of Mercer Island Short Plat recorded under Recording Number 7812180972, and revised under Recording Number 7911309020 being a subdivision of:

Tract 10, Sunnybank, according to the plat thereof recorded in Volume 29 of Plats, Page 31, in King County, Washington, EXCEPT the northeasterly 10 feet in width of the southwesterly 300 feet, as measured along the northwesterly line thereof, TOGETHER WITH the shorelands of the second class adjoining and lying between the northeasterly projection of the sidelines of said Tract.

The easement shall include the right to operate, maintain, repair, and/or replace the facilities in the easement area and grant physical access for such purpose(s) under the following provisions:

In the event that the owners of either the grantor or grantee parcel determine that the portion of the driveway within the grantor parcel shall need maintenance, upkeep or repair, either owner shall have the option to cause such maintenance, upkeep or repair to be performed on the following terms and conditions: one owner shall give written notice to the other of the conditions requiring correction and setting forth the estimated cost of correction. If, within thirty (30) days

of such notice the two owners have not agreed to commence and complete the correction specified in the notice on mutually agreeable terms, then the owner first giving such notice shall be entitled to cause such conditions to be corrected and one-half of all reasonable costs incurred therefore shall immediately be due to the owner first giving the corrections notice. Such costs, if not properly paid, shall constitute a lien upon the parcel owned by the owner from whom payment is hereunder due, which lien may be perfected and foreclosed by the owner to whom payment is due in the same manner as mechanics and materialmans liens may now, or as they may be hereafter, perfected and foreclosed except no prior notice of intent to claim such a lien shall be required hereunder.

The covenants herein contained shall run with the land and are binding upon the GRANTOR(s) and GRANTEE(s), their heir(s), and all subsequent owner(s) thereof, forever.

IN WITNESS THEREOF, the said GRANTOR(s) and GRANTEE(s) hereto have hereunto set their hands:

GRANTOR

GRANTOR

Chris E.

GRANTEE

Patricia Heekin

GRANTEE

STATE OF WASHINGTON)
COUNTY OF KING)"

On this day personally appeared before me: *Patricia Heekin and Chris E. Heekin*, to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein stated.

Given under my hand and official seal this 26 day of Sept, 20 11.

Rabell...

NOTARY PUBLIC in and for the
State of Washington, residing at
Bothell



My Commission Expires: 1.30.14

of such notice the two owners have not agreed to commence and complete the correction specified in the notice on mutually agreeable terms, then the owner first giving such notice shall be entitled to cause such conditions to be corrected and one-half of all reasonable costs incurred therefore shall immediately be due to the owner first giving the corrections notice. Such costs, if not properly paid, shall constitute a lien upon the parcel owned by the owner from whom payment is hereunder due, which lien may be perfected and foreclosed by the owner to whom payment is due in the same manner as mechanics and materialmans liens may now, or as they may be hereafter, perfected and foreclosed except no prior notice of intent to claim such a lien shall be required hereunder.

The covenants herein contained shall run with the land and are binding upon the GRANTOR(s) and GRANTEE(s), their heir(s), and all subsequent owner(s) thereof, forever.

IN WITNESS THEREOF, the said GRANTOR(s) and GRANTEE(s) hereto have hereunto set their hands:

Kan Cui
GRANTOR

Yan Liu
GRANTOR

GRANTEE

GRANTEE

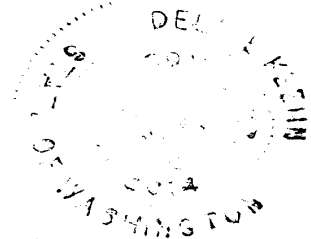
STATE OF WASHINGTON)
COUNTY OF KING)^{ss}

On this day personally appeared before me: KAN Cui and YAN Liu, to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein stated.

Given under my hand and official seal this 26th day of September 2011.

