

BLD20110196

City of Edmonds

DEPARTMENT OF BUILDINGS

Certificate of Occupancy

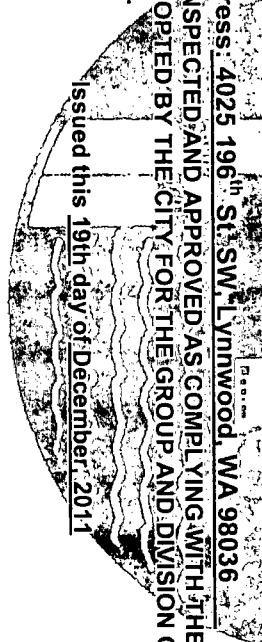
At: 7929 Lake Ballinger Way, Edmonds Building Permit #: BLD20110196

Occupancy established by this certificate: A2 Dwelling Units: N/A No. Stories: 1

Type Construction: VB Basement: No

Maximum Occupant Load: 163 (Per IBC 1004)
Room capacity signs, when required, must remain posted at all times.

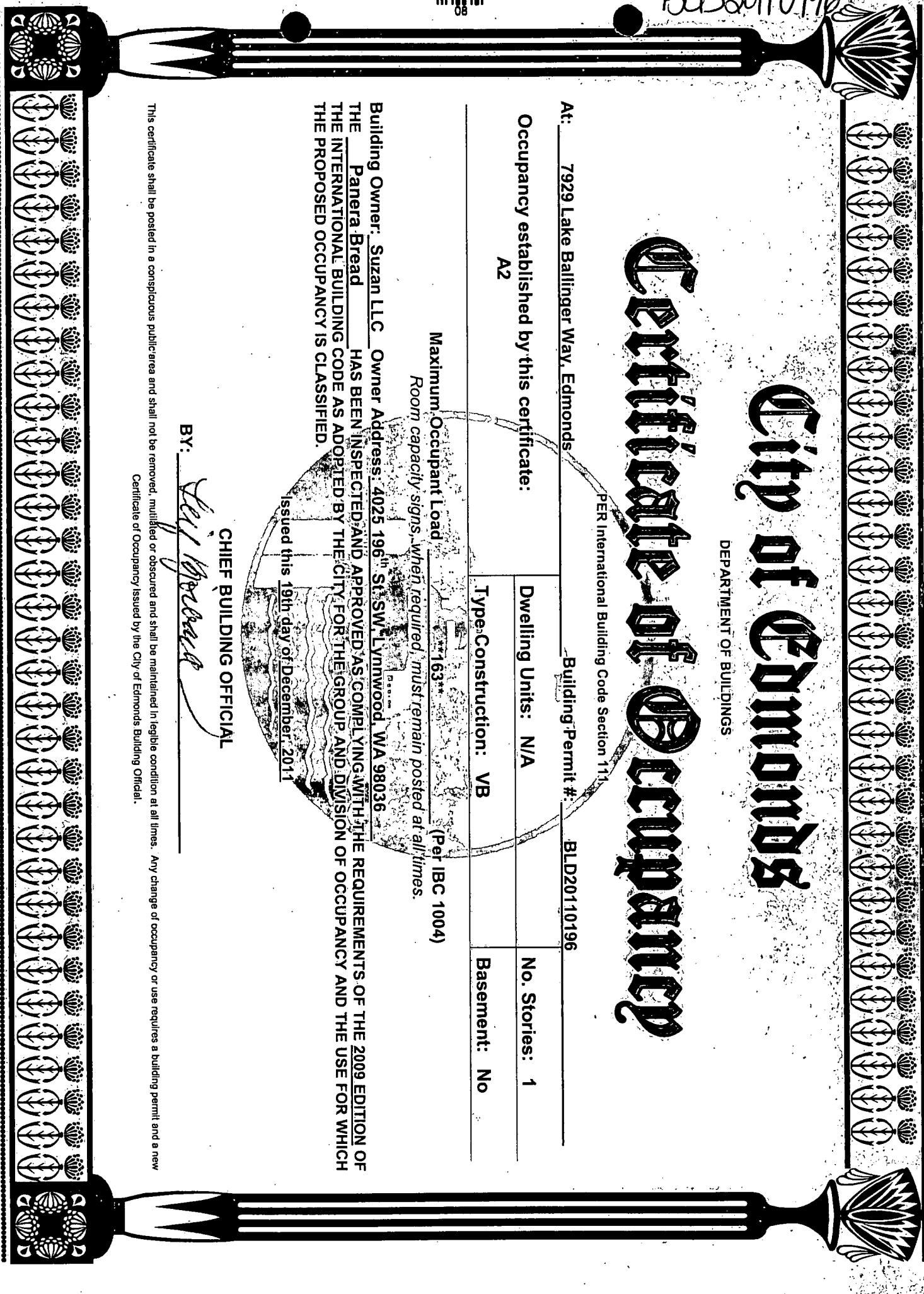
Building Owner: Suzan LLC Owner Address: 4025 196th St. SW, Lynnwood, WA 98036
THE Panera Bread HAS BEEN INSPECTED AND APPROVED AS COMPLYING WITH THE REQUIREMENTS OF THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE AS ADOPTED BY THE CITY FOR THE GROUP AND DIVISION OF OCCUPANCY AND THE USE FOR WHICH THE PROPOSED OCCUPANCY IS CLASSIFIED.



