



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> 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. 13-119197-LM

Project Name/Address: Barrier Porsche

Planner: Sally Nichols

Phone Number: (425) 452-2727

**Minimum Comment Period:** 14 days

Materials included in this Notice:

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

**OTHERS TO RECEIVE THIS DOCUMENT:**

- State Department of Fish and Wildlife / [Sterwart.Reinbold@dfw.gov](mailto:Sterwart.Reinbold@dfw.gov); [Christa.Heller@dfw.wa.gov](mailto:Christa.Heller@dfw.wa.gov);
- State Department of Ecology, Shoreline Planner N.W. Region / [Jobu461@ecy.wa.gov](mailto:Jobu461@ecy.wa.gov); [sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)
- Army Corps of Engineers [Susan.M.Powell@nws02.usace.army.mil](mailto:Susan.M.Powell@nws02.usace.army.mil)
- Attorney General [ecyolyef@atg.wa.gov](mailto:ecyolyef@atg.wa.gov)
- Muckleshoot Indian Tribe [Karen.Walter@muckleshoot.nsn.us](mailto:Karen.Walter@muckleshoot.nsn.us); [Fisheries.fileroom@muckleshoot.nsn.us](mailto:Fisheries.fileroom@muckleshoot.nsn.us)

Received

City of Bellevue Submittal Requirements

JUN 27 2013

27a

ENVIRONMENTAL CHECKLIST  
Waste Processing  
City of Bellevue

4/11/2013

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).

BACKGROUND INFORMATION

Property Owner: BARRIER PROPERTIES LBSC, LLC

Proponent: LANCE MUELLER & ASSOCIATES / ARCHITECTS

Contact Person: LANCE MUELLER

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 130 LAKESIDE AVE, STE 250 SEATTLE WA 98122

Phone: 206 325 2553 E LMUELLER@LMUELLER.COM

Proposal Title: BARRIER PORSCHE

Proposal Location: 11830 NE 8TH (ALSO 11810, 11814, 11816, 11818, 11822, 11824, 11830)  
PARCEL #s: 1099100403, 475, ...474, ...476, ...465, ...442, ...440, ...445  
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

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

- General description: DEMOLISH EXISTING BUILDINGS & CONSTRUCT NEW AUTO SALES & SERVICE BUILDING WITH ASSOCIATED SITE IMPROVEMENTS
- Acreage of site: 3.15 AC, 137,206 S.F
- Number of dwelling units/buildings to be demolished: 5 COMMERCIAL BUILDINGS
- Number of dwelling units/buildings to be constructed: 1 AUTO SALES/SERVICE BUILDING
- Square footage of buildings to be demolished: 32,000 S.F. TO 33,000 S.F.
- Square footage of buildings to be constructed: 33,105 S.F.
- Quantity of earth movement (in cubic yards): 3,000 TO 5,000 C.Y. TBD
- Proposed land use: AUTO SALES & SERVICE W/ ASSOCIATED AUTO PARKING & DISPLAY.
- Design features, including building height, number of stories and proposed exterior materials: THE DESIGN IS PER PORSCHE CRITERIA WITH CURVED FASCIA & SIMPLE FORMS. HEIGHT IS APPROX 30' W/ A MEZZANINE FLOOR. MATERIALS ARE ALUM COMPOSITE PANELS, PAINTED CONCRETE AND GLASS.
- Other: CONCRETE COLOR WILL BE A WARM GRAY COLOR.

Estimated date of completion of the proposal or timing of phasing:

COMPLETION & OCCUPANCY BY JAN 2015

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

NO

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

- SOILS REPORTS BY EARTH SOLUTIONS NW, ES 1255.02 JUNE 13, 2013, ES 1255.01, 2/12/13
- ENVIRONMENTAL STUDIES OF EXIST. HYDROCARBONS SOIL CONTAMINATION ON EASTSIDE RENTAL SITE UNDERWAY. NO CONCLUSION ON EXTENT OR REMEDIATION AT THIS TIME.
- PRIOR TO DEMOLITION, AN INSPECTION TO FIND ANY ASBESTOS WILL BE MADE.

