

**Turnagain Community Council**  
**c/o Danielle Bailey, President**  
**1057 West Fireweed Lane, Suite 100**  
**Anchorage, Alaska 99503**

October 2, 2015

Mark N. Tabbutt  
Holden Beach LLC  
1111 Fairview Ave North  
Seattle, WA 98109

Re: *2803 Marston Drive – Right of Way for Access to Coastal Trail*

Dear Mr. Tabbutt:

I am writing on behalf of the Turnagain Community Council, which passed a resolution to send this letter at its October 1, 2015 general meeting. First of all, I would like to welcome you to our neighborhood. We hope that you (or the future residents at 2803 Marston Drive) enjoy it here as much as we do.

Among the many things that Turnagain residents love about our neighborhood is how walkable it is and our proximity to the Tony Knowles Coastal Trail. As you likely know, there formerly was an access trail across 2803 Marston Drive to the Coastal Trail, and someone had affectionately put up a sign naming it “Sydney’s Shortcut.” This well-used trail was understandably closed off in May 2015 as construction began on your property.

As I believe you are also aware, 2803 Marston Drive is subject to a recorded right of way easement created in 1955 providing access to the owners of property in the Turnagain Heights Subdivision across a 20 foot-wide strip along the west side of the property. The deed transferring the property to Holden Beach in 2013 identifies this right of way. We were pleased to note that the building shown in the construction plans submitted to the municipality will not encroach on this right of way.

We would like to begin a dialog between Holden Beach and the Turnagain Community Council regarding Holden Beach’s plans for this right of way. The two primary questions we would like to discuss are:

- How long do you anticipate the right of way will be blocked for construction? We certainly appreciate the importance of limiting access during construction for safety and security reasons, but people also are anxious to be able to access this route as soon as it can be done safely.
- How do you envision the right of way will be developed? Do you intend to delineate a trail with clear landscaping and signage?

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We believe it is in everyone's interest to begin this discussion early and reach a mutual understanding with regard to the long term development of the right of way. We want to protect the right of way, but we also are eager to work with you to minimize the impact of the right of way on your enjoyment of your property. Such an upfront discussion will avoid or minimize the likelihood of conflict and confusion later on.

Please do not hesitate to contact me directly at [tccpresident@yahoo.com](mailto:tccpresident@yahoo.com) or (406) 270-4770. You also are most welcome to attend the next general meeting of the Turnagain Community Council, which will be held on Thursday, November 5 at the Turnagain Elementary School Library. We look forward to hearing from you.

Sincerely,

Danielle Bailey  
Turnagain Community Council President

cc: John Stoddard, Mercer Builders (by email)