CHIEF BUILDING OFFICIAL

BY: [Signature]

This certificate shall be posted in a conspicuous public area and shall not be removed, mutilated or obscured and shall be maintained in legible condition at all times. Any change of occupancy or use requires a building permit and a new Certificate of Occupancy issued by the City of Edmonds Building Official.





CITY OF EDMONDS

121 5th AVENUE NORTH • EDMONDS, WA 98020 • (425) 771-0220 • FAX (425) 771-0221
www.edmondswa.gov

DEVELOPMENT SERVICES DEPARTMENT

DAVE EARLING
MAYOR

February 3, 2014

Travelers Casualty & Surety Co of America
Brett Meier, Attorney-in-Fact
PO Box 3018
Bothell, WA 98041-3018

**Re: Maintenance Bond Number 105693073, Panera Bread at 7929 Lake Ballinger
Way, Edmonds, WA**

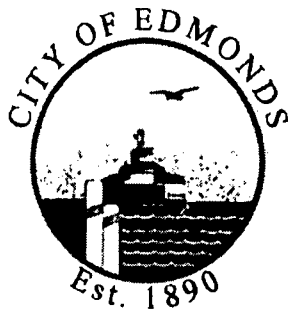
Dear Sir or Madam:

The City of Edmonds hereby authorizes the release of \$1,466.00 from the above referenced account (maintenance bond). All interested City departments have approved release of this bond amount.

Sincerely,

Marie Harrison
Senior Permit Coordinator

Cc: Applicant
File



Date Posted 12/16/2011
Date Expires 12/16/2013
Bond Number 105693073

City of Edmonds

121 5th Avenue North · Edmonds · WA 98020 · (425) 771-0220 Fax (425) 771-0221
Website: www.ci.edmonds.wa.us

DEVELOPMENT SERVICES DEPARTMENT
Planning · Building · Engineering

PERFORMANCE BOND/BONDING COMPANY

Edmonds Building Permit No BLD20110196
Project Address 7929 Lake Ballinger Way, Edmonds, WA 98026
Developer/Owner Panera Bread

WHEREAS, Wilcox Construction, Inc., hereinafter referred to as "the Principal", has applied to the City of Edmonds, hereinafter referred to as "the City", to construct the project known as Panera Bread on a site located at 7929 Lake Ballinger Way within the City of Edmonds, and

WHEREAS, the City approved the requested action and,

WHEREAS, the approval granted by the City and the provisions of the Edmonds Development Code require certain improvements to be made in connection with construction of the project, and whereas the improvements are shown on the approved site plan and other required plans and are further defined by the conditions identified in the City file,

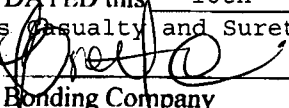
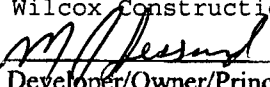
NOW, THEREFORE, the undersigned Principal and bonding company, Travelers Casualty and Surety Company of America, a corporation authorized to transact surety business in the State of Washington, hereinafter referred to as "the Surety", agree and bind themselves, their heirs, executors, administrators and assigns, unto the City in the sum of One Thousand Four Hundred Sixty Six & No/100ths \$ 1,466.00--, lawful money of the United States, according to the following terms and conditions:

1) If the Principal does not complete all improvements required by the above-referenced conditions, plans, and file within 24 months (not to exceed 24 months), then the Surety shall, upon the demand of the City, remit to the City within ten (10) days of receipt of said demand the amount of this bond or such lesser amount as may be specified in the demand.

2) In the event the Principal fails to complete all of the above referenced improvements within the time period specified by the City, its employees and agents shall have the right at their sole election to enter onto said property described above for the purpose of completing the improvements. This provision shall not be construed as creating an obligation on the part of the City or its representatives to complete such improvements.

3) In the event any lawsuit is instituted by the City of Edmonds, the Principal or the Surety to enforce the terms of this bond or to determine the rights of any party hereunder, the prevailing party in such litigation shall be entitled to recover from the losing party its costs, including reasonable attorneys' fees, incurred as a result of such lawsuit.

4) This bond shall remain in full force and effect until the obligations secured hereby have been fully performed and a bond guaranteeing maintenance of all improvements for a period of two (2) years from acceptance has been submitted to the City in an amount to be determined by the City, of the cost of the improvements and in a form suitable to the City, and until released in writing by the City at the request of the Surety or the Principal upon expiration of the period specified in the above paragraph.

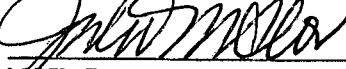
DATED this <u>16th</u> day of <u>December</u> , 2011	
Travelers Casualty and Surety Company of America	Wilcox Construction, Inc.
	
Bonding Company	Developer/Owner/Principal
Brett N. Meier, Attorney-in-Fact	<u>MATT J. VESSARD</u>
Officer/Title	Print Name
PO Box 3018, Bothell, WA 98041-3018	234 -5th Ave. S., Edmonds, WA 98020
Mailing Address	Mailing Address
105693073	425-774-4185
Bond Number	Telephone Number

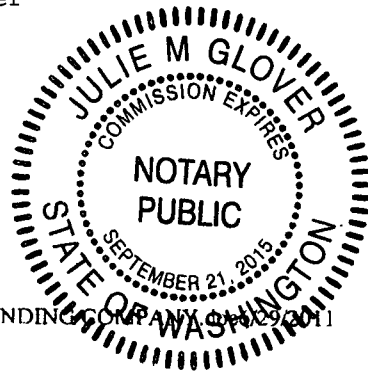
BONDING COMPANY SURETY ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

On this 16th day of December, 2011, before me, the under-signed, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Brett N. Meier to me known to be the Attorney-in-Fact of Travelers Casualty and Surety Company of America, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that Brett N. Meier was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.