[Signature]
NOTARY PUBLIC in and for the
State of Washington, residing at
8630 North Mercer Way
Mercer Island, WA 98040

My Commission Expires: 10-22-2014



Unofficial Copy

EXHIBIT A

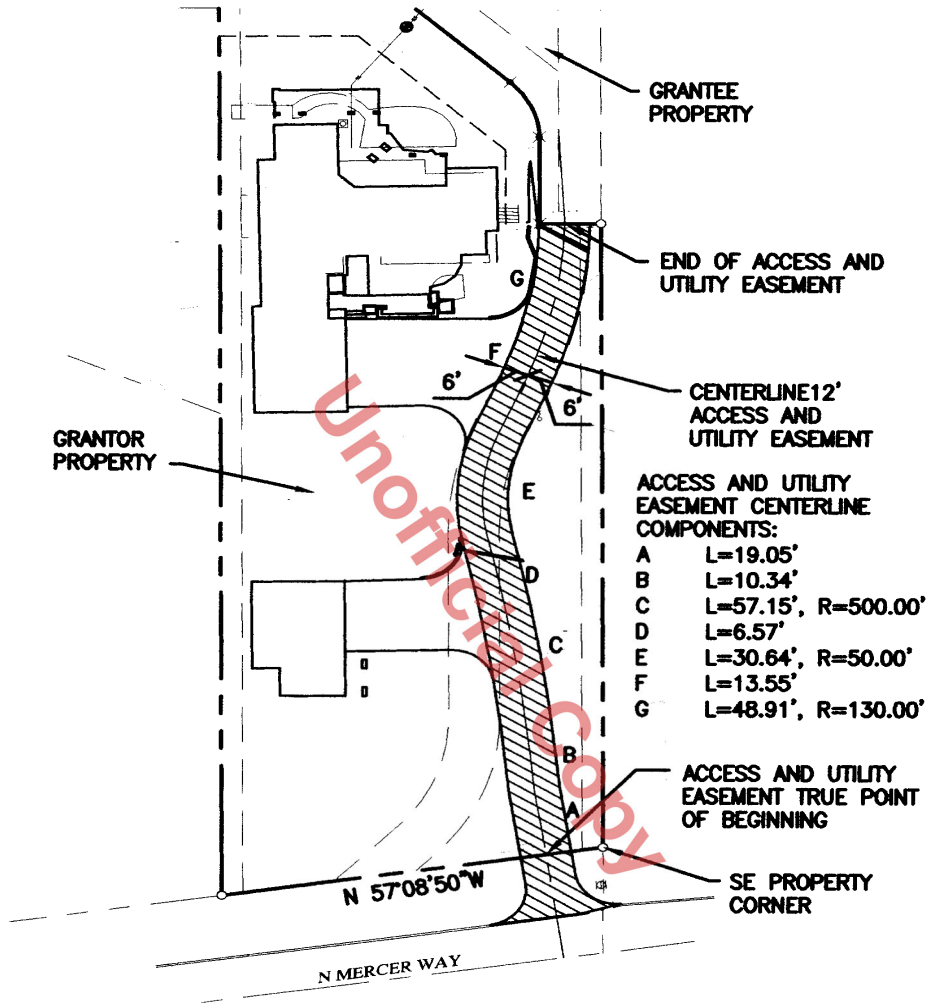
ACCESS AND UTILITIES EASEMENT DESCRIPTION

A STRIP OF LAND LYING 6' ON EACH SIDE OF THE LINE DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SE CORNER OF SAID PARCEL, THENCE N57° 08' 50"W +/- ALONG THE NORTH MARGIN OF NORTH MERCER WAY, FOR A DISTANCE OF 13.62' TO THE TRUE POINT OF BEGINNING OF EASEMENT, THENCE 19.05', BEARING N33° 14' 00.30"E, THENCE N36° 01' 36.69"E, 10.34' TO A LEFT HAND TANGENT CURVE OF LENGTH 57.15', RADIUS 500.00' (CHORD LENGTH 57.12', AND BEARING N32° 47' 34.96"E), THENCE N29° 31' 06.79"E, 6.57' THENCE A RIGHT HAND TANGENT CURVE OF LENGTH 30.64', RADIUS 50.00' (CHORD LENGTH 30.16', AND BEARING N47° 04' 16.04"E), THENCE N64° 37' 25.29"E, 13.55', THENCE A LEFT HAND TANGENT CURVE OF LENGTH 48.91', RADIUS 130.00' (CHORD LENGTH 48.63', AND BEARING N53° 50' 41.30"E) TO THE PROPERTY LINE AND END OF THE EASEMENT.

