



King County
Department of
Natural Resources and Parks
Director's Office
King Street Center
201 South Jackson Street, Suite 700
Seattle, WA 98104-3855

December 15, 2014

Cathy Gamble
S. Sterling Properties Inc. – c/o Harry Gamble
PO Box 1025
Fall City, WA 98024

RE: Snoqualmie/Aldair Corridor: RV Park Parcels: 142407-9068 and 9090 and approximately 5.2 acres of 142407-9008

Dear Mr. and Mrs. Gamble:

This is a formal offer from King County to purchase the above-referenced parcels, located in Fall City, according to the terms outlined in the enclosed Purchase and Sale Agreement. The offer of Three Million, Two Hundred Thousand Dollars and NO/100 (US\$3,200,000) is based on a fair market value appraisal established by an independent state certified real estate appraiser. The offer is contingent upon funds to close the sale.

King County's offer to purchase the subject parcels is intended to be the first phase of a two phased acquisition project. In phase two, King County intends to pursue the purchase of the neighboring golf course parcels subject to funding within a two to five year timeframe.

A copy of the preliminary title report is enclosed. Any liens or encumbrances will need to be addressed and/or removed prior to closing.

Should you find everything in the agreement acceptable, please sign both sets of originals and return a notarized original to:

Becky Petersen
King County Water and Land Resources Division
Open Space Acquisitions Unit
201 South Jackson Street, Suite 600
Seattle, WA 98104-3855

Keep one signed original for your records. Upon receipt of the notarized Purchase and Sale Agreement, King County will initiate escrow to facilitate closing.

Gamble/S. Sterling Properties Inc.
December 15, 2014
Page 2

If changes are necessary, please amend and return both originals. If the changes are acceptable, we will obtain the appropriate authorization and/or initials and return a fully executed document to you. The expiration date of this offer is January 16, 2015.

The Acquisition Project Manager assigned to this project is Becky Petersen. Should you have any questions, please feel free to contact Ms. Petersen at 206-477-4798.

We look forward to hearing from you in the near future.

Sincerely,



Christie True
Director

Enclosures

cc: Mark Isaacson, Division Director, Water and Land Resources Division (WLRD),
Department of Natural Resources and Parks (DNRP)
Linda Holecek, Acquisition Supervisor, Open Space Acquisitions Unit, WLRD, DNRP
Becky Petersen, Project Manager, Open Space Acquisitions Unit, WLRD, DNRP

Acknowledged:


Cathy Gamble, S. Sterling Properties Inc

12/30/14
Date


Harry Gamble, ~~S. Sterling Properties Inc~~

12/30/14
Date