

**SOUND TRANSIT
STAFF REPORT**

RESOLUTION NO. R2005-09

Sammamish Park-and-Ride Project Property Acquisition

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	3/17/05	Discussion/Possible Action to Recommend Board Approval Action	Phil O'Dell, Director, Project Delivery Support Services	(206) 398-5013
Board	3/24/05		Don Vogt, Sr. Real Estate Representative (Regional Express)	(206) 689-3396

ACTION

Authorizes the Chief Executive Officer to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation (including settlement), by condemnation litigation, or by administrative settlement; and to pay eligible relocation and re-establishment benefits to affected parties as necessary for the construction and operation of the Sammamish Park-and-Ride/228th Ave SE Project, to execute all documents necessary convey interests acquired to the City of Sammamish as part of the extension of the Issaquah-Pine Lake Road, and updates existing legal descriptions for certain property described in Resolution No. R2003-09 Attachment A with revised legal descriptions.

KEY FEATURES

- Authorizes the acquisition of interests in two parcels for the Sammamish Park-and-Ride project
- Authorizes the Chief Executive Officer to transfer property rights acquired to the City of Sammamish as required.
- Sound Transit initiated a boundary survey of the property to be acquired under Resolution No. R2003-09. This survey revealed various discrepancies in the legal description of the property. The Chief Executive Officer amended the legal description of the property pursuant to the authority contained in Resolution R2003-09, and condemnation action against the property was commenced after negotiations reached an impasse. The matter was successfully negotiated to conclusion and Sound Transit has title to the property.
- Updates existing legal descriptions for certain properties contained in Resolution No. R2003-09 with revised legal descriptions.

BUDGET IMPACT SUMMARY

There is no action outside of the Board-adopted budget; there are no contingency funds required, no subarea impacts, or funding required from other parties other than what is already assumed in the financial plan.

BUDGET DISCUSSION

The proposed action provides for the acquisition of property rights to allow for the completion of the Sammamish Park-and-Ride project (#380).

The adopted capital budget for the project is \$7.8 million, of which \$3.9 million has been committed to date. The total budget for the ROW phase of the project is \$2.9 million. Adequate budget remains in the ROW phase to fund the proposed action.

The acquisition costs of specific property rights are appropriate for discussion with the Board in executive session.

REVENUE, SUBAREA, AND FINANCIAL PLAN IMPACTS

The proposed action is consistent with the current Board-adopted budget and is affordable within Sound Transit's current long-term financial plan and the subarea financial capacity. The action will have no new revenue impacts on Sound Transit.

BUDGET TABLE

The Sammamish Park-and-Ride/228th SE project (#380) is included in the 2005 budget on page 153 of the budget book, as amended. The budget table is included below:

Summary for Board Action (Year of Expenditure \$000)

Action Item: Acquisition of property rights for the Sammamish Park-and-Ride project (#380), \$s in thousands

	2005 Adopted Budget (A)	Committed To Date ¹ (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
Agency Administration	\$ 378	\$ 341	\$ -	\$ 341	\$ 36
Preliminary Engineering	216	241	-	241	(25)
Final Design	508	591	-	591	(83)
Right of Way	2,910	2,768	-	2,768	142
Construction	3,048	25	-	25	3,023
Contingency	704	-	-	-	704
Total Current Budget	\$ 7,764	\$ 3,966	\$ -	\$ 3,966	\$ 3,798

Phase Budget Detail ²

Property Acquisition	\$ 2,660	\$ 2,638	\$ -	\$ 2,638	\$ 23
Other ROW services	\$ 250	\$ 130	\$ -	\$ 130	\$ 120
Total Phase	\$ 2,910	\$ 2,768	\$ -	\$ 2,768	\$ 142

Contract Budget ²	Current Approved Contract Value (F)	Spent to Date (G)	Proposed Action (H)	Proposed Total Contract Value (I)
Contract	\$ -	\$ -	\$ -	\$ -
ST Contingency	-	0	-	-
Total	\$ -	\$ -	\$ -	\$ -
Percent Contingency	0%		0%	0%

Budget Shortfall ³

Level	Shortfall Amt (J)	Potential Funds (K)	Funding Source (L)
PE/ED Phase	\$ (25)	\$ 25	Unallocated project contingency
Final Design Phase	\$ (83)	\$ 83	

Notes:

¹ Committed to-date includes actual outlays and commitments through February 25, 2005 (HQ). Committed amount includes contract contingencies.

² Budgets for specific parcels are appropriate for discussion with the Board in executive session.

