



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 13-107469 LD

Project Name/Address: Main Street Gateway
10328 Main Street

Planner: Liz Stead

Phone Number: 425.452.2725

Minimum Comment Period: April 25, 2013

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

ENVIRONMENTAL CHECKLIST

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service). ..

INTRODUCTION**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Received
FEB 22 2013
Permit Processing

BACKGROUND INFORMATION

Property Owner: Vander Hoek Corp.
Proponent: Same
Contact Person: Stu Vander Hoek
(If different from the owner. All questions and correspondence will be directed to the individual listed.)
Address: 9-103rd Ave NE: *Phone:* 425-453-1655

Proposal Title: Main Street Gateway

*Proposal Location:*10360 Main Street
(Street address and nearest cross street or intersection) Provide a legal description if available.
Main Street / Bellevue Way NE - See attached for legal description.

Give an accurate, brief description of the proposal's scope and nature:

1. *General description:* Multi-Family Mixed Use with commercial use.
2. *Acreage of site:* 1.9122
3. *Number of dwelling units/buildings to be demolished:* 0 DU / 6 Buildings
4. *Number of dwelling units/buildings to be constructed:*369
5. *Square footage of buildings to be demolished:* 26,680 SF
6. *Square footage of buildings to be constructed:*574,397
7. *Quantity of earth movement (in cubic yards):* 100,000 CY cut / 5,000 CY fill
8. *Proposed land use:* Apartments over commercial uses
9. *Design features, including building height, number of stories and proposed exterior materials:*
 - 6 story building stepping with change in topography, never exceeding 70' in height.
 - Brick and storefront at ground level and cement board and metal siding above ground.
10. *Other:*

Estimated date of completion of the proposal or timing of phasing:
Apartment Occupancy in May of 2016

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None Anticipated

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical Investigation
Environmental Investigation
Hazardous Material Investigation

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None Known

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Design review, SEPA, Boundary line adjustment, construction storm water pollution prevention plan, Release of all existing utility, slope and sidewalk/pedestrian easements recorded against property in favor of City of Bellevue (e.g., Extinguishable sidewalk and utility easement recorded under King County AFN 951010482).

Clearing and grading, Erosion and Sedimentation control, major project building permit, Traffic impact Analysis, Developer extension agreements for water, sewer & storm, plumbing, electrical, demolition, fire sprinkler and alarm, Right of way for short term and surface disturbance.

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning**
- Preliminary Plat or Planned Unit Development**
Preliminary plat map
- Clearing & Grading Permit**
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review) Site plan*
Clearing & grading plan
- Shoreline Management Permit**
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

Site is in an urban area and has been modified by permitted grading for construction of buildings and paved parking/drive areas.

- b. *What is the steepest slope on the site (approximate percent slope)?*

The steepest slope is approximately 20% and is a manmade ramp for vehicle access around one of the existing buildings. There are no steep, natural slopes on the property.

- c. *What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.*

Most of the site is underlain by a variable thickness of fill from grading for the existing development. Beneath this is native silty sand that becomes dense within several feet of the expected excavation level.

- d. *Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.*

The site and surrounding area do not contain steep slopes or landslide hazard areas. There are no indications of recent or past landslides within several blocks of the site.

- e. *Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.*

Once we have reached the lowest level of garage, removal of remaining loose soil will be needed in the southern approximately one-third of the basement to reach suitable bearing soils. This additional excavation will be backfilled with imported crushed rock compacted to support the new footings. Imported granular backfill will be used to raise the grade along the southern side of the building for temporary and permanent access between the upper grade on the west and the lower grade to the east. Excavation of existing soil to construct below grade parking structure. Approximate cut is 100,000 CY; approximate fill is 5,000 CY. Exported material will be hauled to an approved location; import material will be from a quarry.

- f. *Could erosion occur as a result of clearing, construction, or use? If so, generally describe.*

Stringent design measures have been included to minimize the potential for erosion and off-site impacts. The City of Bellevue and the project geotechnical engineer will closely monitor the site activities to verify that no erosion problems impact surrounding properties.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?*

Approximately 100%, some areas for sidewalk landscaping will occur.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:*

A detailed erosion and sedimentation (TESC) plan will be prepared and submitted through the city of Bellevue as a part of the permit process. Existing pavements and landscaping will be maintained wherever possible. Silt fences, plastic sheeting, rock, straw wattles, etc. will be used where appropriate to prevent off-site migration of silty runoff. Also, a temporary collection and sedimentation system will be incorporated into the excavation process. The base of the excavation will be covered with clean rock to minimize mud and silty runoff after the excavation is completed. The city will require that the project geotechnical engineer monitor the performance of temporary erosion control measures, and make recommendations for changes if warranted.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.*

During Construction: Typical construction truck emissions and sitework dirt and dust. After Construction: Typical auto emissions of users.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.*

None known at this time.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:*

During Construction: Proper maintenance of heavy equipment; shutting-off equipment when not in ongoing use; wetting of exposed soils to control dust.