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.

NO

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.

OPEN - 13-106293 DL  
TO BE FILED - DEMO PERMIT, CLEAR & GRADE, MAJOR PROJECT BUILDING, ROW USE PERMIT, UTILITY DEVELOPER EXTENSION AGREEMENT, BLA, OCCUPANCY CERT.

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

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

LESS THAN 5%

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.

GLACIAL TILL W/ SMALL AMOUNTS OF SHALLOW FILL. SMALL AMOUNT OF SHALLOW PEAT TO BE REMOVED IN LIMITED AREA.

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

MANY BUILDINGS NEAR LAKE BELLEVUE ARE PILE SUPPORTED DUE TO PEAT. NO SIGNIFICANT PEAT AT BUILDING AREA ON PROPOSAL SITE.

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

EXISTING ASPHALT & BASE COURSE WILL BE REMOVED DURING DEMOLITION, CLEARING & GRADING. UNKNOWN QUANTITY OF PEAT OR OTHER UNSUITABLE SOIL WILL NEED TO BE REMOVED & REPLACED WITH CLEAN GRANULAR FILL. PROBABLY 2,000-3,000 CY GRADING & 1,000 TO 2,000 CY OF REPLACEMENT FILL.

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

NOT LIKELY, HOWEVER EROSION CONTROL IS REQUIRED BY C & G PER PERMIT, REVIEW & INSPECTIONS BY CITY.

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

75%, THE MAXIMUM ALLOWED.

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

- PROVIDE EROSION CONTROL PROCEDURES DURING CONSTRUCTION. BCC 23.76
- UTILIZE LANDSCAPING, RAIN GARDENS & PERVIOUS PAVEMENT TO REDUCE RUN-OFF.
- CLEAN-UP OF CONTAMINATED SOILS ON EASTSIDE RENTALS SITE WILL IMPROVE CONDITIONS.

## 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 - DEMOLITION DUST, EQUIPMENT EXHAUST  
AFTER " - EXHAUST FROM CARS & SERVICE TRUCKS.

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

NO

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

DURING DEMO & CONSTRUCTION, WET SITE TO CONTROL DUST DURING DRY WEATHER. ADJACENT ROADS WILL BE KEPT CLEAN TO CONTROL TRACKED SOIL & DUST, ALL PER BCC 23.76

### 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.

LAKE BELLEVE IS A FEW HUNDREDS FEET TO THE NORTH.  
RUNOFF FROM THIS LAKE FLOWS TO LK. WASHINGTON.

- (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.

NONE

- (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.

NO

- (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.

NONE

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.

STORM WATER FROM IMPERVIOUS SURFACES WILL BE COLLECTED BY CATCH BASINS & FLOW BY PIPE TO EXIST. STORM SYSTEM IN STREET

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

IF MATERIALS ARE ACCIDENTALLY SPILLED, THEY COULD FLOW TO CATCH BASINS, OR ENTER GROUND DIRECTLY.

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

USE OIL / WATER SEPARATOR FOR SAN. SEWER SYSTEM & USE UNDERGROUND FILTER SYSTEM FOR STORM WATER QUALITY TREATMENT. UTILIZE PERVIOUS PAVING & RAINGARDEN(S) TO REDUCE RUNOFF.

4. Plants

SITE IS SUBJECT TO RAINY SEASON RESTRICTIONS - EROSION CONTROL PER REC 23.76 WILL BE REQUIRED.

- 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, eelgrass, milfoil, other  
 other types of vegetation

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

MUCH OF EXISTING PARKING LOT & SITE PERIMETER LANDSCAPING WILL BE REMOVED. EXISTING L.S. IS TYPICAL FOR PRESERVE PARKING LOTS & PERIMETERS PER LUC 20.20.520, PRE REC. REQ. OVERLAY.

- 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:

APPROX. 15.6% OF SITE ~~WILL~~ AREA WILL BE LANDSCAPING AS REQUIRED BY 20.25D.110. INDIGENOUS FOOD SOURCE & SHELTER PLANTINGS WILL BE UTILIZED TO ATTRACT SMALL BIRDS.