Julie M. Glover
NOTARY PUBLIC in and for the
State of Washington, residing at
Bothell, WA



DEVELOPER/OWNER ACKNOWLEDGEMENT

STATE OF WASHINGTON)

) ss.

COUNTY OF Anchorage

On this 16th day of Dec, 2011, before me, the under-signed, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Matt J. Lessard to me known to be the President of Wilcox Const. Inc., the general partnership that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Jana M. Spellman

NOTARY PUBLIC in and for the
State of Washington, residing at

Edmonds



POWER OF ATTORNEY



Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 224156

Certificate No. 004608629

KNOW ALL MEN BY THESE PRESENTS: That St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company and St. Paul Mercury Insurance Company are corporations duly organized under the laws of the State of Minnesota, that Farmington Casualty Company, Travelers Casualty and Surety Company, and Travelers Casualty and Surety Company of America are corporations duly organized under the laws of the State of Connecticut, that United States Fidelity and Guaranty Company is a corporation duly organized under the laws of the State of Maryland, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Darlene Jakielski, Julie M. Glover, M.J. Cotton, Nancy J. Osborne, S.M. Scott, Steven K. Bush, Michael A. Murphy, Jim W. Doyle, Brandon K. Bush, Andy D. Prill, Jim S. Kuich, Chad M. Epple, Steve Wagner, Theresa A. Lamb, Brett N. Meier, and Ellen M. Bell

of the City of Bothell, State of Washington, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 26th day of October, 2011

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: [Signature]
George W. Thompson, Senior Vice President

On this the 26th day of October, 2011, before me personally appeared George W. Thompson, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.
My Commission expires the 30th day of June, 2016.



[Signature]
Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary, of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 16th day of October, 20 11.

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER

Kevin E. Hughes
Kevin E. Hughes, Assistant Secretary



To verify the authenticity of this Power of Attorney, call 1-800-421-3880 or contact us at www.travelersbond.com. Please refer to the Attorney-In-Fact number, the above-named individuals and the details of the bond to which the power is attached.



Inc. 1890

CITY OF EDMONDS

121 5th AVENUE NORTH • EDMONDS, WA 98020 • (425) 771-0220 • FAX (425) 771-0221
www.edmondswa.gov

DEVELOPMENT SERVICES DEPARTMENT

DAVE EARLING
MAYOR

December 16, 2013

Travelers Casualty & Surety Co of America
Brett N Meier, Attorney-in-Fact
PO Box 3018
Bothell, WA 98041-3018

**Re: Maintenance Bond Number 105693072, Panera Bread, 7929 Lake Ballinger
Way, Edmonds, WA**

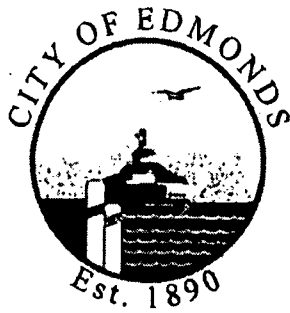
Dear Sir or Madam:

The City of Edmonds hereby authorizes the release of \$1,880.00 from the above referenced account (maintenance bond). All interested City departments have approved release of this bond amount.

Sincerely,

Marie Harrison
Senior Permit Coordinator

Cc: Applicant
File



Date Posted 12/16/2011
Date Expires 12/16/2013
Bond Number 105693072

City of Edmonds

121 5th Avenue North · Edmonds · WA 98020 · (425) 771-0220 Fax (425) 771-0221
Website: www.ci.edmonds.wa.us

DEVELOPMENT SERVICES DEPARTMENT
Planning · Building · Engineering

Landscape

PERFORMANCE BOND/BONDING COMPANY

Edmonds Building Permit No. BLD20110196
Project Address 7929 Lake Ballinger Way, Edmonds, WA 98026
Developer/Owner Panera Bread

WHEREAS, Wilcox Construction, Inc., hereinafter referred to as "the Principal", has applied to the City of Edmonds, hereinafter referred to as "the City", to construct the project known as Panera Bread on a site located at 7929 Lake Ballinger Way within the City of Edmonds, and

WHEREAS, the City approved the requested action and,

WHEREAS, the approval granted by the City and the provisions of the Edmonds Development Code require certain improvements to be made in connection with construction of the project, and whereas the improvements are shown on the approved site plan and other required plans and are further defined by the conditions identified in the City file,

Travelers Casualty and Surety Company

NOW, THEREFORE, the undersigned Principal and bonding company, of America, a corporation authorized to transact surety business in the State of Washington, hereinafter referred to as "the Surety", agree and bind themselves, their heirs, executors, administrators and assigns, unto the City in the sum of One Thousand Eight Hundred Eighty & No/100ths \$ 1,880.00--, lawful money of the United States, according to the following terms and conditions:

1) If the Principal does not complete all improvements required by the above-referenced conditions, plans, and file within 24 months (not to exceed 24 months), then the Surety shall, upon the demand of the City, remit to the City within ten (10) days of receipt of said demand the amount of this bond or such lesser amount as may be specified in the demand.

2) In the event the Principal fails to complete all of the above referenced improvements within the time period specified by the City, its employees and agents shall have the right at their sole election to enter onto said property described above for the purpose of completing the improvements. This provision shall not be construed as creating an obligation on the part of the City or its representatives to complete such improvements.