Unofficial Copy

On _____ 11/7/11
Patricia Hoehn
 11/7/11

EXHIBIT B



Over 6
 11/2/11
Patricia Lecha
 11/7/11

UTILITY EASEMENT
 SCALE: 1"=40'

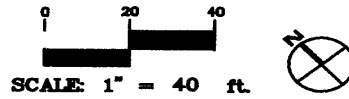


EXHIBIT E

#19

After Recording Return To:

Douglas W. Scott, Attorney-At-Law
Windermere Building
1810 15TH Place NW, Suite 203
Issaquah, WA 98027



20170329001022

DOUGLAS SCOTT EAS 78.00
PAGE-001 OF 006
03/29/2017 13:05
KING COUNTY, WA

DRIVEWAY RELOCATION EASEMENT

Reference # (if applicable):

Grantor(s): (1) KAN CUI

(2) YAN LIU

Grantee(s): (1) JING MA

(2) XINFANG LIU

Additional Grantor(s) on page _____ Additional Grantee(s) on page _____

Legal Description (abbr.): LOT A, MERCER ISLAND SHORT PLAT, REC. 7812180972, KING COUNTY

Additional legal(s) on page: _____

Assessor's Tax Parcel ID#: 8106100100

WHEREAS, Kan Cui and Yan Liu, husband and wife, ("Cui") are the record owners of real property at the common address of 8636 North Mercer Way, Mercer Island, Washington and legally described on Exhibit A hereto and hereafter referred to as "Cui Property".

WHEREAS, Jing Ma and Xingang Liu, husband and wife, ("Ma") are the record owners of real property at the common address of 8630 North Mercer Way, Mercer Island, Washington and legally described on Exhibit B hereto and hereafter referred to as "Ma Property".

WHEREAS, pursuant to the terms of the Declaration of Easements, Restrictions and Privileges dated December 6, 1979 and recorded with King County as Instrument Numbers 8107070094 and 817070095, Section 4a provides the owners of the Ma Property with an easement for vehicular and pedestrian ingress and egress from the Ma Property over the abutting Cui Property connecting to North Mercer Way hereafter called "the Driveway".

WHEREAS, the location of the Driveway through the Cui property is set forth in the May 17, 1983 Revised Boundary Line Revision and recorded with King County as Instrument Number 8309159010.

WHEREAS, over the last several years the Driveway has been relocated and paved in its current location and is now being used by both parties.

WHEREAS, because the parties have slightly altered the location of the Driveway as it approaches North Mercer Way they desire this Driveway Relocation Easement to cancel the previous location of the Driveway and to adopt in its place the new location of the Driveway easement.

NOW THEREFORE, the parties agree as follow:

1. The location of the Driveway in the southwest portion of the Cui Property, as such Driveway

EXCISE TAX NOT REQUIRED
King County Records Division
By D. Anne Estigoy Deputy
D. Anne Estigoy

approaches North Mercer Way, shall be relocated as reflected in the Exhibit C survey. The dark shaded area on Exhibit C shall constitute the relocated Driveway.

