



**Transmittal
No. 00281**

401 S. Jackson Street
Seattle, WA

Phone: 2063705504
Fax:

Contract Title: Downtown Redmond Link Extension (DRLE) **Date:** 01/29/2020
Design-Build

Contract No.: RTA/CN 0148-18

To: Attn: Armando Tiscareno
Stacy Witbeck Kuney A Joint Venture
600 108th Ave NE
Suite 700
Bellevue, WA 98005
Phone: 408-210-5750 Fax:

Ref: R200-REC-00281 RL143 and
RL144 Permit
Permission Notification

WE ARE SENDING:	SUBMITTED FOR:	ACTION TAKEN:
Shop Drawings	Approval	Approved as Submitted
Letter	<input checked="" type="checkbox"/> Your Use	Approved as Noted
Prints	As Requested	Returned After Loan
Change Order	Review and Comment	Resubmit
Plans		Submit
Samples	SENT VIA:	Returned
Specifications	<input checked="" type="checkbox"/> Attached	Exceptions Noted - Resubmit
<input checked="" type="checkbox"/> Other: RL143 and RL144 Permit Permission Notification	Separate Cover Via:	Due Date:

ITEM NO.	COPIES	DATE	TYPE	NUMBER	REV. NO.	DESCRIPTION	STATUS
001	1					RL143 and RL144 Permit Permission notification	SNT

Remarks: Please find attached copies of emails documenting the permission of property owners at RL 143 and RL 144 for SWK to apply for the Alteration of Geologic Hazard permit. As discussed, the third property owner at RL 146 has refused permission and SWK will need to wait for Sound Transit to obtain possession and use per the property commitment matrix.

CC: Rachael Wold, OE , Audrey Moreland, DCM
Josh Creel, FODC Richard Soto, IQAM

Signed: Dane Hudson
Digitally signed by Dane Hudson
Date: 2020.01.29 13:58:08 -08'00'

Dane Hudson

From: Jeff Churchill <jchurchill@redmond.gov>
Sent: Tuesday, January 14, 2020 1:59 PM
To: Aue, Becca <becca.aue@soundtransit.org>
Cc: Criddle, Patty <pscriddle@redmond.gov>
Subject: RE: The Meadows RL 143- Sound Transit - Request from the Contractor

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Yes, and thanks for this one as well.

From: Aue, Becca <becca.aue@soundtransit.org>
Sent: Tuesday, January 14, 2020 1:56 PM
To: Jeff Churchill <jchurchill@redmond.gov>
Subject: FW: The Meadows RL 143- Sound Transit - Request from the Contractor

Jeff,

Please see the following correspondence with the Meadows, owner of RL 143, indicating consent for the contractor to submit the AGHA permit which will impact a portion of the RL143 property. I trust this communication will satisfy the owner consent requirement of City code RZC 21.76.030.C. Please let me know if you need anything else, or have any questions.

Thanks,

Becca Aue

Downtown Redmond Link Light Rail Development Manager
Design, Engineering and Construction Management
Direct: 206-398-5358 | Cell: 206-899-7559



From: John Hills <johnshills@hotmail.com>
Sent: Tuesday, January 14, 2020 11:21 AM
To: Masse, Michael <Michael.Masse@soundtransit.org>
Cc: board@themedowsofredmond.org; deanmartin@barkermartin.com; tammy.stubbs-dickson@managementtrust.com; lopaka1212@gmail.com; Melton, Kent <kent.melton@soundtransit.org>; Thomsen, Rhonda <rhonda.thomsen@soundtransit.org>
Subject: The Meadows - Sound Transit - Request from the Contractor

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Michael -

The Meadows Board consents to allowing SWK applying for the needed permits.

Thanks,

John Hills
Treasurer, Meadows HOA

From: Masse, Michael <Michael.Masse@soundtransit.org>
Sent: Friday, January 10, 2020 3:42 PM
To: mike.f.jacobs@hotmail.com <mike.f.jacobs@hotmail.com>
Cc: board@themeadowsofredmond.org <board@themeadowsofredmond.org>; deanmartin@barkermartin.com <deanmartin@barkermartin.com>; tammy.stubbs-dickson@managementtrust.com <tammy.stubbs-dickson@managementtrust.com>; lopaka1212@gmail.com <lopaka1212@gmail.com>; Melton, Kent <kent.melton@soundtransit.org>; Thomsen, Rhonda <rhonda.thomsen@soundtransit.org>
Subject: Sound Transit - Request from the Contractor

Hi Meadows,

As you can imagine the Downtown Redmond Link Extension Project has a permitting component to it. Sound Transit's contractor, Stacy Witbeck Kuney (SWK), would like to begin apply to the City of Redmond for various permits to support construction activities, and some of these permits will cover activities on Meadows property, such as the Alteration of Geographic Hazard Area (AGHA) permit.

The City of Redmond's zoning codes (RZC 21.76.030.C) specifies that only the property owner or an agent with the owner's authorization may apply for a permit.

To maintain the project schedule and begin early construction work this summer, Sound Transit's contractor needs to submit permit applications now, even though Sound Transit hasn't completed all of its property acquisitions along the alignment. This includes the portion of your property Sound Transit seeks to acquire.