After Construction: Shutting-off equipment and delivery trucks when not in use. Reduction of auto use through encouraged usage of public transportation.

3. WATER

a. Surface

- (1) *Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.*

No, site discharges to City's municipal storm system.

- (2) *Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.*

No.

- (3) *Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.*

Does not apply.

- (4) *Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.*

No.

- (5) *Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.*

No.

- (6) *Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.*

No.

b. Ground

- (1) *Will ground water be withdrawn, or will water be discharged to ground water? Give general description.*

Ground water seepage was observed in test pits. Foundation drains will be installed to collect this water and discharge it to the public storm system. This water is considered to be

'transient seepage' and not static ground water.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Does not apply.

c. *Water Runoff (Including storm water)*

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff will be collected from the roof downspouts and routed to the public storm water conveyance system. Could waste materials enter ground or surface waters? If so, generally describe.

Not anticipated.

- d. *Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:*

Foundation drains will be installed to remove transient ground water from the excavation.

4. **Plants**

- a. *Check or circle types of vegetation found on the site:*

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

water plants: water lily, other

other types of vegetation

b. *What kind and amount of vegetation will be removed or altered?*

Existing ornamental vegetation including trees, shrubs, and groundcovers will be removed from parking lots, building foundations, and perimeter plantings with proposed demolition of existing structures on site.

c. *List threatened or endangered species known to be on or near the site.*

None known.

d. *Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:*

New landscaping will be provided along street frontages, and in the building courtyard. Plantings will consist of native and adaptive plant materials selected for their hardiness, drought tolerance, and seasonal interest. New street trees will be planted at a regular spacing providing additional and consistent canopy beyond what currently exists on site.

5. ANIMALS

a. *Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:*

Birds: hawk, heron, eagle, songbirds, other: Songbirds

Mammals: deer, bear, elk, beaver, other: None.

Fish: bass, salmon, trout, herring, shellfish, other: None known

b. *List any threatened or endangered species known to be on or near the site.*

None known

c. *Is the site part of a migration route? If so, explain.*

No.

d. *Proposed measures to preserve or enhance wildlife, if any:*

Landscape plantings

6. Energy and Natural Resources

- a. *What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.*

Electricity for project lighting, elevators and residential heating.

Natural gas for hot water, amenity fireplaces and some mechanical units.

- b. *Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.*

No.

- c. *What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:*

Targeting a LEED designation, some Energy Star residential equipment, central hot water, large windows for daylight and fresh air.

7. Environmental Health

- a. *Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.*

The site contains petroleum contaminated soils associated with inactive former gasoline service station located at 5 Bellevue Way N parcel. The contamination is an existing condition not created by the proposed development. Removal and disposal of materials is planned per Washington State Department of Ecology guidelines and regulations (WAC 173-340).

- (1) *Describe special emergency services that might be required.*

N/A

- (2) *Proposed measures to reduce or control environmental health hazards, if any.*

N/A

- b. *Noise*

- (1) *What types of noise exist in the area which may affect your project (for example,*

traffic, equipment, operation, other)?

Auto, truck and bus traffic noise from Bellevue Way, 1st Street, 103rd Ave NE, and Main Street.

- (2) *What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.*

Short Term: Construction noise during construction hours.

Long Term: Normal traffic noise from a mixed-use facility.

- (3) *Proposed measures to reduce or control noise impacts, if any:*

Construction work hours limitations. Enclosed truck loading area.

8. Land and Shoreline Use

- a. *What is the current use of the site and adjacent properties?*

Current use include general retail and services. Adjacent properties to the North, East, and South are general retail with an apartment building to the West. Surface parking is also a predominate characteristic.

- b. *Has the site been used for agriculture? If so, describe.*

No.

- c. *Describe any structures on the site.*

The site has six commercial buildings that are loosely collected on the site.

Three are gathered in the South of the site and two are grouped in the North.

- d. *Will any structures be demolished? If so, what?*

Yes, all structures will be demolished. Existing commercial buildings on-site.