- 2. In consideration of the relocation of the Driveway, any Easement rights in the former Driveway area, which is no longer used, shall be cancelled, extinguished and of no further effect.
- 3. Ma shall have full easement rights over the relocated Driveway for pedestrian and vehicular ingress and egress.
- 4. This Easement agreement shall operate as a covenant running with the land and shall be binding upon and enure to the benefit of the parties hereto and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 10th day of March, ~~2016~~ 2017

GRANTOR:

GRANTOR:

Kan Cui

Yan Liu

Kan Cui

Yan Liu

GRANTEE:

GRANTEE:

Jing Ma

Xinfang Liu

Jing Ma

Xinfang Liu

~~STATE OF WASHINGTON~~)
) ss.
~~COUNTY OF KING~~)

People's Republic of China)
 Municipality of Beijing)
 Embassy of the United)
 States of America)

I certify that I know or have satisfactory evidence that JING MA and XINFANG LIU are the person(s) who appeared before me and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal this 16 day of SEP 2016, 2016.



 Abigail Greenwald
 Vice Consul

Printed Name: _____
~~NOTARY PUBLIC for Washington~~
~~State, residing at _____~~
 Commission Expires: _____ **PRESIDENTIAL COMMISSIONS DO NOT EXPIRE**

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

I certify that I know or have satisfactory evidence that KAN CUI and YAN LIU are the person(s) who appeared before me and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act and deed for the uses and purposes mentioned in this instrument.

GIVEN under my hand and official seal this 10th day of March, ²⁰¹⁷~~2016~~.


 Printed Name: INGRID C. VERMEIREN
 NOTARY PUBLIC for Washington
 State, residing at Maple Valley
 Commission Expires: 6-29-2019

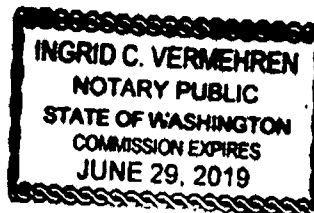


EXHIBIT A CUI PROPERTY

Lot A, as described in City of Mercer Island Subdivision recorded under Recording Number 7812180972 and as delineated on survey thereof, recorded under Recording Number 7911309020, as revised under Boundary Line Revision Recording Number 8309159010, being a subdivision of Tract 10, Sunnybank, according to the plat thereof, recorded in Volume 29 of Plata, page(s) 31, in King County, Washington;

TOGETHER WITH the shorelands of the second class adjoining and lying between the northeasterly projections of the sidelines of said Tract

Situated in the County of King, State of Washington.

EXHIBIT B MA PROPERTY

LOT B, AS DESCRIBED IN CITY OF MERCER ISLAND SUBDIVISION
RECORDED UNDER RECORDING NUMBER 7812180972 AND AS
DELINEATED ON SURVEY THEREOF, RECORDED UNDER RECORDING
NUMBER 7911309020, AS REVISED UNDER RECORDING NUMBER
8309159010, BEING A SUBDIVISION OF TRACT 10, SUNNYBANK,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 29 OF
PLATS, PAGE 31, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE SHORELANDS OF THE SECOND CLASS
ADJOINING AND LYING BETWEEN THE NORTHEASTERLY
PROJECTIONS OF THE SIDELINES OF SAID TRACT;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE
OF WASHINGTON.

EXHIBIT C

MERCER WAY



ROOF OVERHANG

TWO STORY ADU POND

TWO STORY HOUSE

DECK ABOVE

EXHIBIT F

Stay ahead of your state CLE requirements.
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OPEN



ADVERTISEMENT

- New Search
- Property Tax Bill
- Map This Property
- Glossary of Terms
- Area Report
- Print Property Detail

PARCEL DATA

Parcel	810610-0100	Jurisdiction	MERCER ISLAND
Name	CUI KAN+LIU YAN	Levy Code	1031
Site Address	8636 N MERCER WAY	Property Type	R
Residential Area	034-001 (SE Appraisal District)	Plat Block / Building Number	
Property Name		Plat Lot / Unit Number	10
		Quarter-Section-Township-Range	NW-7 -24-5