Request

- The contractor is currently poised to submit permit applications – such as an Alteration to Geographic Hazard Area permit application - to cover work that will impact your property.
- Because Sound Transit is not yet the owner of the piece of your property we need to acquire, we would like to request your consent to submit the permit application.
- This is only seeking consent to submit a permit application – the activities covered by the permit won't take place until June or later.
- Please be assured this is in NO WAY related to nor will it impact the negotiations underway about the value of your property.

- Your cooperation helps ensure we will open this new service by 2024, as promised to the region.

If you would please reply to this email indicating you consent to SWK applying for permits that impact your property, including the AGHA permit, it would be greatly appreciated.

If you have any questions please do not hesitate to send them our way.

Appreciate your time and consideration.

Thanks,

Mike

Michael Masse

Senior Right of Way Agent

Real Estate

Sound Transit

W 206-903-7120

M 206-909-6869

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RL144

From: Jeff Churchill <jchurchill@redmond.gov>
Sent: Tuesday, January 14, 2020 1:43 PM
To: Aue, Becca <becca.aue@soundtransit.org>
Cc: Criddle, Patty <pscriddle@redmond.gov>
Subject: RE: Sound Transit / ROW #RL144 / Request from the Contractor

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Thanks, Becca. This satisfies the code requirement noted below.

Regards,
Jeff



Jeff Churchill, AICP

Transportation Strategic Advisor | City of Redmond
☎: 425.556.2492 | ✉: jchurchill@redmond.gov | Redmond.gov
MS: 4SPL | 15670 NE 85th St | Redmond, WA 98052



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From: Aue, Becca <becca.aue@soundtransit.org>
Sent: Tuesday, January 14, 2020 1:21 PM
To: Jeff Churchill <jchurchill@redmond.gov>
Subject: FW: Sound Transit / ROW #RL144 / Request from the Contractor

Jeff,

Please see the following correspondence with the attorney of the owner of RL 144 indicating consent from the owner, Mr. Werner, for the contractor to submit the AGHA permit which will impact a portion of Mr. Wong’s property. Sound Transit agrees to both of the stipulations. I trust this communication will satisfy the owner consent requirement of City code RZC 21.76.030.C. Please let me know if you need anything else, or have any questions.

Thanks,

Becca Aue

Downtown Redmond Link Light Rail Development Manager
Design, Engineering and Construction Management
Direct: 206-398-5358 | Cell: 206-899-7559



RL144

From: Eugene W. Wong <wong@lasher.com>
Sent: Tuesday, January 14, 2020 11:06 AM
To: Masse, Michael <Michael.Masse@soundtransit.org>
Cc: Brandon Werner <brwerner@icloud.com>
Subject: RE: Sound Transit / ROW #RL144 / Request from the Contractor

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Mike,

Mr. Werner is agreeable to the permit submittal, to the City of Redmond, with the following stipulations:

1. Except for the permit submittal, nothing is to be binding on Mr. Werner or his property, and no activities are to be undertaken with respect to his property, until the finalization and execution of any and all agreements concerning Sound Transit’s taking and easements relative to Mr. Werner’s property.
2. Mr. Werner’s authorization of the permit submittal is to not negatively affect or impact his negotiations with Sound Transit or any compensation for the taking, easements, or otherwise.

Eugene

Eugene W. Wong

Principal

DIRECT 206 654-2486



601 UNION STREET ■ SUITE 2600 ■ SEATTLE WA 98101

FAX 206-340-2563 ■ WWW.LASHER.COM

[Click here](#) to view my online bio

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From: Masse, Michael <Michael.Masse@soundtransit.org>
Sent: Friday, January 10, 2020 3:44 PM
To: Eugene W. Wong <wong@lasher.com>
Cc: Brandon Werner <brwerner@icloud.com>; Melton, Kent <kent.melton@soundtransit.org>;

RL144

Thomsen, Rhonda <rhonda.thomsen@soundtransit.org>

Subject: Sound Transit / ROW #RL144 / Request from the Contractor

Mr. Wong,

As you can imagine the Downtown Redmond Link Extension Project has a permitting component to it. Sound Transit's contractor, Stacy Witbeck Kuney (SWK), would like to begin applying to the City of Redmond for various permits to support construction activities, and some of these permits will cover activities on Mr. Werner's property, such as the Alteration of Geographic Hazard Area (AGHA) permit.

The City of Redmond's zoning codes (RZC 21.76.030.C) specifies that only the property owner or an agent with the owner's authorization may apply for a permit.

To maintain the project schedule and begin early construction work this summer, Sound Transit's contractor needs to submit permit applications now, even though Sound Transit hasn't completed all of its property acquisitions along the alignment. This includes the portion of your property Sound Transit seeks to acquire.

Request

- The contractor is currently poised to submit permit applications – such as an Alteration to Geographic Hazard Area permit application - to cover work that will impact your property.
- Because Sound Transit is not yet the owner of the piece of your property we need to acquire, we would like to request your consent to submit the permit application.
- This is only seeking consent to submit a permit application – the activities covered by the permit won't take place until June or later.
- Please be assured this is in NO WAY related to nor will it impact the negotiations underway about the value of your property.
- Your cooperation helps ensure we will open this new service by 2024, as promised to the region.

