

**DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF NORTH BEND
AND BENDIGO PROPERTIES, L.L.C.
FOR THE
SNOQUALMIE VALLEY ATHLETIC COMPLEX**

THIS DEVELOPMENT AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 2016, by and between the City of North Bend, a municipal corporation of the State of Washington (“the City”) and Bendigo Properties, L.L.C., a limited liability company organized under the laws of the State of Washington (“Developer”).

WHEREAS, Developer has proposed to construct four athletic fields and an athletic facility complex in the Neighborhood Business zoning district and within the Urban Separator Overlay District in the City of North Bend (the “Project”); and

WHEREAS, this form of development is consistent with North Bend’s Comprehensive Plan goals and policies for this area; and

WHEREAS, the City has agreed to allow the project to be built in two (2) separate phases; and

WHEREAS, the Washington State Legislature has authorized the execution of a development agreement between a local government and a person having ownership or control of real property within its jurisdiction (RCW 36.70B.170(1)); and

WHEREAS, a development agreement must set forth the development standards and other provisions that shall apply to, govern, and vest the development, use and mitigation of the real property for the duration specified in the agreement (RCW 36.70B.170(1)); and

WHEREAS, a development agreement must be consistent with the applicable development regulations adopted by local government planning under chapter the Growth Management Act (RCW 36.70B.170(1)); and

WHEREAS, a development agreement must be approved by ordinance or resolution after a public hearing (RCW 36.70B.200); and

WHEREAS, on September 21, 2016, a Determination of Non-Significance (“DNS”) was issued for this Agreement and the Project described herein; and

WHEREAS, on September 22, 2016, October 13, 2016, and October 20, 2016 the Planning Commission considered this Agreement and on October 13, 2016 a public hearing on this Agreement was held during a regular meeting of the North Bend Planning Commission; and

WHEREAS, on November 1, 2016, the City Council passed Resolution No. 1736, approving and authorizing the Mayor to enter into this Agreement on behalf of the City;

NOW THEREFORE, in consideration of the mutual promises set forth herein, the parties hereto agree as follows:

1. The Project Site. The Project Site is approximately 12 acres of almost entirely vacant land located immediately south of Gardiner Creek east of Bendigo Boulevard (SR-202) and west of Boalch Avenue NW, comprised of King County Tax Parcel Nos. 0423089036, 5418700030, 5418700005, 5418700025, 5418700010, 5418700020, and more particularly described in the attached **Exhibit A**.

2. The Project. The Project is the development and use of the Project Site as an athletic complex with approximately four multi-purpose fields and one indoor athletic facility, hereafter referred to as the “SVAA Athletic Complex.” The Project will be completed in two (2) phases, as follows:

A. Phase 1

1. Design and build four (4) combination outdoor soccer/baseball fields;
2. Design and build paved parking lot(s) and associated parking lot landscaping as required for Phase 1 improvements, 4 combination outdoor soccer/baseball fields. The parking requirement for the 4 combination soccer/baseball fields is one parking space per four players. This yields a parking requirement of 50 parking spaces to accommodate the fields (25 players per roster x 2 teams per field x 4 fields = 50 parking spaces);
3. SEPA review (to cover both phases);
4. Provide an adequate number of portable sanitation units (honey buckets) with hand sanitation. These units shall be well maintained, kept clean, secured and screened from view from any public street. Screening shall include wood fencing and landscaping, placed to the rear of the units.
5. Design and build half street frontage improvements per North Bend Municipal Code (NBMC) or as modified below;
 - a. Boalch Avenue NW – North Bend Comprehensive Plan identifies Boalch Ave NW as a Minor Arterial and therefore the required half street improvements shall generally comply with NBMC 19.05.020 for arterials and the following modifications of said Section;
 - i. Two 11 foot travel lanes and 5-foot bike lane; and
 - ii. In lieu of the required, 7-foot planter strip and 6-foot concrete sidewalk, a minimum 8 foot biochannel/landscape strip, planted per NBMC 18.18 and an 8-foot paved asphalt meandering trail, designed to match and connect to the Meadowbrook Farm trail, shall be provided. The 8-foot biochannel/landscape strip shall be placed between the bike lane and the trail to provide additional pedestrian safety for trail users. The trail shall meander and may periodically undulate into the biochannel/landscape strip by up to two feet, leaving no less than approximately 6-foot biochannel/landscape strip in any location. When the trail meanders onto private property, an access easement in favor of the public shall be provided. The 8-foot