Legal Description

SUNNY BANK ADD POR NLY & WLY OF LN BEG ON SELY LN THOF 179.96 FT NELY FR SE COR TH N 48-30 W 14.51 FT TH N 41-30 E 25.01 FT TH ON CRV LFT RAD 22 FT C/A 46-23-27 DIST 17.81FT TH N 04-53-27 W 41.19 FT TH N 48-30 W 36.84 FT TH N 41-30 E 39.33 FT TH N 57-08-50 W 10.11 FT TH N 41-30 E TO SH LN OF LAKE LESS NWLY 10 FT OF SWLY 300 FT SD LOT 10 AS MEAS ALG NWLY LN THOF TGW SH LD ADJ AKA PARCEL A MI BLA #83-05-17 REC NO 8309159010
PLat Block:
Plat Lot: 10

LAND DATA

Highest & Best Use As If Vacant	SINGLE FAMILY
Highest & Best Use As Improved	PRESENT USE
Present Use	Single Family(Res Use/Zone)
Land SqFt	23,988
Acres	0.55

Percentage Unusable	
Unbuildable	NO
Restrictive Size Shape	NO
Zoning	R-15
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	ADEQUATE
Street Surface	PAVED

Views

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	FAIR
Lake Sammamish	
Lake/River/Creek	
Other View	

Waterfront

Waterfront Location	LAKE WASH
Waterfront Footage	2
Lot Depth Factor	0
Waterfront Bank	LOW
Tide/Shore	UPLANDS WITH TIDELANDS/SHORELANDS
Waterfront Restricted Access	To Waterfront
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

Designations

Historic Site	
Current Use	(none)

Nuisances

Topography	
Traffic Noise	

Reference Link

- King County Tax Links
- Property Tax Ad
- Washington State Department of Revenue (External link)
- Washington State Board of Tax Appeals (External link)
- Board of Appeals/Equaliz
- Districts Report
- iMap
- Recorder's Office
- Scanned images surveys and other map documents
- Scanned images plats
- Notice mailing date 06/03/2021

ADVERTISEMENT

Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Airport Noise	
Power Lines	NO
Other Nuisances	NO
Problems	
Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO
Environmental	
Environmental	NO

BUILDING

1 2	
Building Number	1
Year Built	2012
Year Renovated	0
Stories	2
Living Units	1
Grade	11 Excellent
Grade Variant	0
Condition	Average
Basement Grade	10 Very Good
1st Floor	2,250
1/2 Floor	0
2nd Floor	2,310
Upper Floor	0
Finished Basement	1,550
Total Finished Area	6,110
Total Basement	1,550
Basement Garage	0
Unfinished 1/2	0
Unfinished Full	0
AGLA	4,560
Attached Garage	590
Bedrooms	4
Full Baths	1
3/4 Baths	4
1/2 Baths	2
Heat Source	Electricity
Heat System	Heat Pump
Deck Area SqFt	560
Open Porch SqFt	60
Enclosed Porch SqFt	0
Brick/Stone	0
Fireplace Single Story	2
Fireplace Multi Story	0
Fireplace Free Standing	0
Fireplace Additional	0
AddnlCost	0

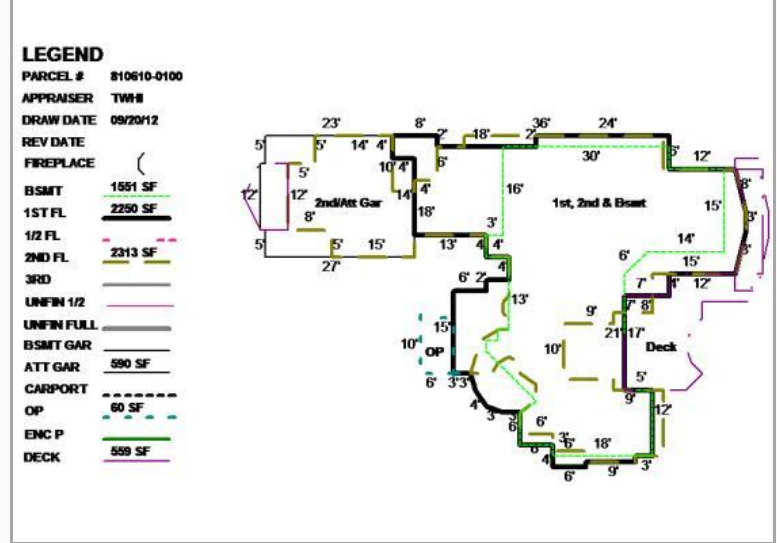
Click the camera to see more pictures.