³ Consistent with Sound Transit Board budget policies, these phase level shortfalls will be depicted as negative variances until the 2006 budget is adopted. At that time, unallocated project contingencies can be reallocated to the PE/ED and Final Design phases to align phase budget amounts with project phase activity.

M/W/DBE – SMALL BUSINESS PARTICIPATION

Not applicable for this action.

HISTORY

Prior Board or Committee Actions and Relevant Board Policies

Motion or Resolution Number	Summary of Action	Date of Action
R2003-09	Authorizing the Executive Director to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation (including settlement), by condemnation litigation, or by administrative settlement; and to pay eligible relocation and re-establishment benefits to affected parties as necessary for the construction and operation of the Regional Express Sammamish Park and Ride Lot Project, and to execute all documents necessary to sell and convey certain interests acquired to the City of Sammamish as part of the extension of the Issaquah-Pine Lake Road	6/12/03
M2003-61	Authorizing the Executive Director to execute an Interlocal Agreement with the City of Sammamish to share in the costs to design, acquire rights of way, and construct roadway and stormwater detention improvements related to the Sammamish Park-and-Ride Lot. The Interlocal Agreement provides for Sound Transit to receive \$55,593, with a 10% contingency of \$5,559, for a total of \$61,152 for preparation of final plans, specifications, and estimates for the Issaquah-Pine Lake Road Extension	6/12/03
M2003-56	Authorizing the Executive Director to execute a contract with David Evans and Associates to complete final design of the Sammamish Park-and-Ride Lot in the amount of \$448,245 with a 10% contingency of \$44,825 for a total authorized contract amount not to exceed \$493,070	5/15/03
M2002-15	Authorizing the Executive Director to execute a contract with David Evans and Associates to conduct a scoping study to identify a project location and provide preliminary engineering and environmental documentation (PE/ED) services for a new park-and-ride lot in the area of the Sammamish Plateau in the amount of \$255,699 with a 10% contingency of \$25,570 for a total authorized amount not to exceed \$281,269	3/7/02

In February 2002, the Executive Committee endorsed the approach to use funds from the Unincorporated King County Transit Access project to develop a park-and-ride lot on the Sammamish Plateau. The goal of this project is to capture transit riders closer to their homes, reduce traffic on I-90 and local streets, and free up parking capacity at park-and-ride lots along the I-90 corridor that are presently being used by Sammamish transit users.

In order to achieve project efficiency, Sound Transit and the City of Sammamish are working in partnership to include the design of the Issaquah-Pine Lake Road through the north portion of the Sammamish Park-and-Ride. Currently, Issaquah-Pine Lake Road ends at the intersection of

228th Avenue SE adjacent to the Sammamish Park-and-Ride. The City of Sammamish's comprehensive plan calls for the extension of this road, a portion of which is necessary to provide access to the Sammamish Park-and-Ride. The number of parking stalls in the Sammamish Park-and-Ride will not be decreased by inclusion of the road extension in this project nor will the project costs be substantially increased due to the inclusion of this road.

A SEPA (State Environmental Protection Act) checklist was prepared by Sound Transit for the Sammamish Park-and-Ride, including the extension of the Issaquah-Pine Lake Road through the north portion of the site. Based on the evaluation in the SEPA Checklist, and supporting reports, a Determination of Nonsignificance (DNS) was issued by Sound Transit on March 13, 2003. Copies of the DNS were sent to area residents, agencies with interest or jurisdiction, and other organizations and groups. Comments from the public were received and responded to by Sound Transit during the comment period. The appeal period closed on April 3, 2003, with no appeals. The City of Sammamish plans to continue the extension of the Issaquah-Pine Lake Road beyond the park-and-ride lot as a separate city project. This separate project will begin at the western edge of the park-and-ride lot parcel and continue westward one-quarter mile to SE 30th Street. The City will conduct a separate SEPA evaluation on this project.

Sound Transit initiated a boundary survey of the property to be acquired under Resolution No. R2003-09. This survey revealed various discrepancies in the legal description of the property. The Chief Executive Officer amended the legal description of the property pursuant to the authority contained in Resolution R2003-09, Section 5, and condemnation action against the property was commenced after negotiations reached an impasse. The matter was successfully negotiated to conclusion and Sound Transit has title to the property. This resolution updates Resolution No. R2003-09, Exhibit A, to update the existing legal description with a revised legal description for the property.

Since that time, it has been determined that interests in two additional properties will be required for the project - a temporary construction easement over the Puget Sound Energy property and a permanent slope easement over the Wells Fargo Bank property, both located on 228th adjacent to the project (Tax Parcel Nos. 6791600050 and 6795100703, respectively.)