- meandering trail shall connect the Meadowbrook Farm by means of an 8-foot wide pedestrian bridge over and across Gardiner Creek. Bridge ownership and maintenance shall be conveyed to the City by Developer following acceptance by the City; and
- b. NE 14th Street shall be designed per NBMC 19.05.020 Collector Street.
 - c. Along SR 202/Bendigo Blvd an 8-foot wide meandering asphalt trail shall be provided. This trail shall connect to the sidewalk on NW 14th Street and Meadowbrook Farm.
6. North Bend Municipal Code 18.10.040 limits the maximum impervious surface area to 55% in the Urban Separator Overlay District. The fields are permeable and therefore will not be calculated as impervious surface for the sake of this provision; however the project shall meet the requirements of the KCSWDM for the purpose of stormwater drainage collection, conveyance and treatment.
 7. Design and build on-site storm drainage collection, conveyance, retention and detention , water quality treatment and outfall systems;
 8. Obtain all necessary permits from the City;
 9. Obtain approval from WSDOT for proposed construction in SR-202 ROW;
 10. Preliminary design of off-site sanitary sewer system for project (see subsection (B) below for particulars); and
 11. Provide the City with a 5-year bond for on-site sewer lift station, off-site sanitary sewer forcemain, connection to WWTP's existing wet well, sleeved anchoring systems to undersides of Ribary Creek and South Fork bridges, and include, as an alternative to Phase 2, on-site men's and women's restroom facilities.
 12. A critical area study shall be provided. Any stream buffer alteration shall be adequately mitigated resulting in no net loss of buffer function and shall be approved by the City of North Bend. The applicant may utilize both buffer averaging and buffer reduction per the City's Critical Area regulations, and may reduce the buffer up to a total of 50% reduction, subject to providing mitigation approved by the City that ensures no net loss of buffer function.
 13. Field lights may be located in the building setbacks and shall comply with NBMC 18.40.080.
 14. To minimize impacts to adjacent properties or the dark night or sky, the field lights and the associated illumination shall utilize best available techniques to direct light to the fields and avoid light spillage.
- B. Phase 2
1. Design and build an approximately 75,000 square foot indoor athletic facility to include lobby, basketball courts and/or racquetball courts, and restrooms ("the Building"), and additional required parking and site infrastructure for the Building as necessary. Site and building related items:
 - (a) The number of restrooms shall accommodate all proposed uses on the site;
 - (b) Undergo building design review with the City CED Department and Building Department;

- (c) Building height may exceed the 30' maximum building height for the Urban Separator Overlay District per NBMC 18.10.040 by up to 20% to accommodate the taller ceilings necessary for indoor basketball courts.
 - (d) Building may exceed single-user ground floor square footage limitation in Commercial Design Standards given the large nature of the use (indoor basketball/sports courts).
 - (e) Fences, backstops, dugouts, and like accessory structures may be permitted within the building setback.
 - (f) Design and build paved parking lot(s) and associated parking lot landscaping as required for Phase 2 improvements, indoor athletic facility. The parking requirement for the indoor athletic facility is also being calculated per player, which is one parking space per four players. This yields a parking requirement of 72 parking spaces to accommodate the max number of players (15 players per roster x 2 teams per court x 12 courts = 90 parking spaces). The total number of required parking spaces for the site is 140 spaces;
2. Design and build water and sewer systems for the building and connect to municipal facilities. The site plan provided is a conceptual design and has not been fully reviewed for consistency with the North Bend Municipal Code or engineered. Final engineering plans shall be reviewed and approved by the City.
- (a) Sanitary Sewer Service Items:
 - (i) A gravity sanitary sewer main and manhole system shall be installed along the Boalch Ave. NW ROW alignment (or approximately parallel to such) to provide service to those parcels along Boalch Ave. NW., but it shall not be required to extend into the abutment and/or supporting areas of the existing Gardiner Creek Bridge.
 - (ii) A gravity sanitary sewer main and manhole system shall be installed along the NW 14th St., ROW alignment (or approximately parallel to such) to provide service to those parcels along NW 14th St..
 - (iii)The gravity sewer main systems are intended to provide future connection points for eventual conveyance to a proposed sanitary sewer lift station and force main (as part of Phase 2); and
 - (iv)Due to the constraints of the site and surrounding topography it may be necessary to locate the sewer lift station offsite.
 - (b) Water Service Items:
 - (i) A water main extension shall be extended, approximately, from a connection point to the existing water main in the Boalch Ave., NW ROW, into the site, with a connection to the existing water main in the NW 14th St., ROW.
 - (ii) The water main extension is intended to provide a water main “loop” and thereby improve available fire system flow rates and provide redundancy for flows, and is anticipated to be aligned along the project driveways (approximately north and west of the proposed building).
 - (iii)A cross and valve system shall be included, approximately at the northwest corner of the driveway system, with the intent of providing a connection point for future water main extensions approximately in the Bendigo Blvd., N ROW.