## 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: PIGEONS, STARLINGS & SPARROWS
- Mammals: deer, bear, elk, beaver, other: RATS/WIDE MAY BE PRESENT DUE TO RESTAURANT FOOD WASTE IN TRASH CONTAINERS
- Fish: bass, salmon, trout, herring, shellfish, other:

- 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.

YES, THE PACIFIC FLYWAY

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

NATIVE PLANT MATERIAL WILL ENHANCE WILDLIFE HABITAT.

## 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.

ELECTRIC - POWER, LIGHTS, EQUIPMENT  
GAS - HEAT

- 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:

RECYCLE DEMOLITION MATERIALS WHERE POSSIBLE, USE HIGH PERFORMANCE GLASS, EXCEED WA. ST. ENERGY CODE FOR BLDG ENVELOPE, UTILIZE LOW ENERGY LIGHTING (LED'S), & HIGH EFFICIENCY HVAC  
OIL OTHER EQUIPMENT.

## 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.

NO. AUTO RELATED FLUIDS/WASTE WILL BE CONTAINED & RECYCLED.

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

NO SPECIAL EMERGENCY SERVICES.

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

THE PROJECT CONSTRUCTION WILL COMPLY WITH APPLICABLE HEALTH & SAFETY CODES. ASBESTOS SURVEY REQ'D BEFORE DEMOLITION & ANY FOUND WILL BE REMOVED PER REGULATIONS.

## b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

NONE

- (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 - EXISTENT NOISE DURING DEMO & CONSTRUCTION

LONG TERM - NO SIGNIFICANT NOISE DUE TO BUSINESS OPERATION.

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

LIMIT HOURS OF CONSTRUCTION IN CONFORMANCE W/ BCC 9.18

## 8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? RETAIL, RESTAURANTS, EQUIP RENTAL. NORTH - PAVED PARKING & OFFICE BUILDINGS, EAST - DANIEL WENZEL'S - BENZ WEST - PUMPHOUSE RESTAURANT HAVERN, SOUTH - NE BTH & COMMERCIAL USES.
- b. Has the site been used for agriculture? If so, describe.

NO

- c. Describe any structures on the site. 5 SINGLE STORY FRAME OR BLOCK STRUCTURES, ALL TO BE REMOVED.  
TWO RESTAURANTS (SIT DOWN) TOTALING 7,745 S.F.  
THREE RETAIL TOTALING 23,631 S.F.

- d. Will any structures be demolished? If so, what? PER B.C, ALL WILL BE DEMOLISHED.  
COMBINED FLOOR AREA IS APPROX. 32,000 TO 33,000 S.F.

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

BR-6C

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

COMMERCIAL

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

N.A.

- 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?

35 TO 45

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

NOT SURE, MAYBE 40 TO 60, SOME TENANTS HAVE VACATED

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

NONE

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

PROJECT COMPLIES W/ ZONING REGS & COMP PLAN

9. Housing

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

NONE

- 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:

NONE

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? BLDG HEIGHT IS 29'-30FT TO ROOF, 36' TO TOP OF PARAPET. EXTERIOR IS SILVER/GRAY ALUM COMPOSITE PANELS AT FRONT FACADE W/ WARM GRAY PAINTED CONCRETE ELSEWHERE. CLEAR GLASS @ SHOW ROOMS.
- b. What views in the immediate vicinity would be altered or obstructed? GLASS @ SHOW ROOMS.

NONE

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

REMOVE OLD UGLY BUILDINGS. NEW BUILDINGS WILL BE A CLEAN, SIMPLE BUT ATTRACTIVE DESIGN THEME CREATED BY PASCHE. NEW LANDSCAPE AREAS & STREET SIDEWALK & LANDSCAPING WILL BE A GREAT IMPROVEMENT.

11. Light and Glare

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

PARKING LOT & BUILDING LIGHTING AT NIGHT.

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

NO.