If you would please reply to this email indicating you consent to SWK applying for permits that impact your property, including the AGHA permit, it would be greatly appreciated.

If you have any questions please do not hesitate to send them our way.

Appreciate your time and consideration.

Thanks,

Mike

Michael Masse

Senior Right of Way Agent

Real Estate

Sound Transit

W 206-903-7120

M 206-909-6869

Connect with us



**Transmittal
No. 00301**

401 S. Jackson Street
Seattle, WA

Phone: 2063705504
Fax:

Contract Title: Downtown Redmond Link Extension (DRLE) **Date:** 01/31/2020
Design-Build

Contract No.: RTA/CN 0148-18

To: Attn: Armando Tiscareno
Stacy Witbeck Kuney A Joint Venture
600 108th Ave NE
Suite 700
Bellevue, WA 98005
Phone: 408-210-5750 Fax:

Ref: R200-REC-00301 RL146 Permit
Permission

WE ARE SENDING:	SUBMITTED FOR:	ACTION TAKEN:
Shop Drawings	Approval	Approved as Submitted
Letter	<input checked="" type="checkbox"/> Your Use	Approved as Noted
Prints	As Requested	Returned After Loan
Change Order	Review and Comment	Resubmit
Plans		Submit
Samples	SENT VIA:	Returned
Specifications	<input checked="" type="checkbox"/> Attached	Exceptions Noted - Resubmit
<input checked="" type="checkbox"/> Other: RL 146 Permission Information	Separate Cover Via:	Due Date:

ITEM NO.	COPIES	DATE	TYPE	NUMBER	REV. NO.	DESCRIPTION	STATUS
001	1	01/31/2020				RL146 Permit Permission	SNT

Remarks: Please find attached copies of emails documenting the permission of property owners at RL146 to apply for permits such the Alteration of Geologic Hazard permit.

CC: Rachael Wold, OE , Audrey Moreland, DCM
Josh Creel, FODC Richard Soto, IQAM

Signed: **Dane Hudson**
Digitally signed by
Dane Hudson
Date: 2020.01.31
15:54:03 -08'00'

Dane Hudson

From: Jeff Churchill <jchurchill@redmond.gov>
Sent: Friday, January 31, 2020 11:07 AM
To: Aue, Becca <becca.aue@soundtransit.org>
Subject: RE: RL146 City of Redmond AGHA Permit - request your consent

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Yes – thank you!

From: Aue, Becca <becca.aue@soundtransit.org>
Sent: Friday, January 31, 2020 11:03 AM
To: Jeff Churchill <jchurchill@redmond.gov>
Subject: FW: RL146 City of Redmond AGHA Permit - request your consent

Jeff,

Please see the following correspondence with the property owner of RL 146 indicating consent from the owner, Mr. Singhal, for the contractor to submit permit applications, including the AGHA permit application, which will impact a portion of Mr. Singhal’s property. I trust this communication will satisfy the owner consent requirement of City code RZC 21.76.030.C. Please let me know if you need anything else, or have any questions.

Thanks,

Becca Aue

Downtown Redmond Link Light Rail Development Manager
Design, Engineering and Construction Management
Direct: 206-398-5358 | Cell: 206-899-7559



From: Rahul Singhal <rahulsinghal19@gmail.com>
Sent: Friday, January 31, 2020 10:57 AM
To: Warren, Janice
Cc: nishi.yeotikar@gmail.com; Mase, Michael; Kostomay, Dan; Thomsen, Rhonda
Subject: Re: RL146 City of Redmond AGHA Permit - request your consent

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Hi Janice,

Thank you for sharing the details.

Yes, we provide our consent to proceed with the permit process.

Thanks,
Rahul

On Wed, Jan 29, 2020 at 12:58 PM Warren, Janice <Janice.Warren@soundtransit.org> wrote:

Hi Rahul & Nishi,

To follow up on our conversation and my email, please see the following information which relates to the permit to be obtained from the City of Redmond. An email reply with your consent to submit the application is all that is needed (see highlighted text):

As you can imagine the Downtown Redmond Link Extension Project has a permitting component to it. Sound Transit's contractor, Stacy Witbeck Kuney (SWK), would like to begin applying to the City of Redmond for various permits to support construction activities, and some of these permits will cover activities on your property, such as the Alteration of Geographic Hazard Area (AGHA) permit.

The City of Redmond's zoning codes (RZC 21.76.030.C) specifies that only the property owner or an agent with the owner's authorization may apply for a permit.

To maintain the project schedule and begin early construction work this summer, Sound Transit's contractor needs to submit permit applications now, even though Sound Transit hasn't completed all of its property acquisitions along the alignment. This includes the portion of your property Sound Transit seeks to acquire.

Request

- The contractor is currently poised to submit permit applications – such as an Alteration to Geographic Hazard Area permit application - to cover work that will impact your property.