- e. *What is the current zoning classification of the site?*

DNTN-OB

- f. *What is the current comprehensive plan designation of the site?*

Multi-Family Residential Area/ Urban Area.

g. *If applicable, what is the current shoreline master program designation of the site?*

Not applicable.

h. *Has any part of the site been classified as an “environmentally sensitive” area? If so, specify.*

No.

i. *Approximately how many people would reside or work in the completed project?*

The project has the housing capacity of 369 dwelling units and the retail capacity of 23,475sf.

j. *Approximately how many people would the completed project displace?*

None.

k. *Proposed measures to avoid or reduce displacement impacts, if any:*

None.

i. *Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:*

Neighborhood compatibility is achieved thru the buildings response to priorities & design guidelines identified in the city codes and Land Use review process.

These include building setbacks and modulation, parking, pedestrian-oriented frontage and amenities.

9. Housing

a. *Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.*

There will be 369 market rate apartments. Units will be provided in a mix of sizes and types such as studios, open 1-bedrooms, traditional 1&2 bedrooms, as well as loft town home styles.

b. *Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.*

None.

c. *Proposed measures to reduce or control housing impacts, if any:*

No negative impacts anticipated.

10. Aesthetics

- a. *What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?*

The tallest point is approximately 70' above adjacent grade plane. Materials are a mix of cement board, metal siding, windows, brick and concrete.

- b. *What views in the immediate vicinity would be altered or obstructed?*

The views from buildings 6 story's or lower in the immediate vicinity would be altered.

- c. *Proposed measures to reduce or control aesthetic impacts, if any:*

Variation in building materials and colors, building modulation and setbacks. Retail level pedestrian frontage with large windows and highly textured building materials such as brick.

11. Light and Glare

- a. *What type of light or glare will the proposal produce? What time of day would it mainly occur?*

Nighttime safety lighting as required for pedestrian and vehicular safety, as well as retail and building signage lighting. Some individual unit and amenity area lights.

- b. *Could light or glare from the finished project be a safety hazard or interfere with views?*

None expected.

- c. *What existing off-site sources of light or glare may affect your proposal?*

None expected.

- d. *Proposed measures to reduce or control light or glare impacts, if any:*

Cut-off lenses will be used where excessive light spillage is encountered.

12. Recreation

- a. *What designated and informal recreational opportunities are in the immediate vicinity?*

Nearby activities include the downtown parks and water related

activities. Also, local shopping, restaurants and theatres.

- b. *Would the proposed project displace any existing recreational uses? If so, describe.*

No.

- c. *Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:*

No.

13. Historic and Cultural Preservation

- a. *Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.*

No.

- b. *Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.*

None Known.

- c. *Proposed measures to reduce or control impacts, if any:*

No

14. Transportation

- a. *Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.*

Primary vehicular access to the site would be provided via a driveway on Bellevue Way NE and a driveway on 103rd Avenue NE. The proposed driveway onto 103rd Avenue NE is assumed to be full access, while the driveway onto Bellevue Way NE would be limited to right-in, right-out movements only. A truck load/unload driveway would also be provide onto NE 1st Street.

- b. *Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?*

Yes. Transit service to and from the project vicinity is provided by King County Metro Transit and Sound Transit. Transit stops are located along Bellevue Way (north of NE 1st St.) and on Main Street (east of Bellevue Way). The transit stops provide access to ST 550 and MT 249. In addition, the Bellevue Transit Center is located approximately 0.5 miles northeast of the site.

- c. *How many parking spaces would be completed project have? How many would the project eliminate?*

The Main Street Gateway project proposes a 625-stall underground parking garage. Peak demand for parking of the proposed Main Street Gateway project is expected to occur on the weekday evening from 7:00 to 8:00 p.m. at 563 stalls and on a weekday evening between 8:00 and 9:00 p.m. at 511 stalls. In addition to parking demand generated by the proposed mixed use project, existing private property/public right-of-way spaces along the east edge of 103rd Avenue NE provides approximately 17 stalls of diagonal on-street parking. As part of the proposed project, this street frontage would be redeveloped to provide parallel on-street parking for approximately 10 stalls. In addition, 5 new on-street parallel parking stalls along the south side of NE 1st Street would also be constructed. As the proposed underground parking garage is estimated to have supply that exceeds forecasted peak demand, the 2 stalls removed from available on-street supply would be mitigated through available parking within the proposed garage. As such, no parking impacts would occur as a result of the project, with a net increase in available supply of approximately 60 stalls in the vicinity of the proposed Main Street Gateway project during peak demand periods.

- d. *Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).*

No new roadways or intersection improvements would be required. Street frontage improvements would be completed along Main Street, Bellevue Way, 103rd Avenue NE, and NE 1st Street.

