

From: Bob Wakefield
To: "pikeadvertising@attbi.com".GWIA.LANDA
Subject: Re: Common area at Lacamas and El Rey

Further update: Al called the title company today and the Association does own all the property except for the ground the pumping station sits on which is owned by the city. That's the good news, the bad news is that it is not going to be easy to deed the property over to the Ontkean's. First of all, they don't want the trail portion due to the inherent liabilities associated with it, and I can't blame them. Second, according to the CC& R's, we have to have 60% of the Association members sign off on the transfer. That's approximately 140 signatures which would be no small feat. I recommend we discuss it at the next board meeting and have the Ontkean's attend so they are fully informed. If you have any other recommendations, I would be happy to entertain them.

>>> Liz Pike Erikson <pikeadvertising@attbi.com> 05/13/02 03:53PM >>>
To my fellow Board members:

Last Thursday, I spoke with Cindy Ontkean about the Board's offer to quick claim deed the corner of common area located at the northeast corner of Lacamas and El Rey. She called today to let us know she and Mike Ontkean are very interested in acquiring this property. They would like a formal proposal from the board. Bob, will you do this?

Incidentally, contrary to the board's assumption, there is a water meter stub sitting right on the corner common area property.

One more thought, my husband - Real Estate and Land Use Attorney Mark Erikson, says we would be better off to get a "Statutory Warranty Deed" and not a "Quick Claim Deed". He said the latter clouds a clear title and is only used when there are multiple property owners of the land to be deeded. His office is 696-1012 if you want his help or have questions about this procedure. Cindy has already obtained a legal description of the common area and would like to proceed on this matter as quickly as possible since their landscape plans are currently in the works and would need to be altered to accommodate this addition of property.

If you want to contact Cindy, her no. is 944-0524 or cell 607-3984. Cindy and I are interested in pursuing a beautification plan around the pump station with the City of Camas. We will proceed in this endeavor after this deed issue is resolved.

--

Liz Pike Erikson
Pike Advertising Agency
A Division of Pike Promotions Inc.

Tel. (360) 834-7175
Fax (360) 817-9234
Cell (360) 607-4560

2847 NW Lacamas Drive
Camas, WA 98607