

**William G. Pardee
In-House Counsel
Harbor Lands Co.**

Fax

To: Mr. Gary Tomsic
Blaine City Manager
344 H Street
Blaine, WA 98230

City Council Members
City of Blaine -- **Distribute to them**
Prior to Tonight's Meeting

From: William G. Pardee
Attorney at Law
Phone: (360) 734-0044
Fax: (360) 527-0772
E-mail: cpknw@aol.com

Fax: (360) 332-8330 **Pages:** 3 pages (including this fax cover sheet)

Phone: **Date:** 5/22/2006

Re: Seascope Occupancy Status Update **CC:**

♦ Urgent ♦ For Review ♦ Please Comment ♦ Please Reply ♦ Please Recycle

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WILLIAM G. PARDEE**In-House Counsel****Harbor Lands Co.****P.O. Box 4082****Bellingham, WA 98227****E-mail: cplknw@aol.com****Phone: (360) 734-0044****Fax: (360) 527-0772****May 22, 2006****VIA FACSIMILE ONLY**

Mr. Gary Tomsic
Blaine City Manager
344 H Street
Blaine, WA 98230

City Council Members
City of Blaine

RE: SEASCAPE OCCUPANCY STATUS UPDATE

Dear City Council Members:

- (1) Harbor Lands Co. gave the template for the Deed of Conveyance (Condition 6.a.) to 2020 Engineering, Inc. three to four weeks ago, and has received no reply as of yet;
- (2) Harbor Lands Co. prepared an easement for sidewalk along Alder Street (Condition 6.c.) which was submitted to city staff for review weeks ago;
- (3) Seascape Condominium Association Covenants (Condition 6.d.) recorded on April 20, 2006 and a copy given to the City Council about a month ago;
- (4) Swale installed, all drainage installed, ready for inspection two weeks ago, no reply. Visited by Mr. Smith;
- (5) City drawings to me, last red lined corrections requested March 24, 2006 to 2020 Engineering;
- (6) Landscape drawings (Condition 2) submitted – no reply to last submission from Community and Economic Development Department;
- (7) On-site utilities constructed per plan (Condition 3). 2020 Engineering should advise if visited two weeks ago to complete. All have been installed over two weeks;

SEASCAPE ISSUES**MAY 22, 2006 – PAGE 1 OF 2**

(8) As to coordinating all facilities and utility inspections by city staff (Condition 4), inspections were requested two weeks ago;

(9) We have no outstanding fees or charges (Condition 5). In any event, Harbor Lands is covered by a \$59,000.00 letter of credit;

(10) As to one year maintenance/warranty surety – 6 months has passed, November 12, 2005 was complete;

(11) As to the requirements to Prepare Record Drawings (Condition 6.e.) and complete final corrected Stormwater Site Plan (including report – Condition 6.f.), Harbor Lands' engineer 2020 Engineering is handling both; and

(12) Lastly, as to the requirement that Harbor Lands update all civil drawing sheets to include Sandy's last redline comments plus any changes during construction (Condition 1), Harbor Lands' engineer is handling the same, however Harbor Lands would point out that holding up occupancy for minor plan revisions such as these is totally unnecessary.

Sincerely,



William Pardee
Harbor Lands Co.

cc: File, Client

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