- Because Sound Transit is not yet the owner of the piece of your property we need to acquire, we would like to request your consent to submit the permit application.
- This is only seeking consent to submit a permit application – the activities covered by the permit won't take place until June or later.
- Please be assured this is in NO WAY related to nor will it impact the negotiations underway about the value of your property.
- Your cooperation helps ensure we will open this new service by 2024, as promised to the region.

If you would please reply to this email indicating you consent to SWK applying for permits that impact your property, including the AGHA permit, it would be greatly appreciated.

If you have any questions please do not hesitate to contact me. I appreciate your time and consideration and look forward to hearing from you.

Thanks,

Janice Warren, PMP, SR/WA

Acquisition Manager

Contract Land Staff – Real Property Consultant

Design, Engineering and Construction Management

Sound Transit

W 206-398-5281

M 425-218-2059

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401 S. Jackson Street
Seattle, WA

Phone: 2063705504
Fax:

**Transmittal
No. 00438**

Contract Title: Downtown Redmond Link Extension (DRLE) **Date:** 04/13/2020
Design-Build

Contract No.: RTA/CN 0148-18

To: Attn: Armando Tiscareno
Stacy Witbeck Kuney A Joint Venture
600 108th Ave NE
Suite 700
Bellevue, WA 98005
Phone: 408-210-5750 Fax:

Ref: R200-REC-00438 Permit
Permission Notifications

WE ARE SENDING:	SUBMITTED FOR:	ACTION TAKEN:
Shop Drawings	Approval	Approved as Submitted
Letter	<input checked="" type="checkbox"/> Your Use	Approved as Noted
Prints	As Requested	Returned After Loan
Change Order	Review and Comment	Resubmit
Plans		Submit
Samples	SENT VIA:	Returned
Specifications	<input checked="" type="checkbox"/> Attached	Exceptions Noted - Resubmit
<input checked="" type="checkbox"/> Other: Permit Notifications	Separate Cover Via:	Due Date:

ITEM NO.	COPIES	DATE	TYPE	NUMBER	REV. NO.	DESCRIPTION	STATUS
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Remarks: Please find attached copies of emails documenting the permission of property owners at RL 143, RL 144, RL 104, RL 116, RL 118, RL 119, RL 126, and Microsoft properties between NE 40th and NE 51st for SWK to apply for COR permits

CC: R. Wold - OE
FODC

Signed: Dane Hudson
Digitally signed by
Dane Hudson
Date: 2020.04.13
06:50:07 -07'00'

Dane Hudson

From: [Warren, Janice](#)
To: [Warren, Janice](#)
Subject: RL143 The Meadows Consent to apply for COR Permits
Date: Thursday, March 12, 2020 2:21:16 PM
Attachments: [image002.png](#)

From: Dean Martin <DMartin@barkermartin.com>
Sent: Wednesday, March 11, 2020 6:02 PM
To: Warren, Janice <Janice.Warren@soundtransit.org>
Cc: Katherine Gawlowski <kgawlowski@barkermartin.com>
Subject: RE: RL143 The Meadows - copy of appraisal & ST legal review of Third Amendment

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Janice,

The Meadows Association Board of Directors has authorized obtaining the permit. Please let me know what additional approval you need on that front.

The Association will also give permission to use, but we would need a document with the scope and appropriate indemnity and hold harmless for any work or use by Sound Transit or its agents and a provision confirming that that does not infringe upon or waive either parties rights regarding the ongoing claims and negotiations. Hopefully, Sound Transit has a form that we can use for that.

I will be traveling tomorrow through Monday with limited access, but will try and check my emails daily for anything that it urgent.



Dean Martin • Partner
Barker Martin, P.S.
701 Pike Street Suite 1150
Seattle, WA 98101
Direct (206) 381.9806 x101 • Toll Free (888) 381.9806

From: Dean Martin
Sent: Wednesday, March 11, 2020 2:32 PM
To: 'Warren, Janice' <Janice.Warren@soundtransit.org>
Cc: Katherine Gawlowski <kgawlowski@barkermartin.com>
Subject: RE: RL143 The Meadows - copy of appraisal & ST legal review of Third Amendment

Janice,

This responds to your email and voicemail. I have included my comments below in red.

1. To enable ST to meet their construction deadline, we are preparing to file the condemnation package. **Understood. Please coordinate with us to the extent your legal department can. As discussed, we may need to cooperatively do the lawsuit to deal with the mortgagee issue.**
2. Would your client be willing to grant voluntary possession and use? **I believe so. I will get confirmation from y client.**
3. The appraisal is 607 pages and too large to send via email. I understand your client provided you with a copy. Please let me know if you have any suggestions on how to get another copy to you, if you need an additional copy. **We have not received a copy yet. Would it be permissible for us to set up a Dropbox that you could put it in?**
4. Please see attached information requesting owner consent to apply for permits on this project:

As you may be aware imagine the Downtown Redmond Link Extension Project has a permitting component to it. Sound Transit's contractor, Stacy Witbeck Kuney (SWK), would like to begin applying to the City of Redmond for various permits to support construction activities, and some of these permits will cover activities on your property.