3) In the event any lawsuit is instituted by the City of Edmonds, the Principal or the Surety to enforce the terms of this bond or to determine the rights of any party hereunder, the prevailing party in such litigation shall be entitled to recover from the losing party its costs, including reasonable attorneys' fees, incurred as a result of such lawsuit.

4) This bond shall remain in full force and effect until the obligations secured hereby have been fully performed and a bond guaranteeing maintenance of all improvements for a period of two (2) years from acceptance has been submitted to the City in an amount to be determined by the City, of the cost of the improvements and in a form suitable to the City, and until released in writing by the City at the request of the Surety or the Principal upon expiration of the period specified in the above paragraph.

DATED this <u>16th</u> day of <u>December</u> , 2011	
Travelers Casualty and Surety Company of America	Wilcox Construction, Inc.
<u>[Signature]</u>	<u>[Signature]</u>
Bonding Company	Developer/Owner/Principal
Brett N. Meier, Attorney-in-Fact	<u>MATT J. LESSARD</u>
Officer/Title	Print Name
PO Box 3018, Bothell, WA 98041-3018	234th - 5th Ave. S., Edmonds, WA 98020
Mailing Address	Mailing Address
105693072	425-774-4185
Bond Number	Telephone Number

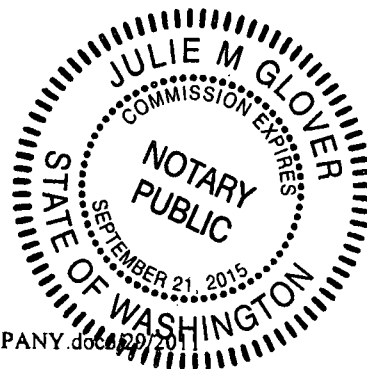
BONDING COMPANY SURETY ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

On this 16th day of December, 2011, before me, the under-signed, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Brett N. Meier to me known to be the Attorney-in-Fact of Travelers Casualty and Surety Company of America, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that Brett N. Meier was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

[Signature] Julie M. Glover
NOTARY PUBLIC in and for the
State of Washington, residing at
Bothell, WA



DEVELOPER/OWNER ACKNOWLEDGEMENT

STATE OF WASHINGTON)

) ss.
COUNTY OF Snohomish

On this 16th day of Dec, 2011, before me, the under-signed, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Matt J. Lessard to me known to be the PRESIDENT of Wilcox Const., Inc the general partnership that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said partnership, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Jana M. Spellman
NOTARY PUBLIC in and for the
State of Washington, residing at
Edmonds



TRAVELERS

POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 224156

Certificate No. 004608591

KNOW ALL MEN BY THESE PRESENTS: That St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company and St. Paul Mercury Insurance Company are corporations duly organized under the laws of the State of Minnesota, that Farmington Casualty Company, Travelers Casualty and Surety Company, and Travelers Casualty and Surety Company of America are corporations duly organized under the laws of the State of Connecticut, that United States Fidelity and Guaranty Company is a corporation duly organized under the laws of the State of Maryland, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Darlene Jakielski, Julie M. Glover, M.J. Cotton, Nancy J. Osborne, S.M. Scott, Steven K. Bush, Michael A. Murphy, Jim W. Doyle, Brandon K. Bush, Andy D. Prill, Jim S. Kuich, Chad M. Epple, Steve Wagner, Theresa A. Lamb, Brett N. Meier, and Ellen M. Bell

of the City of Bothell, State of Washington, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 26th day of October, 2011.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: George W. Thompson
George W. Thompson, Senior Vice President

On this the 26th day of October, 2011, before me personally appeared George W. Thompson, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.
My Commission expires the 30th day of June, 2016.



Marie C. Tetreault
Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary, of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is in full force and effect and has not been revoked.

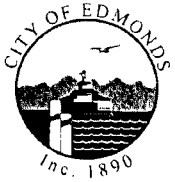
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 16th day of December, 20 11.

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER

Kevin E. Hughes
Kevin E. Hughes, Assistant Secretary



To verify the authenticity of this Power of Attorney, call 1-800-421-3880 or contact us at www.travelersbond.com. Please refer to the Attorney-In-Fact number, the above-named individuals and the details of the bond to which the power is attached.



CITY OF EDMONDS

121 5TH AVENUE NORTH - EDMONDS, WA 98020
 PHONE: (425) 771-0220 - FAX: (425) 771-0221

STATUS: ISSUED 7/20/2011

Permit #: **BLD20110196**

BUILDING PERMIT

Expiration Date: 7/20/2012

Project Address: **7929 LAKE BALLINGER WAY SW,
 EDMONDS**

Parcel No: 00491100001302

PROPERTY OWNER	APPLICANT	CONTRACTOR
PANERA BREAD (FOR SUZAN, LLC) LEE & BARBARA AGELOPOULOUS 4025 196TH ST SW LYNNWOOD, WA 98036 () - EXT:	ARCVISION JENNIFER PATTERSON 2350 AIRPORT FRWY., SUITE 150 BEDFORD, TX 76022- (817) 391-3970 EXT	WILCOX CONSTRUCTION INC 234 5TH AVE S EDMONDS, WA 98020 (425) 774-4185 EXT: LICENSE #: WILCOC*194Q0 EXP:12/10/2011

JOB DESCRIPTION

NEW 4413SF RESTAURANT WITH DRIVE-THRU AND OUTDOOR SEATING AREA, SEPARATE DEMO PERMIT FOR EXISTING BUILDING.

