

Appellant's Exhibit 49

(as referenced in June 30, 2017

Appellant WPDC Cleveland LLC's Witness and Exhibit List)

Laing, Aaron M.

From: Gary Lee
Sent: Friday, November 16, 2012 1:18 PM
To: Carl McArthy
Subject: FW: 16390 Cleveland St

Carl,

Can you follow up on this with the property owner? I'm not sure we can allow the intended business, since we don't really know what the business is.

-Gary

From: Debby Wilson
Sent: Thursday, November 15, 2012 3:51 PM
To: Gary Lee
Cc: Judd Black
Subject: RE: 16390 Cleveland St

The only thing I have is the number for the property owner, who is not the business owner:

Eric Hansen (for Rain City Development, LLC)

ehansen@microsoft.com

425.241.5039 / 425.706.5368

Director, Microsoft Advertising, Bing Ads

From: Gary Lee
Sent: Thursday, November 15, 2012 3:43 PM
To: Debby Wilson
Cc: Judd Black
Subject: RE: 16390 Cleveland St

Debby,

Do you have contact number for someone regarding the property. I need to contact them to determine what the business is. I don't know if it will be allowed there.

From: Debby Wilson
Sent: Thursday, November 15, 2012 3:35 PM
To: Gary Lee
Cc: Laura Pendergraft; Jason Lynch; Judd Black; Carl McArthy
Subject: RE: 16390 Cleveland St

The website is still under construction, but graphics appear to market Audi car "work".

**The registered
agent of the
company is:**

JAKE FERDERER

Address 16422 NE 91ST ST #103

City REDMOND

State WA

ZIP 98052

From: Gary Lee
Sent: Thursday, November 15, 2012 3:27 PM
To: Debby Wilson
Cc: Laura Pendergraft; Jason Lynch; Judd Black; Carl McArthy
Subject: RE: 16390 Cleveland St

Debby,
What is the description of their business?

From: Debby Wilson
Sent: Thursday, November 15, 2012 2:41 PM
To: Gary Lee
Cc: Laura Pendergraft; Jason Lynch; Judd Black; Carl McArthy
Subject: RE: 16390 Cleveland St

Thanks. They even have a website. www.reparaturgarage.com

From: Gary Lee
Sent: Thursday, November 15, 2012 2:00 PM
To: Debby Wilson
Cc: Laura Pendergraft; Jason Lynch; Judd Black; Carl McArthy
Subject: FW: 16390 Cleveland St
Importance: High

Debby,
Here is that email said I was going to forward to you from Laura.

From: Laura Pendergraft
Sent: Thursday, November 15, 2012 1:13 PM
To: Gary Lee
Cc: Jason Lynch
Subject: 16390 Cleveland St
Importance: High

Gary,

After reading the rest of the copy of the email you gave me I did some sleuthing at the State level (please see attached). There is a business that registered with the State earlier this year at that address however they have not applied for a City of Redmond business license thus are operating illegally. Normally, I would contact the business about getting licensed but will wait until I hear back from you before I do this. Thanks!

Best Regards,

Laura Pendergraft - Financial Analyst- Associate
City of Redmond Planning Dept.
phone: 425.556.2193/fax: 425.556.2400
lpendergraft@redmond.gov



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Laing, Aaron M.

From: Gary Lee
Sent: Thursday, November 15, 2012 1:59 PM
To: Debby Wilson
Cc: Judd Black; Jason Lynch; Carl McArthy
Subject: RE: 16390 Cleveland Street & Construction Impact - Please Read...

Debby,

Laura P. did some more sleuthing and found a state business license for a warehouse/storage business- which is not permitted downtown. I will forward Laura's email to you too. It is my opinion that they cannot have a storage business there, as it is not allowed, and we will not issue a City business license for that.

I am not sure about storing personal property though. I'll need to discuss that with Judd.

From: Debby Wilson
Sent: Thursday, November 15, 2012 12:42 PM
To: Gary Lee
Subject: RE: 16390 Cleveland Street & Construction Impact - Please Read...

For the owner to let another person use the building for just storage, would they have needed to secure any permits, or approvals from the City? I would think not.

From: Gary Lee
Sent: Thursday, November 15, 2012 12:22 PM
To: Debby Wilson
Subject: RE: 16390 Cleveland Street & Construction Impact - Please Read...

