

# News Release

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**CONTACT:**

Kevin Bush, (206) 443-9357  
Firmani + Associates Inc.

## **Woodinville Mobile Home Park Residents, Developer Ask Court to Clear Way for Sale**

*Objections by powerful local family put residents' financial well-being and lauded neighborhood development at risk*

**Woodinville, Wash.** — Yesterday, more than one hundred residents of a Woodinville mobile home park asked the King County Superior Court to help prevent a prominent local family from blocking the sale of their property, a transaction many of the elderly property owners are depending on for their financial well-being.

Al and Donna DeYoung, former owners of the mobile home park, allege that language inserted in their 1995 sales documents prohibits future residential development of the property. The residents and current owners disagree and are asking the court to confirm that language in the documents does not restrict residential development.

On November 30, 2005 the residents approved the sale of their property to Kirkland-based CamWest Development, which plans to construct a pedestrian-friendly, mixed-use community of low density homes, offices and retail – a plan that meets all current zoning codes and is consistent with the city's vision for a pedestrian friendly downtown. According to the complaint, the DeYongs have threatened legal action which could delay or prevent the current sale of the property to CamWest.

The original agreement between the DeYongs and the residents included a clause that restricted sale of the property within the first five years, but required that it be listed for sale after no more than 12 years. It also states the DeYoung's "...desire that the property eventually be part of the downtown business/commercial core of Woodinville and used for business/commercial purposes."

According to Chris Brain, an attorney representing the Canterbury residents and CamWest, the language in the agreement between the DeYongs and residents does not bar future residential development.

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"I think that any reasonable person would conclude that a word like 'desire' is a far cry from 'require' or 'demand'," said Brain. "In fact, it actually requires that the property be used for its 'highest and best use', which the market has proven to be residential."

"We are so close to the goal we set out to accomplish," says George Scrimshaw. "All we have left to do is close this sale and live out what remains of our lives. Why would a family that has done so much for Woodinville want to keep us from the money so many of the residents so desperately need?"

"Many of the remaining residents are widows on a fixed income like me," says Elanor Ford. "I've made arrangements to move out of my home and into a managed care facility, but I don't know how long I'll be able to stay if the sale doesn't go through on time."

"We've sold our mobile home for a meager \$1,000, but we still own the land it sits on" says Rod Olzendam. "We're counting on the sale of the property to afford our next home. Without it, we may need to turn to our kids for help and no parent wants to do that."

### **Canterbury Mobile Home Park Background**

The DeYoungs successfully rezoned the property from a residential area with 18 units-per-acre, to a Regional Business (RB) designation in July 1994.

Fearing the rezone would lead to their eviction, the residents took action and convinced the DeYoungs to sell the property to the residents. The sale was finalized in May 1995.

In following years, the city of Woodinville, with no involvement of the current residents or the DeYoungs, rezoned the property from RB to Central Business District (CBD), which allows for a mix of uses including residential space.

The sale of the property to CamWest is scheduled to close on January 16, 2007.

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### **About the Canterbury Square Owners Association**

The Canterbury Square Mobile Home Park was converted to a condominium in 1996 and the Canterbury Square Owners Association represents owners of the 128 condominium units. Each unit is a level parcel of land intended to accommodate manufactured homes. The association was formed to manage the property after ownership was transferred to the individual residents, the majority of whom still reside in the park today.