Picture of Building 1



Click the camera to see more floor plans.

Floor plan of Building 1



Obsolescence	0
Net Condition	0
Percentage Complete	0
Daylight Basement	
View Utilization	
1 2	

TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
810610010003	2021	2022		1031	1,627,000	3,091,000	4,718,000	0	1,627,000	3,091,000	4,718,000	
810610010003	2020	2021		1031	1,550,000	2,616,000	4,166,000	0	1,550,000	2,616,000	4,166,000	
810610010003	2019	2020		1031	1,211,000	2,900,000	4,111,000	0	1,211,000	2,900,000	4,111,000	
810610010003	2018	2019		1031	1,188,000	2,836,000	4,024,000	0	1,188,000	2,836,000	4,024,000	
810610010003	2017	2018		1031	1,143,000	2,727,000	3,870,000	0	1,143,000	2,727,000	3,870,000	
810610010003	2016	2017		1031	1,045,000	2,496,000	3,541,000	0	1,045,000	2,496,000	3,541,000	
810610010003	2015	2016		1031	946,000	2,262,000	3,208,000	0	946,000	2,262,000	3,208,000	
810610010003	2014	2015		1031	875,000	2,090,000	2,965,000	813,000	875,000	2,090,000	2,965,000	
810610010003	2013	2014		1031	894,000	1,258,000	2,152,000	318,000	894,000	1,258,000	2,152,000	
810610010003	2012	2013		1031	824,000	900,000	1,724,000	0	824,000	900,000	1,724,000	
810610010003	2011	2012		1031	867,000	46,000	913,000	0	867,000	46,000	913,000	
810610010003	2010	2011		1031	908,000	119,000	1,027,000	0	908,000	119,000	1,027,000	
810610010003	2009	2010		1031	935,000	122,000	1,057,000	0	935,000	122,000	1,057,000	
810610010003	2008	2009		1031	1,065,000	140,000	1,205,000	0	1,065,000	140,000	1,205,000	
810610010003	2007	2008		1031	771,000	432,000	1,203,000	0	771,000	432,000	1,203,000	
810610010003	2006	2007		1031	689,000	347,000	1,036,000	0	689,000	347,000	1,036,000	
810610010003	2005	2006		1031	627,000	240,000	867,000	0	627,000	240,000	867,000	
810610010003	2004	2005		1031	576,000	214,000	790,000	0	576,000	214,000	790,000	
810610010003	2003	2004		1031	576,000	214,000	790,000	0	576,000	214,000	790,000	
810610010003	2002	2003		1031	576,000	214,000	790,000	0	576,000	214,000	790,000	
810610010003	2001	2002		1031	399,000	182,000	581,000	0	399,000	182,000	581,000	
810610010003	2000	2001		1031	347,000	160,000	507,000	0	347,000	160,000	507,000	
810610010003	1999	2000		1031	278,000	155,000	433,000	0	278,000	155,000	433,000	
810610010003	1998	1999		1031	265,000	148,000	413,000	0	265,000	148,000	413,000	
810610010003	1997	1998		1031	0	0	0	0	300,000	140,000	440,000	
810610010003	1996	1997		1031	0	0	0	0	300,000	140,900	440,900	
810610010003	1994	1995		1031	0	0	0	0	300,000	140,900	440,900	
810610010003	1992	1993		1031	0	0	0	0	198,200	150,900	349,100	
810610010003	1990	1991		1031	0	0	0	0	204,300	131,400	335,700	
810610010003	1988	1989		1031	0	0	0	0	97,200	76,700	173,900	
810610010003	1986	1987		1031	0	0	0	0	108,000	69,500	177,500	
810610010003	1984	1985		1031	0	0	0	0	85,000	74,600	159,600	
810610010003	1983	1984		1031	0	0	0	0	72,200	71,700	143,900	
810610010003	1982	1983		1031	0	0	0	0	67,200	71,700	138,900	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
2702057	20141121001420	11/20/2014	\$0.00	KEEHN DELL E+PATRICIA R	CUI KAN+LIU YAN	Quit Claim Deed	Other
2430120	20100225000987	2/24/2010	\$999,000.00	GERSTEL MERRILL H+IDA Y	CUI KAN+YAN LIU	Special Warranty Deed	Estate Settlement
2323898	20071210001246	12/7/2007	\$0.00	GERSTEL IDA Y	GERSTEL MERRILL H	Special Warranty Deed	Trust
2315908	20071017001869	10/16/2007	\$0.00	GERSTEL MERRILL H	GERSTEL MERRILL H+GERSTEL IDA Y MARITAL TRUST	Special Warranty Deed	Trust