3. Exhibits. The following exhibits, attached hereto, are incorporated herein and made part of this Agreement by this reference:

- A. Exhibit A: Project Site – Legal Descriptions;
- B. Exhibit B: Draft Site Plan differentiating Phase 1 from Phase 2;
- C. Exhibit C: Preliminary Plan showing proposed right-of-way improvements; and
- D. Exhibit D: Site Plan showing proposed building pad locations.

4. Effective Date and Duration. This Agreement shall commence upon the effective date of the City Council resolution approving this Agreement (the “Effective Date”), and shall continue in force for a period of five (5) years (the “Initial Term”) unless extended or terminated as provided herein. Following the expiration of the Initial Term or extension thereof, or if sooner terminated, this Agreement shall have no force and effect, subject however, to post-termination obligations of the Developer or Landowner.

5. Project is a Private Undertaking. It is agreed among the parties that the Project is a private development and that the City has no interest therein except as authorized in the exercise of its governmental functions.

6. Agreement Binding on Future Landowners. From time to time, as provided in this Agreement, Developer may sell or otherwise lawfully dispose of a portion of the Project Site to a person or entity (“Landowner”) who, unless otherwise released by the City, shall be subject to the applicable provisions of this Agreement related to such portion of the Project Site. Developer, and any subsequent Landowner, may free itself from further obligations relating to the sold, assigned, or transferred property, provided that the buyer, assignee or transferee expressly assumes the obligations under this Agreement as provided herein. Notwithstanding, should construction of Phase 1 and 2 not commence prior to a sale, assignment or conveyance, any subsequent Landowner shall not be obligated to this Agreement.

7. Planning and Development.

A. Development Standards. Except as otherwise specifically provided in this Agreement, the Project shall be completed in accordance with all development and design standards of the North Bend Municipal Code, and all applicable environmental, building, and construction codes and regulations contained therein in effect at the time of permit submittal.

B. Public Works. Developer agrees to install right-of-way improvements, including curb, gutter, sidewalk, and bike lanes as generally depicted in **Exhibit C**. The final design shall be approved by the Public Works Director. Construction of right-of-way improvements shall meet all City standards and be installed before issuance of a certificate of occupancy for the Building. Upon completion, said right-of-ways will be the responsibility of the City for

maintenance, repairs and liability, except the Developer shall be responsible for the maintenance of the LID biochannel in the right-of-way.

8. Vested Rights.

A. During the term of this Agreement, Developer is assured, and the City agrees, that the development rights, obligations, terms and conditions specified in this Agreement, are fully vested in Developer and may not be changed or modified by the City, except as may be expressly permitted by, and in accordance with, the terms and conditions of this Agreement, including the exhibits hereto, or as expressly consented to by Developer.

B. This Development Agreement only covers those specific development standards addressed herein. The City's Development Regulations, including building, fire, public works, land use, and signage regulations shall govern unless specifically addressed in this Agreement. No vesting is created by this Agreement for any other development regulation that is not included in this Agreement. Notwithstanding the foregoing, Developer will have the full benefit of the vested rights doctrine in Washington State and will only be bound by those laws, statutes, regulations, ordinances and codes in effect at the time of permit submittal by Developer.

9. Permits Required. Developer shall obtain all permits required under the City Code for this Project.

10. Minor Modifications. Minor modifications from the approved permits or the exhibits attached hereto may be approved in accordance with the City Code, and shall not require an amendment to this Agreement.

11. Further Discretionary Actions. Developer acknowledges that the City's land use regulations contemplate the exercise of further discretionary powers by the City. These powers include, but are not limited to, review of additional permit applications under SEPA. Nothing in this Agreement shall be construed to limit the authority or the obligation of the City to hold legally required public hearings, or to limit the discretion of the City and any of its officers or officials in complying with or applying ordinances that govern the permitted uses of land, the density and intensity of use, and the design, improvement, construction standards and specifications applicable to the development of the Project Site.

12. Existing Land Use Fees and Impact Fees.

A. Developer acknowledges and agrees that land use, building, fire, public works and sign fees adopted by the City as of the Effective Date of this Agreement may be increased by the City from time to time, and are applicable to permits and approvals for the Project Site, as long as such fees apply to similar applications and projects in the City.

B. All impact fees shall be paid as set forth in the approved permit or approval, in accordance with Title 17 of the North Bend Municipal Code, and City will exercise reasonable efforts to explore mitigation of such fees, consistent with other applications and Projects in the City.