CONSEQUENCES OF DELAY

A minor delay in taking action on the matter will not impact the project schedule.

LEGAL REVIEW

BN 3/8/05

SOUND TRANSIT

RESOLUTION NO. R2005-09

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority authorizing the Chief Executive Officer to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation (including settlement), by condemnation litigation, or by administrative settlement; and to pay eligible relocation and re-establishment benefits to affected parties as necessary for the construction and operation of the Sammamish Park-and-Ride/228th Avenue SE Project, to execute all documents necessary to convey interests acquired to the City of Sammamish as part of the extension of the Issaquah-Pine Lake Road, and updating existing legal descriptions for certain properties described in Resolution No. R2003-09 Attachment A with revised legal descriptions.

WHEREAS, a Regional Transit Authority, hereinafter referred to as Sound Transit, has been created for the Pierce, King, and Snohomish County region by action of their respective county councils pursuant to RCW 81.112.030; and

WHEREAS, on November 5, 1996, at a general election held within the Central Puget Sound Regional Transit Authority district, the voters approved local funding for high capacity transit in the Central Puget Sound Region; and

WHEREAS, in order to acquire the properties determined to be necessary for the construction, operation and maintenance of project improvements required under Sound Move, it is necessary for Sound Transit to acquire by negotiated purchase or to condemn certain rights in the property for public purposes, and to pay eligible relocation and re-establishment benefits to affected parties; and

WHEREAS, Sound Move provided for the implementation of a series of ST Express Bus routes and transit improvements, and further provided for the construction, operation and permanent location of the Sammamish Park-and-Ride Project in Sammamish, Washington; and

WHEREAS, an environmental checklist was prepared for this site and a Determination of Non-Significance (DNS) was issued on March 13, 2003 in compliance with the State Environmental Policy Act (SEPA). Copies of the DNS were sent to area residents, agencies with interest or jurisdiction, and other organizations and groups. Comments from the public were

received and responded to by Sound Transit during the comment period. The appeal period closed on April 3, 2003 with no appeals; and

WHEREAS, Sound Transit has identified certain real properties as necessary for the construction and permanent location of the Sammamish Park-and-Ride which are reasonably described in Exhibit A of this resolution; and

WHEREAS, in order to acquire the properties determined to be necessary for the construction, operation, and permanent location of the Sammamish Park-and-Ride Project, it is necessary for Sound Transit to acquire by negotiated purchase or to condemn certain lands and rights in property for public purposes, and to pay eligible relocation and re-establishment benefits to affected parties; and

WHEREAS, Sound Transit has commissioned or will commission appraisals to determine the fair market value of the properties, and will continue to negotiate in good faith with the owners of the properties authorized to be acquired by negotiated purchase or condemned, with the intent of reaching agreements for the voluntary acquisition of the property for fair market value; and

WHEREAS, the funds necessary to acquire the property by voluntary purchase or to pay just compensation adjudged due after condemnation and the funds necessary to pay eligible relocation and re-establishment costs shall be paid from Sound Transit general funds; and

WHEREAS, the Sound Transit Board approved Resolution No. R2003-09 on June 12, 2003, which authorized the acquisition of certain real property, which was legally described on Exhibit A to that resolution. Subsequent surveys indicated that there were minor discrepancies in the legal description contained in Resolution No. R2003-09, Exhibit A, and pursuant to the authority granted to the Chief Executive Officer minor adjustments were made to that legal description to conform to the precise boundaries of the property required for the project.

NOW THEREFORE BE IT RESOLVED by the Board of the Central Puget Sound Regional Transit Authority as follows:

SECTION 1. The Chief Executive Officer is hereby authorized to execute such agreements as are customary and necessary for the acquisition, lease, or disposal of the real property interests described in Exhibit A (said property to be used for the construction of the Sammamish Park-and-Ride Project), and for the payment of eligible relocation and re-establishment costs. In accordance with Sound Transit's adopted Real Property Acquisition and Relocation Policies, Procedures and Guidelines, the acquisition price of the properties shall not exceed the fair market value to be determined through the appraisal process; or as provided in Section 2 herein; provided that in the event the total of the acquisition, relocation, and re-establishment costs of the properties for the Sammamish Park-and-Ride Project exceeds Sound Transit's approved budget for right-of-way acquisition (plus contingency), then the Chief Executive Officer shall obtain approval from the appropriate committee or the Board, per Resolution No. 78-1, before the acquisition of the property for the Sammamish Park-and-Ride Project by purchase or by condemnation and the payment of eligible relocation and re-establishment costs.