REVIEW HISTORY

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Issuing Jurisdiction	Reviewed Date
1904-209	REPAIR & REMODEL EXISTING DECK AREA IN CURRENT LOCATION,	Other	6/27/2019	\$64,951	MERCER ISLAND	6/29/2020
1208-066	LANDSCAPE IRRIGATION ONLY,		8/9/2012	\$0	MERCER ISLAND	7/11/2013
1203-068	E12-13711 SECURITY SYSTEM,		3/11/2012	\$0	MERCER ISLAND	8/9/2012
1203-021	cancel-E12-13503 DATA CABLE,		3/5/2012	\$2,000	MERCER ISLAND	8/9/2012
1010-091	Demo to rebuild 5705 sf NSFR; 840 sf ADU; 570 and 578 sf garages.	Building, New	3/28/2011	\$866,676	MERCER ISLAND	7/11/2013
1102-001	Demo single family residence, early demo OTC	Demolition	2/1/2011	\$0	MERCER ISLAND	8/29/2011

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EXHIBIT G

Permit/Application Details

Information for Permit #: 1010-091	
Project Name:	
Jurisdiction:	MERCER ISLAND
Type:	BUILDING
Address:	8636 N MERCER WAY
Parcel:	8106100100
Status:	FINALED ⓘ
Applied Date:	10/20/2010
Issued Date:	3/28/2011
Finalized Date:	6/21/2013
Expiration Date:	

Description
revDEMO TO REBUILD 5705sf NSF; 840sf ADU; 570AND578sf GARAGE

People ^		
📄 Export to Excel		
Type	Name	Contractor License Number
Applicant	CHANDLER STEVER	
Contractor	JORDEN HATCH CONST INC	OL:AM_00418965

Reviews and Activities



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	Review/Activity	Staff	Assig... Date	Status	Com... Date	Notes
▶	RS3Building	PS		Approved	7/28/...	see notes
	BUILDING	PS		Resubmi...	12/9/...	
	ENGINEERING	RD		Approved	11/29...	
▶	FIRE PROTECTION	RDM		Approved	10/25...	Sprinklers, NOBurn
▶	PLANNING	BM		Resubmi...	11/3/...	see attachment
▶	TREE	KP		Approved	2/9/2...	9 R; 9 RR

Total: 33 records

▶ Water Service TW Approved 11/3/... city will do work

Conditions



	RS2Building	PS		Approved	3/21/...	
▶	RVBuilding	PS		Resubmi...	6/27/...	REV 1 see notes
▶	RVPlanning	BM		Approved	6/22/...	REV 1
▶	RS1Building	PS		Resubmi...	7/21/...	see attachment
▶	RVEngineering	RD		Resubmi...	10/6/...	Rev 2 - rev to driveway
▶	RVPlanning	SLE		Resubmi...	10/10...	Rev 2 - rev to driveway
▶	TREE	KP		Resubmi...	10/6/...	waiting new drive align...