VALUATION: \$526,912.20

PERMIT TYPE: Commercial	PERMIT GROUP: 45 - New Commercial		
GRADING: N CYDS: 0	TYPE OF CONSTRUCTION: VB		
RETAINING WALL ROCKERY: N	OCCUPANT GROUP: A2		
	OCCUPANT LOAD: 163		
FENCE: N (0 X 0 FT.)	CODE: 09		
OTHER: N ----- OTHER DESC:	ZONE: CG		
NUMBER OF STORIES: 0	VESTED DATE:		
NUMBER OF DWELLING UNITS: 0	LOT #:		
EXISTING AREA		PROPOSED AREA	
BASEMENT: 0	1ST FLOOR: 0	2ND FLOOR: 0	
3RD FLOOR: 0	GARAGE: 0	DECK: 0	OTHER: 0
BASEMENT: 0	1ST FLOOR: 4116	2ND FLOOR: 0	
3RD FLOOR: 0	GARAGE: 0	DECK: 0	OTHER: 0

COMPLETED

FRONT SETBACK		SIDE SETBACK		REAR SETBACK	
REQUIRED: 4	PROPOSED: 4+	REQUIRED: 0	PROPOSED: 0+	REQUIRED:	PROPOSED:
HEIGHT ALLOWED: 60	PROPOSED: 18.3	REQUIRED:	PROPOSED:		
SETBACK NOTES: See also PLN20110002 for conditions.					

PERMIT APPROVAL

I AGREE TO COMPLY WITH CITY AND STATE LAWS REGULATING CONSTRUCTION AND IN DOING THE WORK AUTHORIZED THEREBY, NO PERSON WILL BE EMPLOYED IN VIOLATION OF THE LABOR CODE OF THE STATE OF WASHINGTON RELATING TO WORKMEN'S COMPENSATION INSURANCE AND RCW 18.27.
 THIS APPLICATION IS NOT A PERMIT UNTIL SIGNED BY THE BUILDING OFFICIAL OR HIS/HER DEPUTY AND ALL FEES ARE PAID.

Rachel Adams Rachel Adams 7/20/11 *[Signature]* 7-20-11
 Signature Print Name Date Released By Date

ATTENTION

IT IS UNLAWFUL TO USE OR OCCUPY A BUILDING OR STRUCTURE UNTIL A FINAL INSPECTION HAS BEEN MADE AND APPROVAL OR A CERTIFICATE OF OCCUPANCY HAS BEEN GRANTED. UBC109/ IBC110/ IRC110.

ONLINE APPLICANT ASSESSOR OTHER

CONDITIONS

- SPECIAL INSPECTIONS ARE REQUIRED FOR THE FOLLOWING:
-
- • Excavation, Grading, and Site Preparation
- • Placement of Structural Fill and Compaction
- • Soil Bearing Verification
- • Foundation Drainage Installation
- • Concrete Construction, Including Reinforcement
- • Concrete Anchor Installation
- • Lateral Wood
- • Structural Masonry
- • Structural Steel Fabrication and Erection,
- • Welding (Welders Must Be WABO Certified)
- • Adhered Veneer
- • Prior to Final Inspection by the Building Division, Final Special Inspection Reports are Required From All Special Inspectors.
-
- Submit Special Inspection Field reports on a weekly basis to the City Building Department.
- Separate Permit Required For: Fire Connection, Fire Sprinkler, Fire Alarm.
- The current grease interceptor must be inspected when the vessel is pumped out and empty to ensure the vessel is in good condition prior to the Final being signed off. The vessel must pass a 24 hour leak test. Also, if the down-legs are currently not secured, the down-legs will be required to be secured with stainless steel unistrut and conduit holders (two per down-leg) below the water surface.
- Lot line stakes must be in place at the time of foundation/setback inspection.
- All new, extended, re-built or relocated electrical utility and/or service shall be placed underground.
- Obtain Electrical Permit from State Department of Labor & Industries. 425-290-1309
- Final approval on a project or final occupancy approval must be granted by the Building Official prior to use or occupancy of the building or structure. Check the job card for all required City inspections including final project approval and final occupancy inspections.
- Any request for alternate design, modification, variance or other administrative deviation (hereinafter "variance") from adopted codes, ordinances or policies must be specifically requested in writing and be called out and identified. Processing fees for such request shall be established by Council and shall be paid upon submittal and are non-refundable.
-
- Approval of any plat or plan containing provisions which do not comply with city code and for which a variance has not been specifically identified, requested and considered by the appropriate city official in accordance with the appropriate provision of city code or state law does not approve any items not to code specification.
- Sound/Noise originating from temporary construction sites as a result of construction activity are exempt from the noise limits of ECC Chapter 5.30 only during the hours of 7:00am to 6:00pm on weekdays and 10:00am and 6:00pm on Saturdays, excluding Sundays and Federal Holidays. At all other times the noise originating from construction sites/activities must comply with the noise limits of Chapter 5.30, unless a variance has been granted pursuant to ECC 5.30.120.
- Applicant, on behalf of his or her spouse, heirs, assigns, and successors in interests, agrees to indemnify defend and hold harmless the City of Edmonds, Washington, its officials, employees, and agents from any and all claims for damages of whatever nature, arising directly or indirectly from the issuance for this permit. Issuance of this permit shall not be deemed to modify, waive or reduce any requirements of any City ordinance nor limit in any way the City's ability to enforce any ordinance provision.
- Applicant shall repair/replace all damage to utilities or frontage improvements in City right-of-way per City standards that is caused by or occurs during the permitted project.