SECTION 2. The Chief Executive Officer or her designee is hereby authorized to settle condemnation litigation or enter administrative settlements (a settlement in lieu of initiating condemnation litigation) for the acquisition of the real property interests described in Exhibit A. Such settlements shall be made only upon the finding of legal counsel that the settlement is consistent with the law and is reasonable, prudent, and in the public interest. Such settlements shall not exceed established project budgets. For all other settlements proposed, the Chief Executive Officer shall obtain prior approval of the appropriate committee or the Board, per Resolution No. 78-1.

SECTION 3. The Sound Transit Board deems the Sammamish Park-and-Ride Project, to be a public use for a public purpose. The Board deems it necessary and in the best interests of the citizens residing within Sound Transit's boundaries to acquire the property identified in Exhibit A as being necessary for the construction, operation, and permanent location of the

Sammamish Park-and-Ride Project (said properties are described in Exhibit A and incorporated herein by reference), parties be paid relocation and re-establishment costs associated with displacements from the properties.

SECTION 4. The Sound Transit Board finds that the public health, safety, necessity, convenience, and welfare demand and require that the properties described in Exhibit A be immediately acquired, condemned, appropriated, taken and damaged for the construction, operation, and permanent location of the Sammamish Park-and-Ride Project.

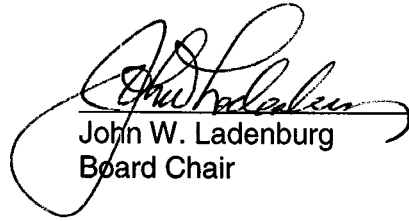
SECTION 5. In addition to the authority granted the Chief Executive Officer in Section 1 above, condemnation proceedings are hereby authorized to acquire all, or any portion thereof, of the properties and property rights and/or rights in those of the properties described in Exhibit A, for the purpose of constructing, owning, and operating a permanent location of the Sammamish Park-and-Ride Project. The Chief Executive Officer is also authorized to make minor amendments to the legal descriptions of the properties described in Exhibit A, not owned by a public entity, as may be necessary to correct scrivener's errors and/or to conform the legal description to the precise boundaries of the property required for the Project.

SECTION 6. The funds necessary to acquire the property by purchase or to pay just compensation adjudged due after condemnation shall be paid from Sound Transit general funds.

SECTION 7. The Chief Executive Officer is authorized to execute all documents necessary to convey to the City of Sammamish, Washington those property interests acquired pursuant to this resolution that will become part of the extension of the Issaquah-Pine Lake Road as part of the Sammamish Park-and-Ride Project.

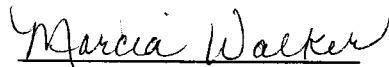
SECTION 8. The actions of the Chief Executive Officer in updating the legal descriptions of properties listed in Resolution No. R2003-09, Exhibit A (tax parcel nos. 679510-0722, 679510-0721, 679510-0745, and 679510-0720) pursuant to the authority granted in Section 5 of Resolution No. R2003-09, and reflected in Exhibit B of this resolution, are hereby confirmed.

ADOPTED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on March 24, 2005.



John W. Ladenburg
Board Chair

ATTEST:



Marcia Walker
Board Administrator

SOUND TRANSIT

RESOLUTION NO. R2005-09

EXHIBIT 'A'

Tax Parcel No. 6791600050

Wells Fargo Bank, National Association who acquired title as First Interstate Bank of Washington, National Association

LEGAL DESCRIPTION:

Lot 5, Pine Lake Village, as recorded in Volume 148 of Plats, pages 75 and 76, Records of King County, Washington.

Tax Parcel No. 6795100703

PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION, SUCCESSOR IN INTEREST TO PUGET SOUND POWER & LIGHT COMPANY

Legal Description:

THAT PORTION OF GOVERNMENT LOT 2 IN SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 9;
THENCE ALONG THE EAST-WEST CENTER LINE OF SAID SECTION NORTH 89°00'16" WEST 30.0 FEET;
THENCE NORTH 0°58'45" EAST 688.58 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;
THENCE CONTINUING NORTH 0°58'45" EAST 200.0 FEET;
THENCE NORTH 88°43'04" WEST 200.0 FEET;
THENCE SOUTH 0°58'45" EAST 200.0 FEET TO A POINT WHICH BEARS NORTH 88°43'04" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°43'04" EAST, 200.0 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE EAST 12 FEET THEREOF DEEDED TO KING COUNTY FOR ROAD PURPOSES;

(ALSO KNOWN AS THE SOUTH 200 FEET OF THE EAST 200 FEET OF LOT 2 IN BLOCK 4 OF PINECREST, ACCORDING TO THE UNRECORDED PLAT THEREOF, EXCEPT THE EAST 12 FEET THEREOF;)

ALSO EXCEPT THAT PORTION CONVEYED TO KING COUNTY TO WIDEN 228TH AVENUE SOUTHEAST BY RECORDING NO. 19991101001383.