The City of Redmond's zoning codes (RZC 21.76.030.C) specifies that only the property owner or an agent with the owner's authorization may apply for a permit.

To maintain the project schedule and begin early construction work this summer, Sound Transit's contractor needs to submit permit applications now, even though Sound Transit hasn't completed all of its property acquisitions along the alignment. This includes the portion of your property Sound Transit seeks to acquire.

Request

- The contractor is currently poised to submit permit applications to cover work that will impact your property.
- Because Sound Transit is not yet the owner of the piece of your property we need to acquire, we would like to request your consent to submit the permit application.
- This is only seeking consent to submit permit applications – the activities covered by the permit won't take place until June or later.
- Please be assured this is in NO WAY related to nor will it impact the negotiations underway about the value of your property.
- Your cooperation helps ensure we will open this new service by 2024, as promised to the region.

If you would please reply to this email indicating you consent to SWK applying for permits that impact your property, it would be greatly appreciated. I assume, but will need to get confirmation from my client that they consent. I will check now.

If you have any questions please do not hesitate to contact me. I appreciate your time and consideration and look forward to hearing from you.

Thanks,

Janice Warren, PMP, SRWA

Acquisition Manager
Contract Land Staff – Real Property Consultant
Design, Engineering and Construction Management
Sound Transit
W 206-398-5281
M 425-218-2059

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From: [Warren, Janice](#)
To: [Warren, Janice](#)
Subject: RL144 Owner Consent to Apply for COR Permits
Date: Thursday, March 12, 2020 2:22:21 PM
Attachments: [image001.png](#)

From: Eugene W. Wong <wong@lasher.com>
Sent: Tuesday, January 14, 2020 11:06 AM
To: Masse, Michael <Michael.Masse@soundtransit.org>
Cc: Brandon Werner <brwerner@icloud.com>
Subject: RE: Sound Transit / ROW #RL144 / Request from the Contractor

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Mike,

Mr. Werner is agreeable to the permit submittal, to the City of Redmond, with the following stipulations:

1. Except for the permit submittal, nothing is to be binding on Mr. Werner or his property, and no activities are to be undertaken with respect to his property, until the finalization and execution of any and all agreements concerning Sound Transit's taking and easements relative to Mr. Werner's property.
2. Mr. Werner's authorization of the permit submittal is to not negatively affect or impact his negotiations with Sound Transit or any compensation for the taking, easements, or otherwise.

As an aside, we look forward to hearing back from Sound Transit on Mr. Werner's comments (blacklines) to ST's proposed documentation. Given the extent of the taking and easements, Mr. Werner cannot agree to the compensation without knowing the final terms of the various agreements and impacts thereof.

Eugene

Eugene W. Wong
Principal
DIRECT 206 654-2486



601 UNION STREET □ SUITE 2600 □ SEATTLE WA 98101

FAX 206-340-2563 □ WWW.LASHER.COM

[Click here](#) to view my online bio

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From: Masse, Michael <Michael.Masse@soundtransit.org>
Sent: Friday, January 10, 2020 3:44 PM
To: Eugene W. Wong <wong@lasher.com>
Cc: Brandon Werner <brwerner@icloud.com>; Melton, Kent <kent.melton@soundtransit.org>; Thomsen, Rhonda <rhonda.thomsen@soundtransit.org>
Subject: Sound Transit / ROW #RL144 / Request from the Contractor

Mr. Wong,

As you can imagine the Downtown Redmond Link Extension Project has a permitting component to it. Sound Transit's contractor, Stacy Witbeck Kune (SWK), would like to begin applying to the City of Redmond for various permits to support construction activities, and some of these permits will cover activities on Mr. Werner's property, such as the Alteration of Geographic Hazard Area (AGHA) permit.

The City of Redmond's zoning codes (RZC 21.76.030.C) specifies that only the property owner or an agent with the owner's authorization may apply for a permit.

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If you would please reply to this email indicating you consent to SWK applying for permits that impact your property, including the AGHA permit, it would be greatly appreciated.

If you have any questions please do not hesitate to send them our way.

Appreciate your time and consideration.

Thanks,

Mike

Michael Masse

Senior Right of Way Agent

Real Estate

Sound Transit

W 206-903-7120

M 206-909-6869

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twitter.com/SoundTransit



From: [Jack McCullough](#)
To: [Warren, Janice](#)
Subject: Re: RL104 - General America (Liberty Mutual) - Permission to File Permits
Date: Friday, April 3, 2020 8:32:55 AM

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Janice,

Good chatting with you this week. On behalf of General America Corporation, owner of the property subject to Sound Transit’s condemnation project RL104, please consider this authorization to Sound Transit to submit permit applications to the City of Redmond (the “City”) for the purpose of implementing construction of the Sound Transit Downtown Redmond Link Extension Project (DRLE) through the City. This authorization is subject to the following conditions:

- General America should be listed as a party of record with the City on all such applications.
- This consent is solely for the purpose of permit application. Please confirm that Sound Transit will be responsible for any cost or liability associated with such application. General America does not provide consent if it will be subject to any cost or liability in connection with such application.
- This consent does not authorize Sound Transit to conduct any work on the General America property or otherwise access the property for any purpose.
- General America does not authorize any permit activities that will impose conditions on the use or occupancy of the property, as long as it is owned by General America.
- General America reserves the right to revoke this consent if any of these conditions are not satisfied.