INSPECTIONS

THIS PERMIT AUTHORIZES ONLY THE WORK NOTED. THIS PERMIT COVERS WORK TO BE DONE ON PRIVATE PROPERTY ONLY. ANY CONSTRUCTION ON THE PUBLIC DOMAIN (CURBS, SIDEWALKS, DRIVEWAYS, MARQUEES, ETC.) WILL REQUIRE SEPARATE PERMISSION.

PERMIT TIME LIMIT: SEE ECDC 19.00.005(A)(6)

CALL FOR INSPECTIONS

BUILDING (425) 771-0220 EXT. 1333

ENGINEERING (425) 771-0220 EXT. 1326

FIRE (425) 775-7720

PUBLIC WORKS (425) 771-0235

PRE-TREATMENT (425) 672-5755

RECYCLING (425) 275-4801

When calling for an inspection please leave the following information: Permit Number, Job Site Address, Type of Inspection being requested, Contact Name and Phone Number, Date Preferred, and whether you prefer morning or afternoon.

- E-Pre-Con
- E-Erosion Control/Mobilization
- E-Traffic Control
- E-Storm Tightline
- E-Storm Connect to Stub
- E-Storm Detention System
- E-Pre-Water Main Connect, Trench
- E-Pre-Water Main Con, Valve Cluster
- E-Water Service Line
- E-Double Check Detector Assem Vault
- E-Remote Reader Installation
- E-RPBA with HotBox
- E-Driveway Form & Slope Ver.
- E-Access Slope & Width Verification
- E-Pavement Striping
- E-Trash Enclosure
- E-Engineering Final
- Asbuilt of Civil Site Improvements
- B-Preconstruction meeting
- B-Setbacks
- B-Footings
- B-Foundation Wall
- B-Foundation Drainage
- B-Isolated Footings/Piers
- B-Retaining Wall
- B-Slab Insulation
- B-Plumb Ground Work
- B-Plumb Rough In
- B-Gas Test/Pipe
- B-Mechanical Rough In
- B-Exterior Wall Sheathing
- B-Roof Sheathing
- B-Stucco
- B-Masonry
- B-Ceiling Grid
- B-Height Verification
- B-Framing
- B-Wall Insulation/Caulk
- B-Insulation/Energy
- B-Sheetrock Nail
- B-Plumbing Final
- B-Mechanical Final
- B-Building Final
- F-Extinguishers
- F-Fire Dept Inspection
- F-Addressing Visibility
- F-Fire Final
- P-Planning Final



CITY OF EDMONDS

121 5th AVENUE NORTH • EDMONDS, WA 98020 • (425) 771-0220 • FAX (425) 771-0221
Website: www.ci.edmonds.wa.us

MIKE COOPER
MAYOR

DEVELOPMENT SERVICES DEPARTMENT

Inc. 1890



SPECIAL INSPECTION AND TESTING AGREEMENT

Permit #: 2011-0196 Project: Panera Bread

Prior to issuance of a permit, this form must be completed in its entirety and returned to the City for approval. The completed form must have signatures of acknowledgment by all parties.

DUTIES AND RESPONSIBILITIES

Special Inspection Firm and Special Inspectors:

The Special Inspection firm of KRAZAN + ASSOCIATES will perform special inspection for the following types of work (separate forms must be submitted if more than one firm is to be employed):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Reinforced Concrete | <input type="checkbox"/> Spray applied Fireproofing |
| <input checked="" type="checkbox"/> Bolting in Concrete | <input type="checkbox"/> Smoke Control Systems |
| <input type="checkbox"/> Prestressed Concrete | <input checked="" type="checkbox"/> Lateral Wood |
| <input type="checkbox"/> Shotcrete | <input type="checkbox"/> Structural Observation |
| <input checked="" type="checkbox"/> Structural Masonry | <input checked="" type="checkbox"/> Grading/soils |
| <input checked="" type="checkbox"/> Structural Steel/Welding | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> High Strength Bolting | <input type="checkbox"/> Other _____ |

All individual inspectors to be employed on this project will be WABO certified for the type of work they are to inspect. If inspection is for work that is not covered by the WABO categories, or the inspector is not WABO certified, a detailed resume of the inspector and firm must be submitted. The resume must show that the inspector and the firm are qualified by education and experience to perform the work and testing required by the project design and specifications.

The work shall be inspected for conformance with the plans and specifications approved by the City. Revisions and addenda sheets will not be used for inspection, unless they have been approved by the City. Inspection records shall include:

- A daily record to be maintained on site, itemizing the inspections performed. Any nonconforming work shall be brought to the immediate attention of the contractor for resolution.
- A weekly report shall be submitted to the City, detailing the inspections and testing performed, listing any nonconforming work and resolution of nonconforming items.
- A final report shall be submitted to the building department prior to the Certificate of Occupancy being issued. This report will indicate that inspection and testing was completed in conformance with the approved plans, specifications and approved revisions or addenda. Any unresolved discrepancies must be detailed in the final report.

L:\Building New Folder 2010\Forms\Special inspection form.doc4/29/2011

RECEIVED

JUN 21 2011

DEVELOPMENT SERVICES CTR.
CITY OF EDMONDS



Inc. 1890

CITY OF EDMONDS

121 5th AVENUE NORTH • EDMONDS, WA 98020 • (425) 771-0220 • FAX (425) 771-0221
Website: www.ci.edmonds.wa.us

MIKE COOPER
MAYOR

DEVELOPMENT SERVICES DEPARTMENT

Contractor:

The contractor shall provide the special inspector or agency adequate notification of work requiring inspection. The City approved plan and specifications must be made available, at the jobsite for the use of the special inspector and the City inspector. The contractor shall maintain all daily inspection reports, on site, for review by all parties.

