

June 21, 2021

City Manager  
Attn: Jessi Bon  
9611 SE 36th Street  
Mercer Island, WA 98040

RE: I.C. #: 1-17-16166  
SR 90, Mercer Island: West Shore to East Channel Bridge Sec. 2, 76<sup>th</sup> Ave. Vic. to Shorewood Dr. Vic.

Dear Mr. Bon:

The property shown in red on the enclosed map has been declared surplus to the needs of the Department of Transportation and the City of Mercer Island has indicated that they wish to purchase the property for its fair market value of \$660,000.00.

The property will be conveyed subject to existing easements, reservations, restrictions, zoning ordinances, building and use restrictions, matters that would be disclosed by an accurate survey, and such other encumbrances as may be disclosed by an examination of the public records and/or an inspection of the premises. In addition, the property shall be conveyed “as is” with the express understanding that the property may have been used for highway purposes and there is a risk that highway debris may be buried beneath the surface of the property.

The following special considerations will also apply to this conveyance:

1. Grantee will waive and release the State from any past, present, or future claims for damages directly or indirectly caused by highway drainage or runoff. Also, Grantee shall have no right of compensation for damages to the property being purchased as it relates to highway drainage and runoff.
2. Grantee agrees to comply with all civil rights and anti-discrimination requirements of chapter 49.60 RCW.
3. Title will be conveyed by Quitclaim Deed.
4. The State will not furnish title insurance or a survey.
5. The purchaser is required to pay the document-recording fee and a \$10.00 Excise Affidavit processing fee.
6. Access to SR 90 will be prohibited.
7. The property is being conveyed without any direct access to a public road.
8. The property is adjacent to SR 90 and currently has no legally permitted approaches or driveways to said highway.

The enclosed Quitclaim Deed from the State of Washington is sent for your review and approval. Please have the deed signed on the lines provided on page 3; it is not necessary to have the signature acknowledged.

After the deed has been signed, please return it along with 3 checks as follows:

1. Check in the amount of \$660,000.00 made payable to the Washington State Department of Transportation for payment in full.
2. Check for recording fee in the amount of \$206.50 made payable to the King County Recorder.
3. Check for the Excise Affidavit processing fee in the amount of \$10.00 payable to the King County Treasurer.

We will then have the instrument executed and recorded. It will be returned to you after recording and processing. Please contact me if you have any questions regarding this matter.

Sincerely,

*Robin Curl*

Robin Curl  
Senior Property Management Agent  
(360) 705-6968  
[curlr@wsdot.wa.gov](mailto:curlr@wsdot.wa.gov)



ACCESS APPROACH SCHEDULE		
SPECIFIED USER	STATION ON ROADWAY	TYPE
PARCEL 7-2805-B Shell Oil Co.	77th Ave. Conn. 13+25 Lt.	D*

# CITY OF MERCER ISLAND

T.24N R.4E W.M.

McGILVRAS ISLAND ADD.  
MERCER PARK ADD.