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

NONE

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

SITE & BLDG EXTENSION LIGHTING IMPACTS WILL BE REDUCED/CONTROLLED BY REAR LOT-OFF SHIELDS THAT MEET LUC 20.20.522

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
SHOPPING & FOOD. POPULAR PUMP HOUSE NEXT BLOCK TO WEST. SHOPPING CENTER ON 120TH AVE NE TO SOUTH OF NE 9TH ST.
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
NOT PHYSICAL RECREATION, JUST RESTAURANTS & SMALL STORES.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
NONE

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.  
NONE KNOWN
- 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:  
NONE

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. SITE IS SERVED BY NE 9TH ST, 118TH AVENUE NE, OR FROM LK BELLEVUE PROPERTY TO NORTH
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
METRO ROUTES 230, 253, 261 & 272 PASS BY SITE ON NE 9TH ST. WALKING DISTANCE TO NEAREST STOP.
- c. How many parking spaces would be completed project have? How many would the project eliminate?  
183 STALLS NEW, 135 TO 140 WILL BE ELIMINATED.
- 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) SEE 14.60.021, 14.60.110 STREET FRONTAGE IMPROVEMENTS OF SIDEWALK & LANDSCAPING WILL BE REQUIRED ON NE 9TH ST AND ALSO ON 118TH AVENUE NE.
- 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. ESTIMATED TRIPS PER DAY FOR NEW PROJECT IS 200. PEAK HOUR PM TRIPS IS ABOUT 68. EXISTING RESTAURANT, RETAIL & RENTAL USE GENERATE APPROX 98 PEAK HR TRIPS.
- g. Proposed measures to reduce or control transportation impacts, if any.  
VAN POOL EMPLOYEES FROM BARRIEN PDC PARKING AREA (NEAR BARRIEN AUDI) ENCOURAGE EMPLOYEE USE OF METRO TRANSIT.

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.

NO, MOST EMPLOYEES ALREADY WORK AT THE EXISTING POLICE FACILITY ON 120TH AVE NE & BEL-RED RD, WHICH WILL BE DEMOLISHED DUE TO CITY'S 120TH AVE NE REALIGNMENT WORK.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

NO CHANGE

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

WATER & SEWER PER C.O.B. UTILITY REQMTS, RCC 24.02, 24.04

- 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.

ALL UTILITIES ARE AVAILABLE TO THE SITE. NUMEROUS WATER & SAN. SEWER CONNECTIONS TO EXIST. BLDGS WILL NEED TO BE DISCONNECTED & CAPPED, RESULTING IN ONE WATER & SEWER CONNECTION. A NEW FIVE SERVICE WATER LINE W/ ASSOCIATED F.D. CONNECTIONS & VALVES WILL BE REQUIRED.

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.....

ARCHITECT & AGENT FOR BANRISL PROPERTIES.

Date Submitted.....

6/27/13

# LEGAL DESCRIPTION

10F3

BARRIEN PAUSCHE

SEE SHEET A0.1

## SITE ADDRESS:

11830 NORTHEAST BELLEVUE-REDMOND ROAD  
11830 NORTHEAST 8TH STREET  
11824 NORTHEAST 8TH STREET  
11822 NORTHEAST 8TH STREET  
11810 NORTHEAST 8TH STREET  
11814 NORTHEAST 8TH STREET  
11816 NORTHEAST 8TH STREET  
11818 NORTHEAST 8TH STREET  
810 118TH AVENUE NORTHEAST  
BELLEVUE, WASHINGTON 98005

*- NOT A PART OF PROJECT SITE*

## TAX PARCEL NUMBER:

11810 NE 8TH ST=109910-0463-08  
11814 NE 8TH ST=109910-0475-04  
11816 NE 8TH ST=109910-0474-05  
11818 NE 8TH ST=109910-0476-03  
11822 NORTHEAST 8TH STREET=109910-0465-06  
11824 NORTHEAST 8TH STREET=109910-0442-04  
11830 NORTHEAST 8TH STREET=109910-0445-01  
11830 NORTHEAST BELLEVUE-REDMOND ROAD=109910-0440-06  
810 118TH AVENUE NORTHEAST=109910-0477-02

*- NOT A PART*

## ZONING:

GC = COMMERCIAL

## FLOOD MAP:

LOCATED IN ZONE "X" AND IS OUTSIDE 500 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 53033C0656F, DATED MAY 16, 1995.