The special inspection functions are considered to be in addition to the normal inspections performed by the City and the contractor is responsible for contacting the City to schedule regular inspections. No concrete shall be poured or other work covered until approval is given by the City inspector.

Building Department:

The building department shall review any revisions and addenda. The City inspector will monitor the special inspection functions for compliance with the agreement and the approved plans. The City inspector shall be responsible for approving various stages of construction to be covered and for work to proceed.

Design Professionals:

The architect and/or engineer will clearly indicate on the plans and specifications the specific types of special inspection required, and shall include a schedule for inspection and testing. The architect and/or engineer will coordinate their revision and addenda process in such a way as to insure that all required City approvals are obtained, prior to work shown on the revisions being performed in the field.

Owner:

The project owner, or the architect or engineer acting as the owners agent, shall employ the special inspector or agency.

ENFORCEMENT

A failure of the special inspector or firm to perform in keeping with the requirements of the IBC, the approved plans and this document, may void this agreement and the Building Official's approval of the special inspector. In such a case a new special inspector and/or firm would need to be proposed for approval. A failure of the design and/or construction parties to perform in accordance with this agreement may result in a STOP WORK notice being posted on the project until nonconforming items have been resolved.

ACKNOWLEDGMENTS

I have read and agree to comply with the terms and conditions of this agreement.

Owner: PANERA, LLC Signature: [Signature] Date: 6/20/11

Contractor: WILCOX CONSTRUCTION, INC. Signature: [Signature] Date: 6/20/11

Arch/Eng: CARUSO TURLEY SCOTT, INC. Signature: [Signature] Date: 6/15/11
RICHARD TURLEY

Special Insp. KRAMAN + ASSOC. Signature: [Signature] Date: 5/10/11
JEFF MALLON

ACCEPTED FOR THE CITY OF EDMONDS BUILDING DEPT.

By: [Signature] Date: 6/21/11

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SPECIAL INSPECTION AND TESTING AGREEMENT

Permit #: 2011-0196 Project: Panera Bread

Prior to issuance of a permit, this form must be completed in its entirety and returned to the City for approval. The completed form must have signatures of acknowledgment by all parties.

DUTIES AND RESPONSIBILITIES

Special Inspection Firm and Special Inspectors:

The Special Inspection firm of KRAZAN + ASSOCIATES will perform special inspection for the following types of work (separate forms must be submitted if more than one firm is to be employed):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Reinforced Concrete | <input type="checkbox"/> Spray applied Fireproofing |
| <input checked="" type="checkbox"/> Bolting in Concrete | <input type="checkbox"/> Smoke Control Systems |
| <input type="checkbox"/> Prestressed Concrete | <input checked="" type="checkbox"/> Lateral Wood |
| <input type="checkbox"/> Shotcrete | <input type="checkbox"/> Structural Observation |
| <input checked="" type="checkbox"/> Structural Masonry | <input checked="" type="checkbox"/> Grading/soils |
| <input checked="" type="checkbox"/> Structural Steel/Welding | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> High Strength Bolting | <input type="checkbox"/> Other _____ |

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RESUB

JUN - 3 2011

BUILDING DEPARTMENT
CITY OF EDMONDS

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Owner:

The project owner, or the architect or engineer acting as the owners agent, shall employ the special inspector or agency.

ENFORCEMENT

A failure of the special inspector or firm to perform in keeping with the requirements of the IBC, the approved plans and this document, may void this agreement and the Building Official's approval of the special inspector. In such a case a new special inspector and/or firm would need to be proposed for approval. A failure of the design and/or construction parties to perform in accordance with this agreement may result in a STOP WORK notice being posted on the project until nonconforming items have been resolved.

ACKNOWLEDGMENTS

I have read and agree to comply with the terms and conditions of this agreement.

Owner: _____ Signature _____ Date _____

Contractor: _____ Signature _____ Date: _____

Arch/Eng: _____ Signature _____ Date: _____

Special Insp. KRAMAN + ASSOC. Signature  Date: 5/10/11

ACCEPTED FOR THE CITY OF EDMONDS BUILDING DEPT.

By: _____ Date: _____

BLD 2011 0196

PERMIT # 11-196 – PANERA BREAD CAFÉ #1515

HEIGHT CHECK VERIFICATION

I surveyed the building roof elevation as-built on Nov. 16th, 2011, and found it to be at 394.47 feet.

The design finished floor elevation for the new building is 368.46 feet which matches the finished floor elevation of the old building according to the Pre-Construction A.L.T.A./A.C.S.M. Title Survey for Commercial Due Diligence Services, by Matthew Anthony Ruetters (Washington PLS #41965), dated Dec. 22nd, 2010.

From my calculations from said survey, the average grade of the building pad was 368.00 feet.

In conclusion, since the as-built building height is 23.46 feet and is not within 12 inches of the maximum height permitted for zone CG, which is 60 feet, an Elevation Survey is not required.



A.S.P.I.
4532-B Evergreen Way
Everett, WA 98208
425-252-1884

I:\JOBS\2011\211084-PANERA-EDMONDS\DOCUMENTS\HT VERIFICATION.doc; 11/22/2011

MICROFILM

Krazan & ASSOCIATES, INC.