Debby,

There is not a current business license active at that address, and no active building permits.

From: Debby Wilson
Sent: Thursday, November 15, 2012 8:58 AM
To: Deborah Farris; Gary Lee
Subject: FW: 16390 Cleveland Street & Construction Impact - Please Read...
Importance: High

(Gary it looks like Deborah is out, anything you can find out would be appreciated.) There are some issues occurring at the property located at 16390 Cleveland. Although not in the e-mail below, the building owner has expressed that there is some activity taking place in the building and I was trying to do a little research before contacting the owner. Are you aware of a business in the building, or occupancy that may not need a license? There was some expression that there were vehicle repairs taking place in the building. Anything you can let me know would be appreciated.

P.S. the owner was made aware of the Project via his real estate agent, unlike what his note stated.

Debby

om: Dennis Brunelle
Sent: Thursday, November 15, 2012 7:59 AM
To: Debby Wilson

Subject: FW: 16390 Cleveland Street & Construction Impact - Please Read...
Importance: High

Debby,

Please let me know your thinking on this issue. I need to address this issue immediately so that I can proceed with construction.

Thank you,

Dennis

From: Eric Hansen [<mailto:ehansen@microsoft.com>]
Sent: Wednesday, November 14, 2012 8:33 PM
To: Dennis Brunelle
Cc: John Florio; Eric Hansen; CommercialDevelopment@outlook.com; shellidean87@gmail.com
Subject: 16390 Cleveland Street & Construction Impact - Please Read...
Importance: High

Good evening, Dennis.

Earlier today, a tenant in my commercial building (located at 16390 Cleveland Street) notified me of his inability to ingress and egress the property due to the removal of the driveway servicing the building.

First, the property is an active commercial property this is leased to a business. The business is now unable to use the space due to the inability to ingress and egress the property.

Second, I / my partner / the LLC on record / etc. have **never** received **any** form of communication notifying us of any current and/or future impact to the property and/or my tenant.

This afternoon (at 4pm, 14-Nov), I was fortunate to meet with John Florio on the site. John was extremely professional, helpful, and took the time to share with me the impact to my property - thank you, John (cc'd).

While I'm very appreciate of John's dialog (and efforts), the current plan is simply not adequate to address the following:

1. Comparable (and unobstructed) ingress and egress to all 3 garage bays fronting (via Cleveland St) my property. We must maintain the ability to easily (and directly) drive vehicles in / out of the property at all 3 garage locations. The building is a 'split-level' structure with a concrete ramp to enable vehicles to transit from 'street grade' to the second level. This ramp is adjacent to the North wall of the building. Given the proposed design to limit ingress and egress, I (and my tenant) will be unable to use all 3 garage bays, including the ramp - as we can today.
2. Comparable frontage parking (parallel to Cleveland St). The new design REMOVES parallel parking space that originally enabled myself and/or tenants to park vehicles directly in front of the property. Again, this loss of parking is not acceptable.
3. Imminent need to replace the mechanism (e.g. - metal track / rail) that served as a guide for the 3 sliding garage doors. The mechanism was removed as part of the demolition. In doing so, the security of the building is compromised, as it's easy to pull the lower portion of the garage doors out (towards Cleveland) and gain access to the inside of the building. Please note, this is an active security concern. It's my expectation that the mechanism be replaced and fully-functional, both short and long-term. Additionally, the grade must be correct to enable all 3 doors to 'operate / glide' without interference and enable the ingress / egress of vehicles with low ground clearance.

Bottom line, the proposed design NEGATIVELY impacts the value and usefulness of my property. Clearly, this isn't acceptable to my partner or I. I'm very disappointed that I was never informed, consulted, and/or communicated with regarding any aspect of this project. If a dialog had been established, I'm confident we would not be in situation we are today.

As such, I'm asking the City of Redmond to address points 1-3 above **and** return the property to it's 'pre-project state' with the new / proposed design.

Please do not hesitate to contact me directly to discuss this further. I look forward to an amicable solution.

All the best,

Eric Hansen (for Rain City Development, LLC)

ehansen@microsoft.com

425.241.5039 / 425.706.5368

Director, Microsoft Advertising, Bing Ads

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