13. Notice of Default/Opportunity to Cure/Dispute Resolution.

A. In the event a party, acting in good faith, believes the other party has violated the terms of this Agreement, the aggrieved party shall give the alleged offending party written notice of the alleged violation by sending a detailed written statement of the alleged breach. The alleged offending party shall have thirty (30) days from receipt of written notice in which to cure the alleged breach. This notice requirement is intended to facilitate a resolution by the parties of any dispute prior to the initiation of litigation. Upon notice of an alleged breach, the parties agree to meet and agree upon a process for attempting to resolve any dispute arising out of this Agreement. A lawsuit to enforce the terms of this Agreement shall not be filed until the latter of (1) the end of the 30-day cure period or (2) the conclusion of any dispute resolution process.

B. After proper notice and expiration of the 30-day cure period, if the alleged default has not been cured or is not being diligently cured in the manner set forth in the notice, the aggrieved party may, at its option, institute legal proceedings in accordance with this Agreement. Additionally, the City may decide to enforce the City Code violations and obtain penalties and costs as provided in applicable provisions of the North Bend Municipal Code.

14. Amendment; Effect of Agreement on Future Actions. This Agreement may be amended by mutual consent of the parties as provided in Section 27 herein, provided that any such amendment shall follow the process established by law for the adoption of a development agreement (*see* RCW 36.70B.200). However, nothing in this Agreement shall prevent the City Council from making any amendment to its Comprehensive Plan, Zoning Code, Official Zoning Map or development regulations affecting the Project Site as the City Council may deem necessary to the extent required by a serious threat to public health and safety.

15. Termination.

A. This Agreement shall expire and be of no further force and effect if:

1. The development contemplated in this Agreement and in associated permits and/or approvals issued by the City are not substantially underway prior to expiration of such permits and/or approvals. Nothing in this Agreement shall extend the expiration date of any permit or approval issued by the City; or
2. Developer does not construct the Project as contemplated by the permits and approvals obtained in connection with the Project and this Agreement, or submits applications for development of the Project Site that are inconsistent with this Agreement.

B. This Agreement shall terminate either (1) upon the expiration of the Initial Term identified in Section 4 above, or (2) when the Subject Property has been fully developed *and* all of Developer's obligations in connection therewith are satisfied as determined by the City, whichever first occurs. Upon termination of this Agreement under this Subsection 15(B), the City shall record a notice of such termination in a form satisfactory to the City Attorney.

C. This Agreement shall terminate upon Developer's abandonment of the Project. Developer shall be deemed to have abandoned the Project if a building permit for construction of the Building approved in this Agreement is not submitted to the City within 5 years of the Effective Date noted above.

D. In the event of termination under his Section 15(A) or (C), Developer shall relinquish the bond and the sewer improvements shall be constructed by the City.

16. Effect of Termination on Developer Obligations. Termination of this Agreement shall not affect any of Developer's obligations to comply with (a) the City Comprehensive Plan or any applicable zoning code(s), subdivision maps or other land use entitlements approved with respect to the Project Site; (b) any conditions or restrictions specified in this Agreement to continue after the termination of this Agreement; or (c) obligations to pay assessments, liens, fees or taxes, unless the termination or abandonment of the Project nullifies such obligations.

17. Effect of Termination on City. Upon termination of this Agreement, the entitlements, conditions of development, limitations on fees and any other terms and conditions vested pursuant to Section 8 herein shall no longer be vested hereby with respect to the Project Site (provided that vesting of such entitlements, conditions or fees may be established for the property pursuant to then-existing planning and zoning laws).

18. Covenants Running with the Land. The conditions and covenants set forth in this Agreement and incorporated herein by the Exhibits shall run with the land, and the benefits and burdens shall bind and inure to the benefit of the parties. Developer and every Landowner, purchaser, assignee or transferee of an interest in the Project Site, or any portion thereof, shall be obligated and bound by the terms and conditions of this Agreement, unless the Landowner or subsequent Landowner assignee or transferee has abandoned the project and no party has started construction of the Project, and shall be the beneficiary thereof and a party thereto, but only with respect to the Project Site, or such portion thereof, sold, assigned or transferred to it. Any such purchaser, assignee or transferee shall observe and fully perform all of the duties and obligations of a Developer contained in this Agreement, as such duties and obligations pertain to the portion of the Project Site sold, assigned or transferred to it. A copy of the fully executed Agreement shall be recorded in accordance with Section 29 herein.

19. Specific Performance. The parties specifically agree that damages are not an adequate remedy for breach of this Agreement, and that the parties are entitled to compel specific performance of all material terms of this Agreement by any party in default hereof.