## AREA:

TOTAL SITE AREA IS 137,194.97 SQUARE FEET OR 3.1496 ACRES.

## METHOD OF SURVEY:

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA TOTAL STATION UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS WASHINGTON STATE STANDARDS SET BY WAC 332-130-090.

## UNDERGROUND UTILITIES:

BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

## BASIS OF BEARING:

THEORETICAL SECTION LINE BETWEEN COB 0079 AND COB 0080 BEARS S89°26'53"E

## LEGAL DESCRIPTION:

### PARCEL A:

THE NORTH 269 FEET OF THE SOUTH 379 FEET OF THE WEST 0.82 FEET OF THE EAST HALF OF LOT 87, THE WEST HALF OF LOT 87, ALL OF LOTS 88 AND 89, AND THAT PORTION OF LOT 90 LYING EASTERLY OF 118TH AVENUE NORTHEAST, ALL IN BRIERWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE(S) 18, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH-WEST CORNER OF SAID TRACT;  
THENCE EAST ALONG THE SOUTH LINE THEREOF 60.86 FEET;  
THENCE NORTH PARALLEL WITH THE WEST LINE OF LOT 89, A DISTANCE OF 167.00 FEET;  
THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 89 A DISTANCE OF 60 FEET,  
MORE OR LESS, TO THE EASTERLY MARGIN OF 118TH AVENUE NORTHEAST;  
THENCE SOUTHERLY ALONG SAID MARGIN 167.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 10 FEET FOR STREET;

AND EXCEPT THAT PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:  
BEGINNING AT THE SOUTH-WEST CORNER OF LOT 1, LAKE BELLEVUE, DIV. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 109 OF PLATS, PAGES 34 AND 35, IN KING COUNTY, WASHINGTON;

THENCE NORTH 00°41'41" EAST ALONG SAID WEST LINE 36.51 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 89°18'19" WEST 55.56 FEET; THENCE SOUTH 84°29'06" WEST 34.86 FEET;  
THENCE NORTH 82°53'05" WEST 20.00 FEET; THENCE SOUTH 86°55'23" WEST 20.32 FEET;  
THENCE NORTH 82°57'50" WEST 40.00 FEET; THENCE SOUTH 12°59'28" WEST 17.88 FEET;  
THENCE SOUTH 00°33'31" WEST 55.00 FEET;

THENCE NORTH 89°26'28" WEST 55.56 FEET TO THE EASTERLY MARGIN OF 188TH AVENUE NORTHEAST AND THE TERMINUS OF SAID LINE;

ALSO EXCEPT ANY PORTION WITHIN SAID LAKE BELLEVUE, DIV. 2 AND 3.

### PARCEL B:

THAT PORTION OF LOTS 87, 88 AND 89, BRIERWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE(S) 18, IN KING COUNTY, WASHINGTON, LYING SOUTHERLY AND EASTERLY OF LAKE BELLEVUE, DIV. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 117 OF PLATS, PAGES 67 AND 68, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF LAKE BELLEVUE, DIV. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 109 OF PLATS, PAGES 34 AND 35, IN KING COUNTY, WASHINGTON, AND NORTHERLY OF THE ABOVE-DESCRIBED PARCEL A.

## REFERENCE:

LEGAL DESCRIPTION BASED ON TITLE REPORT FURNISHED BY CHICAGO TITLE COMPANY, ORDER NUMBER 1267061, DATED JUNE 4, 2008.

LEGAL, CONTIN.

2 OF 3

EXCEPTIONS:

1. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION  
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM TOGETHER WITH ALL NECESSARY OR CONVENIENT APPURTENANCES  
AREA AFFECTED: NORTHERLY PORTION OF SAID PREMISES LYING WITHIN A STRIP OF LAND 5 FEET IN WIDTH  
RECORDED: APRIL 27, 1973  
RECORDING NUMBER: 7304270655

CONTAINS COVENANT PROHIBITING STRUCTURES OVER SAID EASEMENT OR OTHER ACTIVITIES WHICH MIGHT ENDANGER THE UNDERGROUND SYSTEM.

