

August 8, 2008

To: Ms. Desiree Goble

From: Anthony Sabegh

Subject: Appeal request to the advisory report, findings, conclusion and recommendations dated July 17, 2008.

File: ZON06-00025 SABEGH STREAM AND BUFFER ENHANCEMENT PLAN

I would like to express my deep appreciation to Ms. Desiree Goble for her hard and sincere work on my project. Additionally, I would like to thank Mr. Eric Shields Planning Director for his fair and truthful decision.

Based on my technical and methodological understanding I would like to have a chance to explain my logic even further why the following item should be reconsidered.

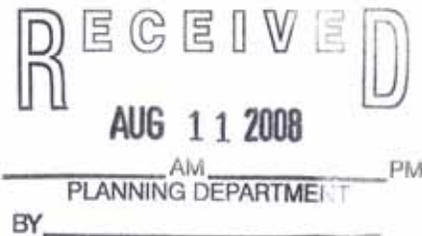
Under recommendation, in the above subject matter.

Item 3. I would like to remove the willows tree simply because it is going to interrupt the driveway access to the north property. I am willing to re-plan a new willows tree a few feet to the east of the new driveway access.

Item 4. I am planning to request for LSM for the buffer enhancement and the underground parking. I would like to request the time limitation to be lifted from this report.

Item 5. I believe it is only fair to exchange 12 feet of my property in exchange to 6 feet buffer reduction from either side of the storm water ditch (City label that stream). The second option is that the city purchase the 12 feet land with the fair current market value of the land.

Item 6.d Based on my previous logic in the report, The new south property buildings are Extending out 28 feet from the west property line and it is only safe to have a strait access road to the north property. I truly believe that the city should not keep me responsible/obligated to obtain a consent from the adjoin property owners for removing the exciting culvert. The existing culvert is located in my own property and I should be able to remove it if it creates safer access road to the north property. Alternatively, I am willing to move the 25 feet culvert to the west and



attach it to the existing culvert to prevent the segmenting the Ditch although this means will reduce the safety of the drivers.

Item 6.e I believe the only landscape buffer I should meet and comply with city code should be on the east and north property line. The west property line is a CB zoned and the city should not make me obligated to that additional buffer. The west property owner Mr. Bill Anspach has confirmed that he is preparing plans to build a retail and offices on his land.

Item 6.i I really don't understand this item and this is the first time I am exposing to it. I am requesting the city clarify this item to me. This is not part of the R-2639 section ii.b. of the report. Additionally, Please clarify the deal about granting a greenbelt protection easement since this issue was never part of the city code and was never explained to me before.

Item 7.b I would like to request the city allow me to submit only one written contract with a professional to monitor the buffer modification project while under construction and for the future maintenance monitoring.

Please clarify the deal about granting a greenbelt protection easement deal since this issue was never part of the city code and was never explained to me before.

Conclusion:

I am requesting the city of Kirkland to reconsider the above item and allow modification to the subject mater report. Additionally I would like the city to not obligate me for the one time only construction, but allow me to build my (*one time only proposed submitted building plans*) in several construction parts. I will provide the city with one time building plans and I would like to request the construction of each proposed building plan in deferent construction phase/period.

Best Regards
Anthony Sabegh
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