20. Third Party Legal Challenge. In the event any legal action or special proceeding is commenced by any person or entity other than a party or a Landowner to challenge this Agreement or any provision herein, the City may elect to tender the defense of such lawsuit or individual claims in the lawsuit to Developer and/or Landowner(s). The Developer and/or Landowner shall not settle any lawsuit without the consent of the City. The City shall act in good faith and shall not unreasonably withhold consent to settle. This section shall survive the termination of this Agreement.

21. No Presumption Against Drafter. Developer represents that it has been advised to seek legal advice and counsel from its attorney concerning the legal consequences of this Agreement, that it has carefully read the foregoing Agreement, and knows the contents thereof, and signs the same as its own free act, and that it fully understands and voluntarily accepts the terms and conditions of this Agreement. Both parties have had the opportunity to have this Agreement reviewed and revised by legal counsel, and the parties agree that no presumption or rule that ambiguity shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

22. Notices. Notices, demands, or correspondence to the City and Developer shall be sufficiently given if dispatched by prepaid first-class mail to the following addresses:

TO CITY: City Administrator
 City of North Bend
 P.O. Box 896
 North Bend, WA 98045

TO DEVELOPER: Wende Miller
 Bendigo Properties, L.L.C.
 6814 Denny Peak Dr. SE
 Snoqualmie, WA 98065

Notice to the City shall be to the attention of both the City Administrator and the City Attorney. Notices to subsequent Landowners shall be required to be given by the City only for those Landowners who have given the City written notice of their address for such notice. The parties hereto may, from time to time, advise the other of new addresses for such notices, demands or correspondence.

23. Assignment. This Agreement shall be binding and inure to the benefit of the parties. Developer shall not assign its rights under this Agreement without the written consent of the City, which consent shall not unreasonably be withheld.

24. Governing Law and Venue. This Agreement shall be construed and enforced in accordance with the laws of the State of Washington. Venue for any action shall lie in King County Superior Court.

25. No Attorneys' Fees. In the event of any litigation or dispute resolution process between the parties regarding an alleged breach of this Agreement, neither Party shall be entitled to any award of costs or attorneys' fees or expert witness fees.

26. Severability. The provisions of this Agreement are separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of this Agreement, or the validity of its application to other persons or circumstances.

27. Entire Agreement. This Agreement contains the entire agreement between the parties hereto, and no other agreements, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or bind any of the parties hereto. Changes made in accordance with Section 14 herein shall be incorporated by written amendments or addenda signed by both parties and made.

29. Recording. Developer shall record an executed copy of this Agreement with the King County Auditor, pursuant to RCW 36.70B.190, no later than fourteen (14) days after the Effective Date and shall provide the City with a conformed copy of the recorded document within thirty (30) days of the Effective Date.

By their signatures below, the persons executing this Agreement each represent and warrant that they have full power and authority to bind their respective organizations, and that such organizations have full power and actual authority to enter into this Agreement and to carry out all actions required of them by this Agreement.

CITY OF NORTH BEND

BENDIGO PROPERTIES, L.L.C.

By: _____
Kenneth G. Hearing, Mayor

By: _____

Printed Name: _____

Title: _____

Attest/Authenticated:

Susie Oppedal, City Clerk

Approved As To Form:

Michael R. Kenyon, City Attorney

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STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this ____ day of _____, 2016, did personally appear before me, the undersigned Notary Public in and for the State of Washington, _____, who is known to me or produced satisfactory evidence that s/he is the person that executed the foregoing Development Agreement, and acknowledged that s/he signed the Agreement as his or her free and voluntary act for the uses and purposes mentioned therein.

GIVEN under my hand and official seal this ____ day of _____, 2016.

Print name: _____
NOTARY PUBLIC in and for the State of
Washington, residing at _____
Commission expires: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this ____ day of _____, 2016, did personally appear before me, the undersigned Notary Public in and for the State of Washington, _____, who is known to me or produced satisfactory evidence that s/he is the person that executed the foregoing Development Agreement, and acknowledged that s/he signed the Agreement as his or her free and voluntary act for the uses and purposes mentioned therein.

GIVEN under my hand and official seal this ____ day of _____, 2016.