This consent is solely intended as an accommodation to Sound Transit to allow it to continue pursuit of necessary approvals for the DRLE project. It is not intended to and shall not encumber the property in any way.

Thank you for your cooperation in this matter.

Jack

John C. McCullough
Attorney at Law

McCULLOUGH HILL LEARY, PS

701 Fifth Avenue, Suite 6600
Seattle, Washington 98104
Tel: 206.812.3388
Fax: 206.812.3389
www.mhseattle.com

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From: [Warren, Janice](#)
To: [Hudson, Dane](#)
Cc: [Thomsen, Rhonda](#)
Subject: RL116, RL118, RL119 & RL126 consent to file permits
Date: Thursday, April 9, 2020 9:16:27 AM
Attachments: [image001.png](#)

Hi Dane,

Here is the approval to file permits from the attorney representing the above owners.

We now have all consents requested, except for the Microsoft parcels. Please let me know if you have any questions.

Thanks,
Janice Warren, PMP, SRWA
Acquisition Manager
Contract Land Staff – Real Property Consultant
W 206-398-5281
M 425-218-2059



From: Kinnon Williams <kwilliams@insleebest.com>
Sent: Thursday, April 9, 2020 9:07 AM
To: Moore, Natalie <natalie.moore@soundtransit.org>
Cc: Moomaw, Paul <Paul.Moomaw@soundtransit.org>; Warren, Janice <Janice.Warren@soundtransit.org>; Christine Harlan <charlan@insleebest.com>
Subject: RE: Redmond Link

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Natalie,

We have approval from all clients to proceed with the permits. Janice can contact me directly with any questions.



Kinnon W. Williams

Shareholder

Skyline Tower, Suite 1500 | 10900 NE 4th Street | Bellevue, WA 98004

P: 425.450.4225 | F: 425.635.7720

[vCard](#) | [website](#) | kwilliams@insleebest.com

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From: Moore, Natalie [<mailto:natalie.moore@soundtransit.org>]
Sent: Wednesday, April 08, 2020 2:19 PM
To: Kinnon Williams <kwilliams@insleebest.com>
Cc: Moomaw, Paul <Paul.Moomaw@soundtransit.org>; Warren, Janice <Janice.Warren@soundtransit.org>; Christine Harlan <charlan@insleebest.com>
Subject: RE: Redmond Link

Hi Kinnon,

Thanks for the update. Our team is cleaning up the RL114 agreements and compiling exhibits to prepare signature-ready versions, which I should be receiving any minute now to send to you. Our staff will then move on to the others and they will follow separately as soon as they're ready.

Natalie Moore

Legal Counsel 1
Pronouns: She/Her/Hers
Legal Department
Sound Transit
W 206-903-7398

From: Kinnon Williams <kwilliams@insleebest.com>
Sent: Wednesday, April 8, 2020 10:35 AM
To: Moore, Natalie <natalie.moore@soundtransit.org>
Cc: Moomaw, Paul <Paul.Moomaw@soundtransit.org>; Warren, Janice <Janice.Warren@soundtransit.org>; Christine Harlan <charlan@insleebest.com>
Subject: RE: Redmond Link

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Natalie,

We have approval to proceed with the permits required from all of our clients but one, who we haven't heard back from. We are following up with Kalsi today.

In the meantime, where are you on finalizing the possession and use / arbitration agreements? Lori Safer is already planning on reviewing the properties. I would prefer to have the agreement sign off on before we get too far along on this.



Kinnon W. Williams
Shareholder

Skyline Tower, Suite 1500 | 10900 NE 4th Street | Bellevue, WA 98004

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From: Moore, Natalie [<mailto:natalie.moore@soundtransit.org>]
Sent: Monday, April 06, 2020 2:17 PM
To: Kinnon Williams <kwilliams@insleebest.com>
Cc: Moomaw, Paul <Paul.Moomaw@soundtransit.org>; Warren, Janice <Janice.Warren@soundtransit.org>; Christine Harlan <charlan@insleebest.com>
Subject: RE: Redmond Link

Kinnon,

Once ST has possession and use, its contractor can apply for the permits from Redmond directly. It's the short window between April 15, the date that ST's contractor needs to submit the first permit applications, and the date we actually have executed P&U agreements in place that we're hoping to cover via email consent from you on behalf of your clients.

By way of explanation to your clients, you can assure them that the consent does not provide ST with any early rights to the property for construction and that the consent therefore does not impact our agreed-upon appraisal process. Please let us know if there is anything else you might need from us to help make this request easier on your clients.