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.
10	WASH.	1-90-1(13) 3	3

**LEGEND**

WASHINGTON STATE DEPT. OF TRANSPORTATION  
ACCESS TO BE PROHIBITED SHOWN THIS  
PROPERTY OWNERSHIP NUMBERS

PROPERTY LINES  
EXISTING RETAINING WALLS  
COORDINATED MONUMENTS

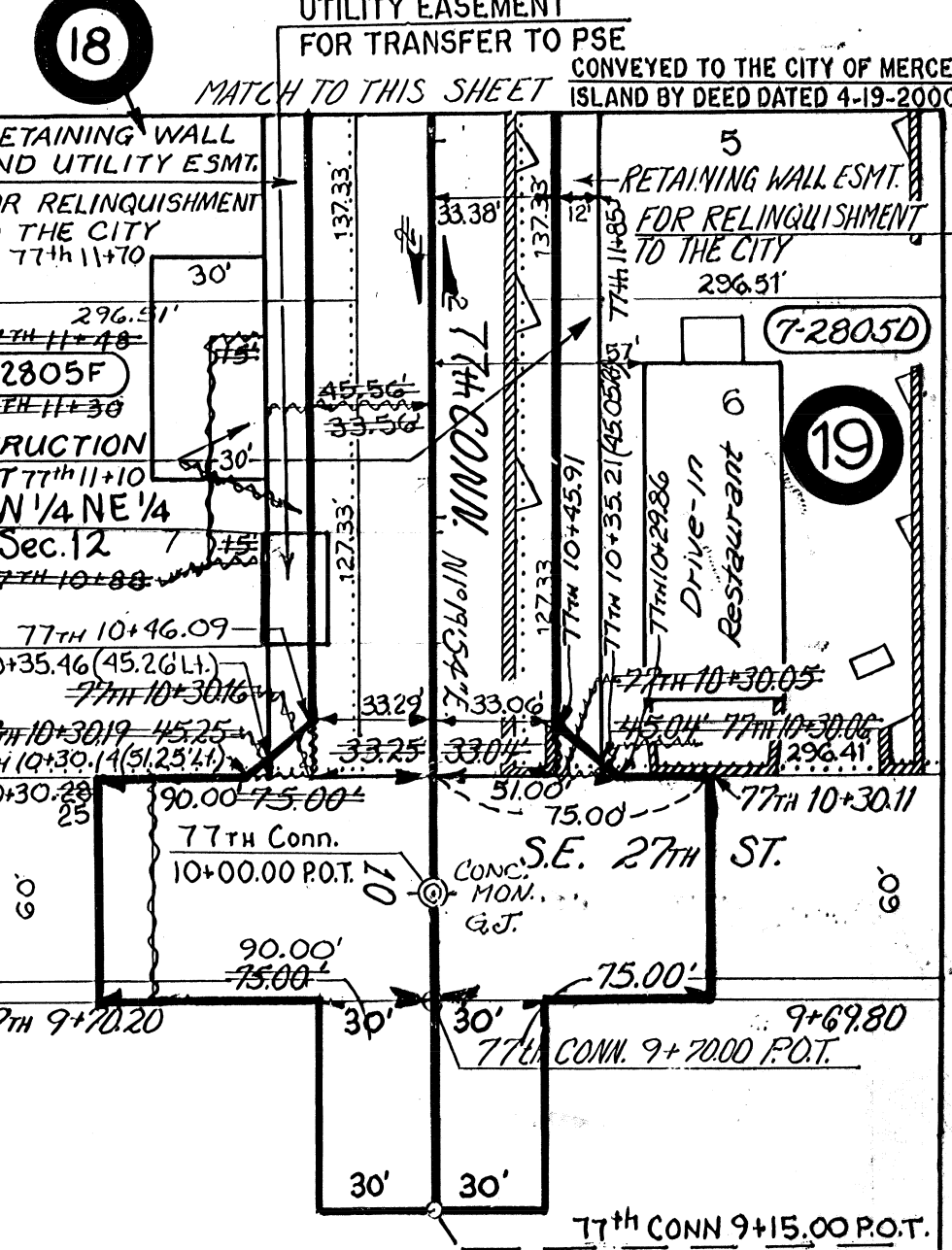
SCALE IN FEET

50' 0 50' 100'

**ACCESS NOTES:**  
Non-motorized traffic will be permitted to cross the limited access control line on pedestrian and bicycle trails as provided.

Type D approach is an off and on approach in legal manner not to exceed 50 feet in width for use necessary to the normal operation of a commercial establishment. It may be specified at a point satisfactory to the state at or between designated highway stations.

\* This approach shall not exceed 30 feet in width and shall be limited to right turn ingress and egress only.



This plan conforms to the access provisions in the Findings and Order issued by the Highway Commission on August 31, 1973, and as modified by the Memorandum Agreement approved December 21, 1976, between the cities of Seattle, Mercer Island and Bellevue; the Municipality of Metropolitan Seattle; King County and the Washington State Department of Transportation.

15312  
SR 90

MP 4.27 TO MP 4.94

**MERCER ISLAND:**  
**WEST SHORE TO EAST CHANNEL BRIDGE**  
**SEC. 2, 76TH AVE. VIC. TO**  
**SHOREWOOD DR. VIC.**  
**KING COUNTY**

RIGHT OF WAY AND LIMITED ACCESS PLAN.  
FULL CONTROL  
STA. 1250+00 TO STA. 1263+50

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION  
OLYMPIA, WASHINGTON

W. A. BULLEY  
DESIGN ENGINEER

SECRETARY

DATE Feb. 1, 1980  
SHEET 2 OF 7 SHEETS  
Designed For Limited Access Control By Comm. Res. No. 93, July 23, 1953

**NOTE:**  
For Right of Way and Limited Access back, see SR 90, Mercer Island: West Shore to East Channel Bridge, Sec. 1, W. Shore to 76th Ave. Vic., dated Jan. 11, 1980.

**NOTES:**  
1. For total parcel details, see sheet 1.  
2. For ownership data and areas, see sheet 6.  
3. For condominium ownerships, see sheet 7.

**FOR ADDITIONAL REVISIONS SEE SHEET 7.**

Letter	Date	Description	Authority
Letter 1-14-85	1-14-85	Added Parcel 7-2824A, Rev. Parcel 7-2824 boundary	ALA
Letter 1-14-84	1-14-84	Revised Ret. Wall Easement on Rt. Sta. 17+11.31 to 17+10.82, R/W on Rt. Sta. 20+13.10 to 27+18+45.73	JRB
Letter 3-30-84	4-23-84	Revised Retaining Wall Easement on Rt. Sta. 17+11.31 to 17+10.82, topog. parcel 7-2805B	RJS
		SUBSEQUENT APPROVAL	BY

Letter	Date	Description	Authority
Letter 3-23-87	3-23-87	Added X-REF. NOTE FOR PAR LOT ONLY VIC. N. MER. CONN. 24+00.	ALA
Letter 4-13-83	4-13-83	Deleted Ret. wall easmt on rt. Sta. 17+13+00 to 17+13+12.99	ALA
Letter 6-3-83	6-20-83	Added const. permit on Lt. N. Mer. 19+36.50 to 19+83.00, sewer easement on Lt. N. Mer. 26+00.00 to 26+44.00, extended 77th Conn. 9+15.00 to 9+70.00	ALA
Letter 3-21-83	4-4-83	Revised Street number note 3	ALA
		Revised R/W on Lt. N. Mer. 29+20.25 to 29+30.80	ALA
		SUBSEQUENT APPROVAL	BY

POINT	STATION	OFFSET
①	FR-1 15+28.31	40.30' LT.
②	FR-1 15+15.99	66.58' LT.