Print name: _____
NOTARY PUBLIC in and for the State of
Washington, residing at _____
Commission expires: _____

EXHIBIT A:

PROJECT SITE – LEGAL DESCRIPTIONS

Parcel No. 0423089036

PORTION OF SW 1/4 OF NW 1/4 - BEGIN SW CORNER TH S 88-56-06 E ALONG S LINE 311.83 FT TO ELY MGN OF SNOQUALMIE NORTH BEND ROAD & POB TH S 88-56-06 E 710.94 FT TO WLY MGN OF MEADOWBROOK NORTH BEND ROAD TH N 30-24-10 W ALONG SAID WLY MGN 301.66 FT TAP OF TANGENT CURVE TO RIGHT RAD OF 557.09 FT TH ALONG SAID CURVE THRU C/A OF 21-29-07 TO THREAD OF GARDNER CREEK TH WLY ALONG GARDNER CREEK TO ELY MGN OF STATE HIGHWAY R/W TH S 44-09-00 E ALONG SAID ELY MGN TO POB LESS CO ROAD BEING A PORTION OF TRACT C-1 OF MAY 1965 SURVEY

Parcel No. 5418700030

MEADOWBROOK TRACTS LESS CO RD

Parcel No. 5418700005

MEADOWBROOK TRS

Parcel No. 5418700025

MEADOWBROOK TRACTS LESS CO RD

Parcel No. 5418700010

MEADOWBROOK TRACTS

Parcel No. 5418700020

MEADOWBROOK TRACTS LESS CO RD

EXHIBIT B:

SITE PLAN DIFFERENTIATING PHASE 1 FROM PHASE 2

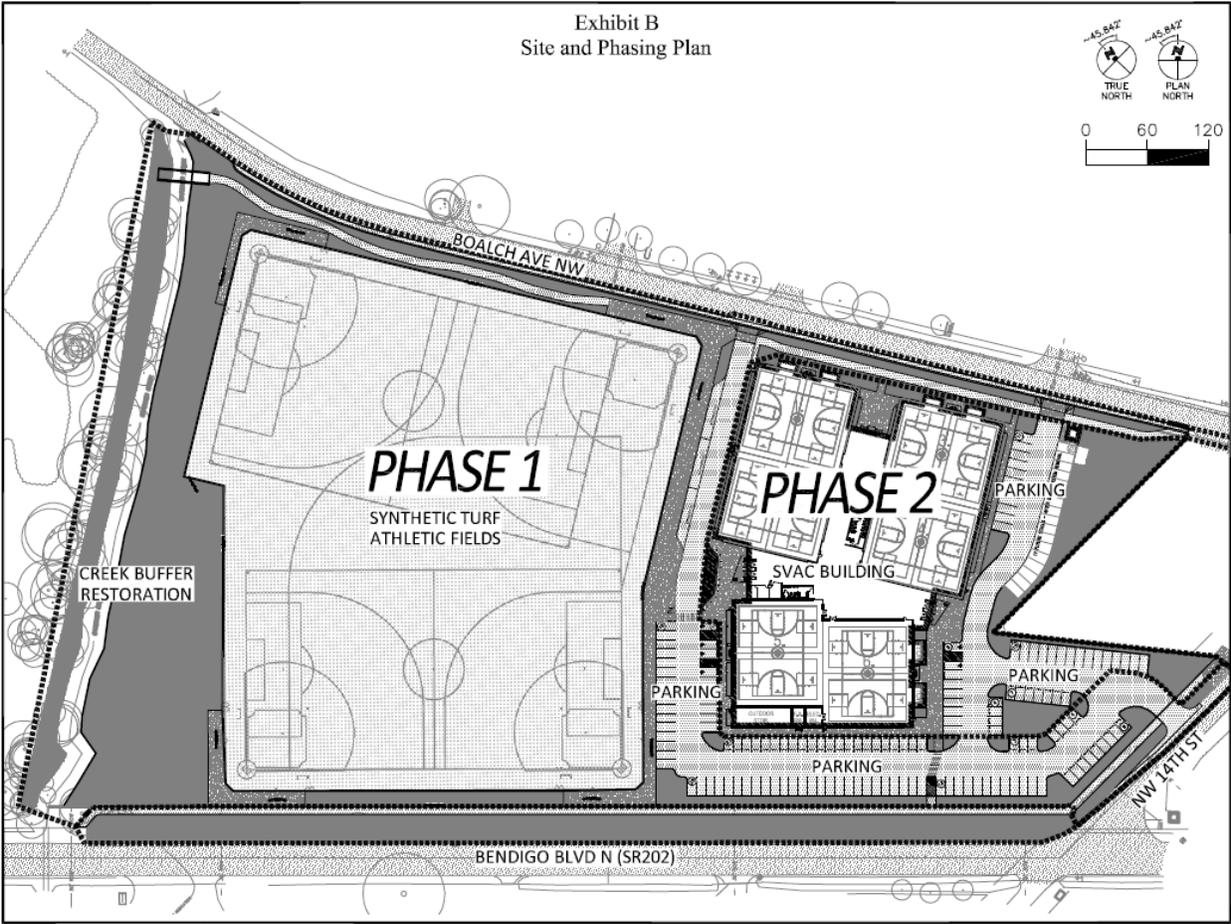
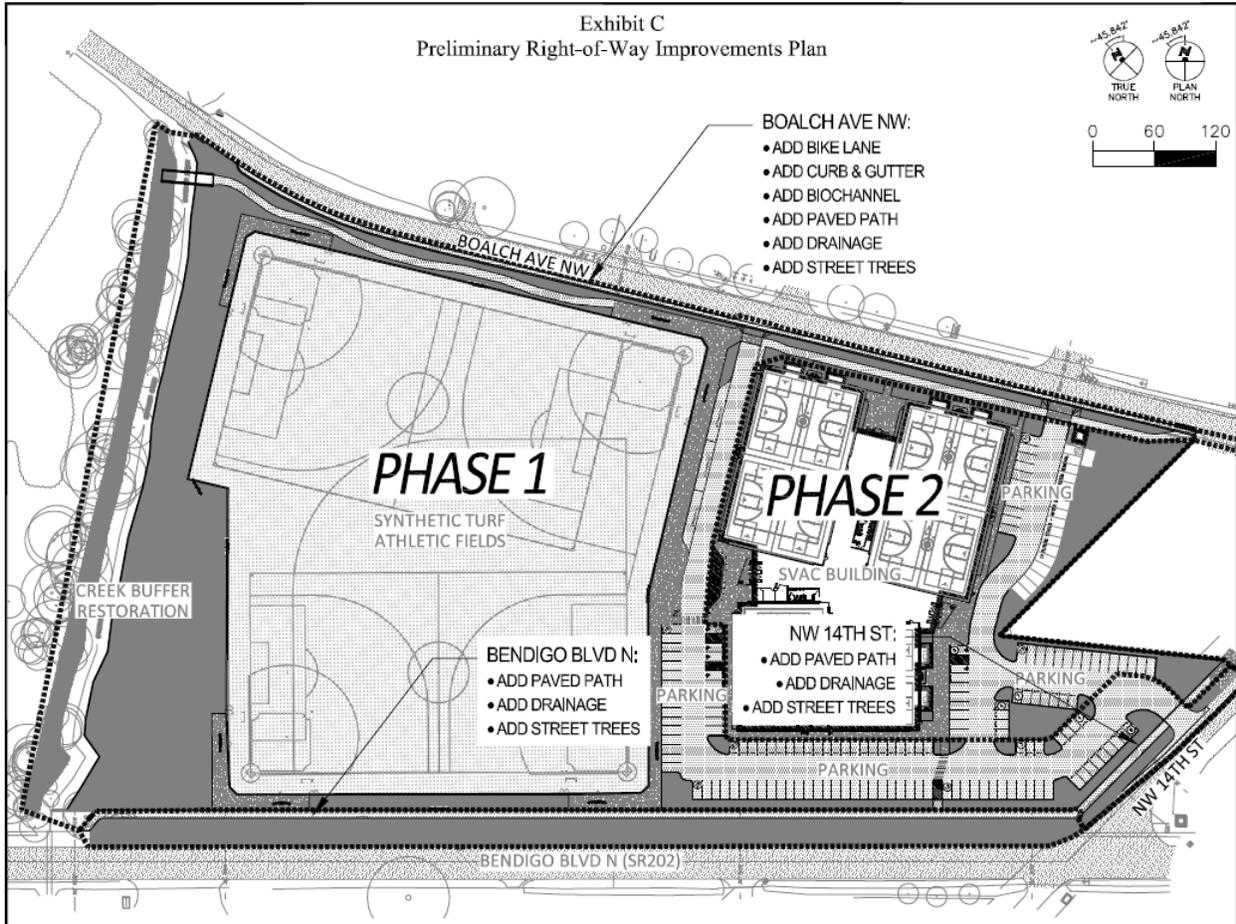


EXHIBIT C:

CONCEPTUAL PLAN SHOWING PROPOSED RIGHT-OF-WAY IMPROVEMENTS



Street Design Sections for Boalch (1/2 street improvements)