Natalie Moore
Legal Counsel 1
Pronouns: She/Her/Hers
Legal Department
Sound Transit
W 206-903-7398

From: Kinnon Williams <kwilliams@insleebest.com>
Sent: Monday, April 6, 2020 9:53 AM
To: Moore, Natalie <natalie.moore@soundtransit.org>
Cc: Moomaw, Paul <Paul.Moomaw@soundtransit.org>; Warren, Janice <Janice.Warren@soundtransit.org>; Christine Harlan <charlan@insleebest.com>
Subject: RE: Redmond Link

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Natalie,

That won't be a problem, but why don't we include that specifically in the agreements that you are

finalizing and we can attach it as an exhibit. I want to make sure that they get one packet or as close to it as possible. The drip, drip of requests creates more arguments and explanations.



Kinnon W. Williams

Shareholder

Skyline Tower, Suite 1500 | 10900 NE 4th Street | Bellevue, WA 98004

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From: Moore, Natalie [<mailto:natalie.moore@soundtransit.org>]

Sent: Monday, April 06, 2020 9:39 AM

To: Kinnon Williams <kwilliams@insleebest.com>

Cc: Moomaw, Paul <Paul.Moomaw@soundtransit.org>; Warren, Janice <Janice.Warren@soundtransit.org>

Subject: RE: Redmond Link

Hi Kinnon,

Redmond's zoning code (RZC 21.76.030.C) provides that only the property owner or the owner's agent may apply for a development permit. Sound Transit's contractor, SWK, needs to apply for its first permit associated with these parcels on April 15, before ST will have ownership of the parcels. In order to allow the permit application process to move forward and maintain the project schedule, we're requesting that your clients provide consent for ST's contractor to apply for the permits. Note that the requested consent would apply only to submitting permit applications, not to starting any construction activity, and will not impact our current process for establishing the value of the parcels.

If your clients agree, please reply to this email stating that you provide, on your clients' behalf, consent to SWK applying for permits that impact your clients' respective properties.

If you have any questions, Janice is experienced with this process and we'd be happy to schedule a call to discuss.

Thank you,

Natalie Moore

Legal Counsel 1

Pronouns: She/Her/Hers

Legal Department

Sound Transit

W 206-903-7398

From: Kinnon Williams <kwilliams@insleebest.com>
Sent: Thursday, April 2, 2020 10:24 AM
To: Safer, Lori E <lesafer@irr.com>; Nidecker, John <jnidecker@irr.com>
Cc: Christine Harlan <charlan@insleebest.com>; Moore, Natalie <natalie.moore@soundtransit.org>
Subject: RE: Redmond Link

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All,

I am looping in Natalie Moore at ST on this as well as I want to make sure we have a very transparent process as in effect you are the arbitrator in this instance.

My assistant Christine will be providing you with the names and contact information for each of the 6 clients who are the owners of the properties you will be valuing.

Natalie is in the process of finalizing the agreements allowing this process for the clients’ signatures. ST will determine what that will look like whether it be docuSign, or other.

Christine will provide you with the appraisal completed by Patrick Lamb on the Flick property and any other of the appraisals commissioned by our clients if you do not already have them.

Again, since you are acting as essentially an arbitrator we need to make sure we include everyone in the communications.



Kinnon W. Williams

Shareholder

Skyline Tower, Suite 1500 | 10900 NE 4th Street | Bellevue, WA 98004

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From: Lori Safer [<mailto:lesafer@irr.com>]
Sent: Thursday, April 02, 2020 10:13 AM
To: John Nidecker <jnidecker@irr.com>; Kinnon Williams <kwilliams@insleebest.com>
Cc: Christine Harlan <charlan@insleebest.com>
Subject: RE: Redmond Link

That works for me. I’m booked out tomorrow. Next Wednesday and Thursday will not work for me either.

Lori E. Safer, MAI, AI-GRS
Managing Director
Integra Realty Resources – Seattle

600 University Street, #310
Seattle, WA 98101
Direct: 206-436-1177
Fax: 206-623-5731
Email: lsafer@irr.com
Website: www.irr.com

From: John Nidecker <jnidecker@irr.com>
Sent: Thursday, April 2, 2020 8:55 AM
To: Kinnon Williams <kwilliams@insleebest.com>
Cc: Lori Safer <lsafer@irr.com>; Christine Harlan <charlan@insleebest.com>
Subject: RE: Redmond Link

Thanks Kinnon, I think that is the best way to do it.

John E. Nidecker, MAI, AI-GRS
Managing Director
President, IRWA Puget Sound Chapter 4

Integra Realty Resources - Seattle
600 University Street, Suite 310
Seattle, WA 98101-4196
Direct: (206) 436-1181
Fax: (206) 623-5731
Email: jnidecker@irr.com
Website: www.irr.com

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From: Kinnon Williams <kwilliams@insleebest.com>
Sent: Wednesday, April 1, 2020 6:47 PM
To: John Nidecker <jnidecker@irr.com>
Cc: Lori Safer <lsafer@irr.com>; Christine Harlan <charlan@insleebest.com>
Subject: RE: Redmond Link

John,
Why don't we try to set up zoom meetings with the clients. I
Will have Christine get you there emails. Most of them are very tech savvy.