2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
PURPOSE: ACCESS  
AREA AFFECTED: THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.  
RECORDED: JANUARY 5, 1979  
RECORDING NUMBER: 7901050780

3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
DISCLOSED BY: STATUTORY WARRANTY DEED  
PURPOSE: VEHICULAR AND PEDESTRIAN ACCESS  
(INGRESS AND EGRESS) AND UTILITIES AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY, AS DESCRIBED IN DOCUMENT  
RECORDED: JANUARY 26, 1979  
RECORDING NUMBER: 7901260260

SAID EASEMENT(S) ALSO ARE DISCLOSED BY DOCUMENTS RECORDED UNDER RECORDING NUMBERS 7901260261 AND 7905310961.

4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
DISCLOSED BY: DEED AND PURCHASER'S ASSIGNMENT OF REAL ESTATE CONTRACT  
PURPOSE: VEHICULAR AND PEDESTRIAN ACCESS  
(INGRESS AND EGRESS) AND UTILITIES AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY, AS DESCRIBED IN DOCUMENT  
RECORDED: MARCH 5, 1981  
RECORDING NUMBER: 8103050642

5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
DISCLOSED BY: DEED AND PURCHASER'S ASSIGNMENT OF REAL ESTATE CONTRACT  
PURPOSE: VEHICULAR AND PEDESTRIAN ACCESS  
(INGRESS AND EGRESS) AND UTILITIES AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY, AS DESCRIBED IN DOCUMENT  
RECORDED: MARCH 5, 1981  
RECORDING NUMBER: 8103050953

6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
DISCLOSED BY: STATUTORY WARRANTY DEED  
PURPOSE: VEHICULAR AND PEDESTRIAN ACCESS  
(INGRESS AND EGRESS) AND UTILITIES AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY, AS DESCRIBED IN DOCUMENT  
RECORDED: MARCH 5, 1981  
RECORDING NUMBER: 8103050954

7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
DISCLOSED BY: STATUTORY WARRANTY DEED  
PURPOSE: VEHICULAR AND PEDESTRIAN ACCESS  
(INGRESS AND EGRESS) AND UTILITIES AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY, AS DESCRIBED IN DOCUMENT  
RECORDED: APRIL 25, 1983  
RECORDING NUMBER: 8304250794

SAID EASEMENT(S) ALSO ARE DISCLOSED BY DOCUMENT RECORDED UNDER RECORDING NUMBER 8407160462.

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
GRANTEE: CITY OF BELLEVUE, A MUNICIPAL CORPORATION  
PURPOSE: PUBLIC SIDEWALK AND PEDESTRIAN USE, AND FOR CONSTRUCTING, INSTALLING, RECONSTRUCTING, REPLACING, REPAIRING, MAINTAINING AND OPERATING STREET UTILITIES AND LIGHTING AND ALL NECESSARY CONNECTIONS AND APPURTENANCES THERETO  
AREA AFFECTED: A SOUTHERLY PORTION OF SAID PREMISES  
RECORDED: MARCH 6, 1997  
RECORDING NUMBER: 9703061365

9. MATTERS DISCLOSED BY SURVEY BY GEODIMENSIONS DATED DECEMBER 16, 2004, AS JOB NUMBER 4244, AS FOLLOWS:  
A) ENCROACHMENT OF SIGN BORDER BY 1.3 FEET OVER WESTERLY PROPERTY LINE INTO RIGHT OF WAY FOR 118TH STREET.  
B) ENCROACHMENT OF BUILDING LOCATED ON THE SOUTHWESTERLY ADJOINER BY 0.3 FEET ONTO SUBJECT PROPERTY.  
C) ENCROACHMENT OF SUBJECT PROPERTY BUILDING (#11814) ONTO THE SOUTHWESTERLY ADJOINER BY UP TO 1.1 FEET.  
D) ENCROACHMENT OF RETAINING WALL INTO UTILITY EASEMENT.  
E) ENCROACHMENT OF BUILDING LOCATED ON EASTERLY ADJOINER BY UP TO 1.7 FEET ONTO SUBJECT PROPERTY.