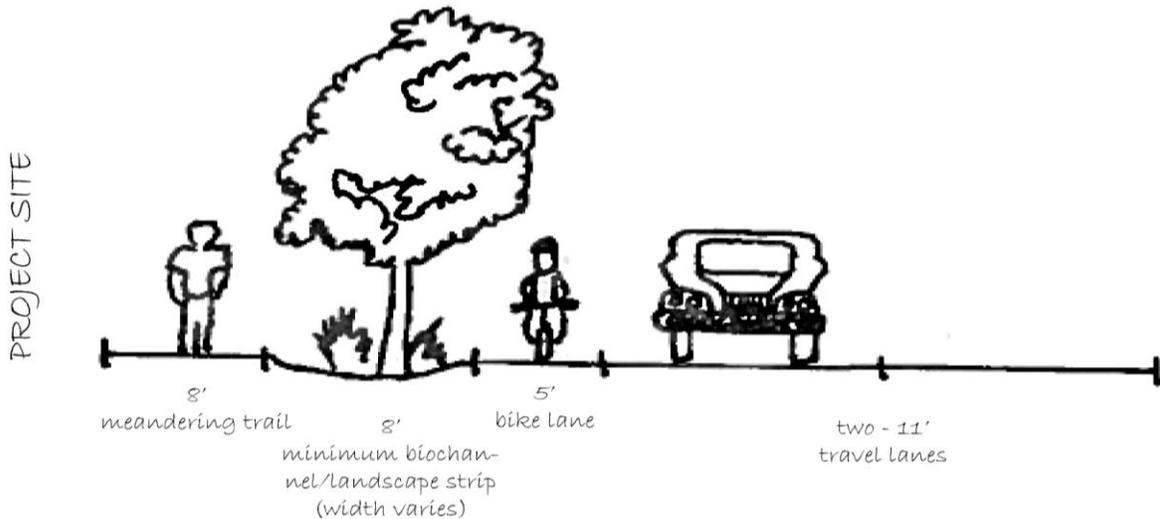
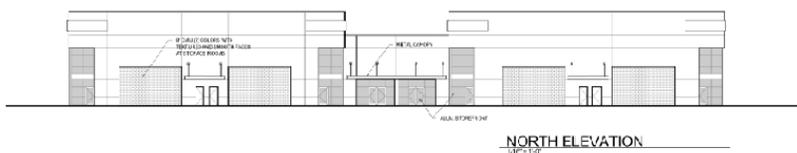
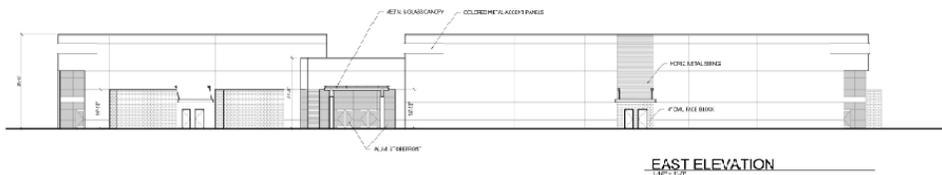
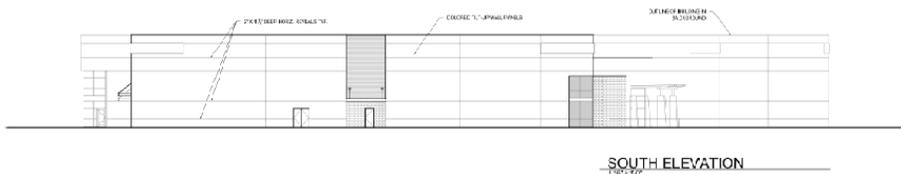
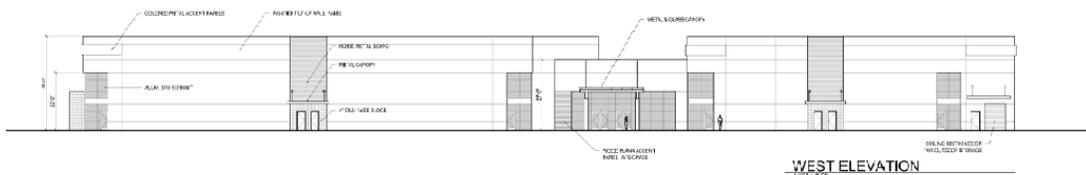


EXHIBIT D:

ELEVATIONS SHOWING PROPOSED DESIGN OF BUILDING



ENGERT ARCHITECTURE LLC
 1100 SECOND AVENUE, SUITE 100
 SEASIDE, WA 98138
 WWW.ENGERTARCHITECTURE.COM

SNOQUALMIE VALLEY ATHLETIC CENTER
 1422 BENDIGO BLVD. N.
 NORTH BEND, WASHINGTON 98024

CONSULTANT

CLIENT

REVISIONS

PROJECT TITLE / SERVICE

SCHEMATIC

DATE: 08/01/11

DESIGN: J.E.

PROJECT NO.: 0011

APPREVED BY: J.E.

PROJECT NAME: EXTERIOR ELEVATIONS

SHEET NO.: **A3.1**