SOUND TRANSIT

RESOLUTION NO. R2005-XX

EXHIBIT 'B' (Page 1)

LEGAL DESCRIPTION

PARCEL A (Tax Parcel No. 679510-0722):

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTH 89°00'16" WEST ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 30.00 FEET;
THENCE NORTH 00°58'45" EAST PARALLEL TO THE EAST LINE OF SAID SECTION 248.58 FEET;
THENCE NORTH 88°43'04" WEST 300 FEET TO TRUE POINT OF BEGINNING;
THENCE NORTH 0°58'45" EAST 440 FEET;
THENCE NORTH 88°43'04" WEST 187.78 FEET;
THENCE SOUTH 0°58'45" WEST 440 FEET;
THENCE EAST TO THE TRUE POINT OF BEGINNING.

PARCEL B (Tax Parcel No. 679510-0721):

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTH 89°00'16" WEST ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 30.00 FEET;
THENCE NORTH 0°58'45" EAST PARALLEL TO THE EAST LINE OF SAID SECTION 398.58 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 0°58'45" EAST 290 FEET;
THENCE NORTH 88°43'04" WEST 300.00 FEET;
THENCE SOUTH 0°58'45" WEST 290.00 FEET;
THENCE SOUTH 88°43'04" EAST 300 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THE EAST 20 FEET THEREOF CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 9904262560.

PARCEL C (Tax Parcel No. 679510-0745):

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTH 0°58'45" EAST 248.58 FEET;
THENCE NORTH 88°43'04" WEST 30 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°43'03" WEST 300.00 FEET;
THENCE NORTH 0°58'45" EAST 150 FEET;
THENCE SOUTH 88°43'04" EAST 300 FEET;
THENCE SOUTH 150 FEET TO TRUE POINT OF BEGINNING;
EXCEPT THE EAST 20 FEET THEREOF CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 9904262568.

SOUND TRANSIT
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EXHIBIT 'B' (Page 2)

PARCEL D (Tax Parcel No. 679510-0720):

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE NORTH 89°00'16" WEST ALONG THE EAST AND WEST CENTER LINE OF SAID SECTION 30.00 FEET;
THENCE NORTH 0°58'45" EAST PARALLEL TO THE EAST LINE OF SAID SECTION 248.58 FEET;
THENCE NORTH 88°43'04" WEST 487.09 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 0°58'45" EAST 440 FEET;
THENCE NORTH 88°43'04" WEST 187.78 FEET;
THENCE SOUTH 1°00'20" EAST 440 FEET;
THENCE EAST TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS A PORTION OF LOTS 3 AND 4 OF PINECREST, ACCORDING TO THE UNRECORDED PLAT THEREOF.)

AND TOGETHER WITH:

THAT PORTION OF LOTS 3 AND 4, BLOCK 4, PLAT OF PINECREST, UNRECORDED, WHICH FALLS WITHIN THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;
THENCE N89°00'16"W ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 30 FEET;
THENCE N00°58'45"E PARALLEL WITH THE EAST LINE OF SAID SECTION A DISTANCE OF 248.58 FEET;
THENCE N88°43'04"W A DISTANCE OF 487.09 FEET;
THENCE N00°58'45"E A DISTANCE OF 440.00 FEET;
THENCE N88°43'04"W A DISTANCE OF 187.78 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S01°00'20"E A DISTANCE OF 440.00 FEET;
THENCE N88°43'04"W A DISTANCE OF 15.05 FEET MORE OR LESS TO THE EASTERLY MARGIN OF THAT ALLEY SHOWN ON SAID PLAT OF PINECREST, UNRECORDED;
THENCE N00°46'18"E ALONG SAID EASTERLY MARGIN A DISTANCE OF 439.67 FEET TO A POINT THAT IS N88°43'04"W FROM THE TRUE POINT OF BEGINNING;
THENCE S88°43'04"E A DISTANCE OF 1.40 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

ANY AND ALL RIGHTS IN THE ADJOINING ALLEY, SHOWN AS 226TH AVE SE ON THAT CERTAIN RECORD OF SURVEY DATED MAY 7, 2004, RECORDED UNDER KING COUNTY RECORDING NO. 20040507900002, RECORDED IN VOLUME 171 OF SURVEYS, AT PAGE(S) 216.