Kinnon W. Williams
Shareholder

Skyline Tower, Suite 1500 | 10900 NE 4th Street | Bellevue, WA 98004
P: 425.450.4225 | F: 425.635.7720

[vCard](#) | [website](#) | kwilliams@insleebest.com

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From: John Nidecker [<mailto:jnidecker@irr.com>]
Sent: Wednesday, April 01, 2020 4:18 PM
To: Kinnon Williams <kwilliams@insleebest.com>
Cc: Lori Safer <lesafer@irr.com>
Subject: Redmond Link

Hi Kinnon, I hope you're well, healthy and managing in this chaotic environment we're in right now. Lori, Kent, Bob and I spoke today about the six properties we are appraising and we are moving forward on them. Since you're representing the property owners, I thought it prudent to contact you about site inspections. At this point, I don't think it's necessary to go inside the homes and we're happy to meet with the property owners on site, maintaining CDC guidelines for proper social distancing. Absent that, we can walk the properties alone and can certainly talk with them on the phone or have a meeting over Zoom to answer any questions.

Let me know how you would like to move forward with the inspections; we're pretty flexible timewise. I'm sure I can find a couple hours between going for a run, gardening and playing ping pong.

John

John E. Nidecker, MAI, AI-GRS
Managing Director
President, IRWA Puget Sound Chapter 4

Integra Realty Resources - Seattle
600 University Street, Suite 310
Seattle, WA 98101-4196
Direct: (206) 436-1181
Fax: (206) 623-5731
Email: jnidecker@irr.com
Website: www.irr.com

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From: [Agoes, Eza](#)
To: [Gavino Rodriguez](#); [Criddle, Patty](#)
Cc: [Tiscareno, Armando](#); [Hudson, Dane](#); [Finlayson, Tom](#)
Subject: R200 - Consent granted by Microsoft reg. SWK's Clear and Grade permits
Date: Friday, April 10, 2020 4:25:50 PM

Gavino, Patty,

Per my phone discussion with each of you earlier, below is Microsoft's consent for SWK to apply for Clear & Grade permits on Microsoft property.

Thanks.

Eza Agoes

Deputy Project Director
Downtown Redmond Link Extension (R200)
Cell (206) 214-8802 | Desk (206)-370-5637

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From: Raben, Tony <tony.raben@soundtransit.org>
Sent: Friday, April 10, 2020 2:20 PM
To: Agoes, Eza <Eza.Agoes@soundtransit.org>
Subject: FW: Clear and Grade permits

From: Allen Nichols <allennic@microsoft.com>
Sent: Friday, April 10, 2020 2:15 PM
To: Raben, Tony <tony.raben@soundtransit.org>
Cc: Jones, Marcia <Marcia.Jones@microsoft.com>
Subject: RE: Clear and Grade permits

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Consent granted for SWK to apply for c&g permit on our property.

Regards,

Allen Nichols | Director, Development
One Microsoft Way, Redmond, WA 98052
Office phone 425-707-1102

Real Estate & Facilities

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From: Raben, Tony <tony.raben@soundtransit.org>
Sent: Friday, April 10, 2020 2:05 PM
To: Allen Nichols <allennic@microsoft.com>
Subject: [EXTERNAL] RE: Clear and Grade permits

Allen,

Great....Thank you. The formal request is below. I would appreciate if you will respond with your consent.

=====

The City of Redmond's zoning codes (RZC 21.76.030.C) specifies that only the property owner or an agent with the owner's authorization may apply for a permit.

To maintain the project schedule and begin early construction work this summer, Sound Transit's contractor needs to submit a clear and grace permit application next week. This includes the portion of your property Sound Transit seeks to acquire adjacent to SR 520 between NE 40th and NE 51st.

Request

- The contractor is currently poised to submit the clear and grade permit - to cover work that will impact your property.
- Because Sound Transit is not yet the owner of the piece of your property we need to acquire, we would like to request your consent to submit the permit application.
- This is only seeking consent to submit a permit application – the activities covered by the permit won't take place until June or later.
- Please be assured this is in NO WAY related to nor will it impact the negotiations underway about the value of your property.
- Your cooperation helps ensure we will open this new service by 2024, as promised to the region.

If you would please reply to this email indicating you consent to SWK applying for the clear and grade permit, it would be greatly appreciated.

Please let me know if you have any questions.

Thanks,

Tony

From: Allen Nichols <allennic@microsoft.com>
Sent: Friday, April 10, 2020 11:01 AM
To: Raben, Tony <tony.raben@soundtransit.org>
Subject: RE: Clear and Grade permits

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Hi Tony,

Yes we can do that.

Allen

From: Raben, Tony <tony.raben@soundtransit.org>

Sent: Thursday, April 9, 2020 3:58 PM

To: Allen Nichols <allennic@microsoft.com>

Subject: [EXTERNAL] Clear and Grade permits

Allen,

The ST contractor, SWK, is getting ready to submit for clear and grade permits next week that include some work on the MS property ST is acquiring. The work will not take place until the summer....I think June is the earliest.

The City of Redmond requires the applicant to have control of the property or permission from the property owner as a condition of the permit. I am requesting MS provide permission for SWK to apply for the permits next week. We anticipate the work in June will be after use and possession or on a separate right of entry.

I appreciate your consideration of this request. Please let me know if you have any questions.

Thanks,
Tony