NOTE: SAID MATTERS ALSO ARE DISCLOSED BY RECITALS CONTAINED IN STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 20050104001361.

LEGAL CONTIN. 3 OF 3

LEGAL DESCRIPTION:

PARCEL A:

THE NORTH 72.79 FEET OF THE SOUTH 182.79 FEET OF LOTS 85 AND 86, AND ALSO THE NORTH 72.79 FEET OF THE SOUTH 182.79 FEET OF LOT 87 LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID LOT 87;  
THENCE NORTH ALONG THE WEST LINE OF SAID EAST HALF 110.00 FEET;  
THENCE EAST 0.82 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;  
THENCE NORTH 72.70 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SOUTH 182.79 FEET,  
WHICH POINT LIES 0.82 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTH 182.79 FEET OF THE EAST HALF OF SAID LOT 87;

ALL IN BRIERWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 18, IN KING COUNTY, WASHINGTON.

PARCEL B:

THE NORTH 75 FEET OF THE SOUTH 257.79 FEET OF LOTS 85 AND 86, AND ALSO THE NORTH 75 FEET OF THE SOUTH 257.79 FEET OF LOT 87, LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID LOT 87;  
THENCE NORTH ALONG THE WEST LINE OF SAID EAST HALF 110.00 FEET;  
THENCE EAST 0.82 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;  
THENCE NORTH 147.79 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SOUTH 257.79 FEET,  
WHICH POINT LIES 0.82 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTH 257.79 FEET OF THE EAST HALF OF SAID LOT 87;

ALL IN BRIERWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 18, IN KING COUNTY, WASHINGTON.

PARCEL C:

THE NORTH 77.21 FEET OF THE SOUTH 335 FEET OF LOTS 85 AND 86, AND ALSO THE NORTH 77.21 FEET OF THE SOUTH 335 FEET OF LOT 87, LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID LOT 87;  
THENCE NORTH ALONG THE WEST LINE OF SAID EAST HALF 257.79 FEET;  
THENCE EAST 0.82 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;  
THENCE NORTH 77.21 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SOUTH 335 FEET, WHICH POINT LIES 0.82 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTH 335 FEET OF THE EAST HALF OF SAID LOT 87;

ALL IN BRIERWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 18, IN KING COUNTY, WASHINGTON.

PARCEL D:

THAT PORTION OF THE SOUTH 110 FEET OF THE WEST 5 FEET OF TRACT 84, THAT PORTION OF THE SOUTH 110 FEET OF TRACTS 85 AND 86, AND THAT PORTION OF THE SOUTH 110 FEET OF THE EAST HALF OF TRACT 87, ALL IN BRIERWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 18, IN KING COUNTY, WASHINGTON, LYING NORTH OF BELLEVUE-REDMOND REVISION ROAD AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 2544485;

EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED UNDER RECORDING NUMBER 6654157 AND 9705281139.

REFERENCE:

LEGAL DESCRIPTION BASED ON TITLE REPORT FURNISHED BY CHICAGO TITLE COMPANY, ORDER NUMBER 1354048, DATED APRIL 18, 2013.

1. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: THE CITY OF BELLEVUE, A WASHINGTON

MUNICIPAL CORPORATION

PURPOSE: SIDEWALK AND UTILITIES

AREA AFFECTED: SOUTHERLY PORTIONS OF THE PROPERTY

HEREIN DESCRIBED

RECORDED: MAY 28, 1997

RECORDING NUMBER: 9705281140

2. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW:

RECORDED: JANUARY 17, 1967

RECORDING NUMBER: 6128929

3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW:

RECORDED: JANUARY 7, 1972

RECORDING NUMBER: 7201070145

4. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN: EDWARD A. RAUSCHER AND BARBARA G. RAUSCHER

AND: THE CITY OF BELLEVUE

RECORDED: MAY 25, 1978

RECORDING NUMBER: 7805250944





Vicinity Map for Barrier ~~PERSE~~