- e. *Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.*

NO

- f. *How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.*

After considering the removal of existing land uses from the site, the proposed project is estimated to generate 1,017 net new vehicular weekday daily trips, with 65 net new trips occurring during the weekday AM peak hour (-10 entering, 75 exiting), and 76 net new trips occurring during the weekday PM peak hour (57 entering, 19 exiting)

- g. *Proposed measures to reduce or control transportation impacts, if any:*

Concurrency Mitigation. Currently all MMAs are in compliance with City of Bellevue standards with the proposed Main Street Gateway development. Therefore, no short-term traffic concurrency mitigation is required in the City of Bellevue.

Intersection Mitigation. The results of the traffic operations analysis show that all the study intersections are expected to operate at acceptable levels in 2016 with the proposed Main Street Gateway development. Therefore, no capacity-related mitigation is proposed at the study intersections.

Transportation Impact Fees. Based on the proposed land use shown in the current site plan and the current fee schedule, the net impact fee for this development (including credit for the existing buildings) would be approximately \$312,880. The development will pay the impact fees in effect at the time the building permit is issued.

The City of Bellevue requires the establishment of a transportation management program (TMP) prior to initial occupancy of a multifamily residential building with 100 or more units. The TMP requirements for a residential building with 100 or more units include the following:

- Post ridesharing and transit information from Metro or other approved sources in a visible central location in the building, such as the lobby or other public area near the major entrance to the building on a continual basis. This requirement applies to each building in a building complex.
- All posting materials required by the Transportation Management Program Requirements Chart must be provided by a source approved by the director.

15. Public Services

- a. *Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.*

Nothing unanticipated outside of normal development of this kind.

- b. *Proposed measures to reduce or control direct impacts on public services, if any.*
We will be in compliance with all city codes and development requirements.

16. Utilities

- a. *Circle utilities currently available at the site: **electricity, natural gas, water, refuse service, telephone, sanitary sewer**, septic system, other.*
- b. *Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.*

Electricity, natural gas - PSE
water, sanitary sewer - City of Bellevue Waste
Management - Allied or Cleanscapes

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..... *Carl K. Van Hook*

Date Submitted..... *2/22/13*

LEGAL DESCRIPTION:

PARCEL A:

THE EASTERLY 90 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF TRACT 5, SHARP'S SUBDIVISION OF CHERITON FRUIT GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 45, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, BEARS SOUTH 01°47'45" EAST 221 FEET AND NORTH 89°51' WEST 1009.37 FEET, SAID POINT BEING ALSO 30 FEET EAST AND 221 FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST HALF OF SAID TRACT 5;
THENCE SOUTH 89°51' EAST 286.65 FEET TO A POINT IN EAST LINE OF SAID TRACT 5;
THENCE NORTH 01°44' WEST ALONG THE EAST LINE OF TRACT 5, A DISTANCE OF 65 FEET TO A POINT;
THENCE NORTH 89°51' WEST 286.72 FEET TO A POINT;
THENCE SOUTH 01°47'45" EAST 65 FEET TO A POINT OF BEGINNING;
EXCEPT THE EAST 13.5 FEET FOR PUBLIC ROAD;
EXCEPT THE WEST 100 FEET THEREOF;
AND EXCEPT THAT PORTION OF THE ABOVE-DESCRIBED PROPERTY LYING EAST OF A LINE PARALLEL TO AND 40 FEET WEST OF THE CENTER LINE OF 104TH AVENUE NE.

PARCEL B:

THE EASTERLY 90 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE EAST HALF OF TRACTS 4 AND 5, SHARP'S SUBDIVISION OF CHERITON FRUIT GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 45, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF A 60-FOOT ROADWAY KNOWN AS 103RD AVENUE NORTHEAST AT A POINT WHICH IS SOUTH 89°51' EAST 1009.37 FEET AND NORTH 01°47'45" WEST 286 FEET FROM THE WEST QUARTER CORNER OF SECTION 32, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

THENCE NORTH 01°47'45" WEST 60 FEET, MORE OR LESS, TO THE SOUTH LINE OF NORTHEAST FIRST STREET;
THENCE SOUTH 89°44' EAST ALONG SAID STREET LINE 286.85 FEET, MORE OR LESS, TO THE EAST LINE OF SAID TRACT 5;
THENCE SOUTH 01°18'50" EAST ALONG SAID TRACT LINE 60 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 89°51' EAST FROM THE POINT OF BEGINNING;
THENCE NORTH 89°51' WEST 286.79 FEET TO BEGINNING;
EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING EAST OF A LINE PARALLEL TO AND FORTY FEET WEST OF THE CENTER LINE OF 104TH NORTHEAST;
AND EXCEPT ANY PORTION LYING WITHIN NORTHEAST 1ST STREET.