See Permit or Approved Plans for Conditions

Inspections



	RS2Engineering	RD		Approved	11/29...	
▶	RVBuilding	PS		Resubmi...	4/4/2...	REV 3 See attachment
▶	RVEngineering	RD		Approved	4/6/2...	REV 3, see note
▶	RVPlanning	SLE	8/1/2...	AP...	MP	REV 3
▶	TREE	KP	3/13/...	AP...	MP	REV 3
▶	RS1Building	PS	3/13/...	AP...	MP	REV 3
▶	RS1Planning	SLE	6/27/...	AP...	MP	REV 3
▶	RS1TREE	KP	8/1/2...	AP...	MP	Approved
▶	RS2Planning	SLE	8/1/2...	AP...	MP	Resubmi...

Total: 48 records

Fees		RS2 Planning	8/15/2...	PA...	MP	Approved	7/6/2...			▼
▶	RS3 Building		9/27/...	PA...	MP	Approved	6/27/...			
Other Permits On Same Parcel		RS1 Building	9/14/...	AP...	MP	Resubm	2/24/...	see notes		▼
	RS1 Planning		8/11/...	AP...	MP	Approved	2/8/2...			
▶	RS1 Engineering (70 vol)		8/20/...	AP...	MP	Approved	3/24/...	inserted C1.1 sheet		
▶	RS2 Building & Tree		4/5/2...	CO...	BMD	Resubm	7/3/2...	REV 1		
▶	RS1 Certificate of Occupan		11/0/...	FAI...	BMD	Approved	11/16/...	5.R; 4 RR; TP Inspec R...		
▶	RS1 Engineering		10/11/...	PA...	MP	Resubm	11/18/...	see note		
▶	RS1 Planning		5/15/2...	PA...	MP	Approved	1/1/2...			
	Shower Pan		5/31/...	AP...	MP					
	Final Building		4/22/...	NO...	MP					
	Rough-in Electrical		2/16/...	NO...	MP					
	Rough-in Electrical		2/27/...	AP...	MP					
▶	Electrical Service		3/12/...	AP...	MP			ELEVATOR DISCONN...		
	Consultation		1/23/...	AP...	MP					
	Pre-Con Mtg General		3/31/...	AP...	BMD					
	Roof Sheathing		10/20/...	AP...	MP					
	Rough Plumbing		2/27/...	AP...	MP					
	Footings,Setbacks, U		5/13/...	PA...	MP					
	Foundation Walls/Con		5/31/...	AP...	AL					
▶	Roof & Footing Drain		9/20/...	AP...	BMD			Provided correction ...		
▶	Underground Wiring		9/27/...	AP...	MP			house to adu		
▶	Electrical Service		10/20/...	AP...	MP			4157		
▶	Rough Electric		8/18/...	PA...	MP			adu only		
▶	Rough Mechanical/HVA		9/27/...	PA...	MP			adu		
	Gas Piping/Test		2/27/...	AP...	MP					
	Rough Mechanical/HVA		2/27/...	AP...	MP					
▶	Insulation		9/30/...	AP...	MP			adu only		
▶	Shower Pan (or Tub)		10/24/...	AP...	MP			adu only		

▶ Stucco	10/20...	AP...	MP	adu	
▶ Final Building	12/30...	FAI...	MP	ADU ONLY see notes	
▶ Footings	5/26/...	AP...	MP	ufer ground x2	
▶ Footing Drains	6/14/...	PE...	BMD	pending geo report	
Found Damp Proofing	6/14/...	AP...	BMD		
▶ Footing Drains	8/16/...	AP...	BMD	Lower yard connecte...	
▶ Water Service	8/17/...	AP...	BMD	pending as-built	
▶ Final Stormwater	12/30...	FAI...	BMD	NO TCO See Comme...	
▶ Final Backflow	6/3/2...	AP...	BMD	rcvd report on 2 blr&...	
▶ Underground Wiring	12/6/...	AP...	MP	and gasline	
▶ Final Building	1/23/...	FAI...	MP	need 18"stand for wa...	
▶ Final Stormwater	1/23/...	FAI...	BMD	tco for adu	
Stucco	2/14/...	AP...	MP		