GEOTECHNICAL ENGINEERING • ENVIRONMENTAL ENGINEERING
CONSTRUCTION TESTING & INSPECTION
FORENSIC INVESTIGATION

December 15, 2011

KA No. 096-11205
Permit No. BLD2011-0196

Mr. Mark Etherington (E-Mail)
PANERA BREAD, LLC
3630 S. Geyer Road, Suite #100
Sunset Hills, MO 63127

**RE: Geotechnical Special Inspections Final Letter
Panera Bread #1515
7935 244th Street
Edmonds, Washington**

Dear Mr. Etherington,

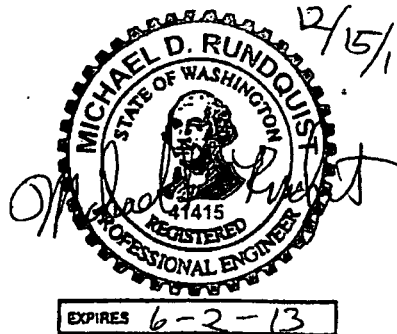
In accordance with your request and authorization, we have performed periodic geotechnical special inspection services for the above referenced project. The special inspections for this project were:

- Auger Cast Pile Installation
- Pin Pile Installation
- Final Erosion Control

To the best of our knowledge, the deep foundations have been installed in general accordance with the approved plans and specifications our recommendations.

If you have any questions, or if we can be of further assistance, please do not hesitate to contact our office at (425) 485-5519.

Respectfully submitted,
KRAZAN & ASSOCIATES, INC.



Michael D. Rundquist
Senior Project Manager

MDR/

c.c. WILCOX CONSTRUCTION (EMAIL)
CITY OF EDMONDS

RECEIVED

DEC 16 2011

DEVELOPMENT SERVICES CTR.
CITY OF EDMONDS

11715 North Creek Parkway South C-106 Bothell, Washington 98011 • (425) 485-5519 • FAX (425) 485-6837
With Offices Serving the Western United States

00611205 Geotech Final Letter.doc

MICROFILM

GEOTECHNICAL ENGINEERING • ENVIRONMENTAL ENGINEERING
CONSTRUCTION TESTING & INSPECTION
FORENSIC INVESTIGATION

December 15, 2011

KA No. 096-11205
Permit No. BLD2011-0196

Mr. Mark Etherington (E-Mail)

PANERA BREAD, LLC
3630 S. Geyer Road, Suite #100
Sunset Hills, MO 63127

RE: FINAL LETTER
Panera Bread #1515
7935 244th Street
Edmonds, Washington

Dear Mr. Etherington,


In accordance with your request and authorization, we have performed periodic special testing and inspection services for the above referenced project. The special inspections for this project were:

- Lateral Framing
- Proprietary Anchor
- Reinforced Concrete
- Structural Steel Erection

To the best of our knowledge, the above referenced items have been found to be in general accordance with the approved plans and specifications.

If you have any questions, or if we can be of further assistance, please do not hesitate to contact our office at (425) 485-5519.

Respectfully submitted,
KRAZAN & ASSOCIATES, INC.


Jeffrey S. Mercer
Operations Manager
Pacific Northwest Division

JSM/lm

C.C. WILCOX CONSTRUCTION (EMAIL)
CITY OF EDMONDS

RECEIVED

DEC 16 2011

DEVELOPMENT SERVICES CTR.
CITY OF EDMONDS

MICROFILM



CITY OF EDMONDS

121 5TH AVENUE NORTH - EDMONDS, WA 98020
 PHONE: (425) 771-0220 - FAX: (425) 771-0221

STATUS: ISSUED 7/20/2011

Permit #: **BLD20110429**

BUILDING PERMIT

Expiration Date: 7/20/2012

Project Address: **7929 LAKE BALLINGER WAY SW,
 EDMONDS**

Parcel No: 00491100001302

PROPERTY OWNER	APPLICANT	CONTRACTOR
BARLEE'S SUZAN LLC 4025 196TH ST SW LYNNWOOD, WA 98036 () - EXT:	PANERA BREAD JENNIFER PATTERSON 2350 AIRPORT FRWY., SUITE 150 BEFORD, TX 76022 (817) 391-3970 EXT.	WILCOX CONSTRUCTION INC 234 5TH AVE S EDMONDS, WA 98020 (425) 774-4185 EXT: LICENSE #: WILCOC*104Q0 EXP:12/10/2011

JOB DESCRIPTION

DEMO EXISTING RESTAURANT

VALUATION: \$0.00

PERMIT TYPE: Commercial	PERMIT GROUP: 23 - Demolition
GRADING: N CYDS: 0	TYPE OF CONSTRUCTION:
RETAINING WALL ROCKERY: N	OCCUPANT GROUP:
	OCCUPANT LOAD:
FENCE: N (0 X 0 FT.)	CODE: 09
OTHER: N ----- OTHER DESC:	ZONE: CG
NUMBER OF STORIES: 0	VESTED DATE:
NUMBER OF DWELLING UNITS: 0	LOT #:

EXISTING AREA				PROPOSED AREA			
BASEMENT: 0	1ST FLOOR: 0	2ND FLOOR: 0		BASEMENT: 0	1ST FLOOR: 0	2ND FLOOR: 0	
3RD FLOOR: 0	GARAGE: 0	DECK: 0	OTHER: 0	3RD FLOOR: 0	GARAGE: 0	DECK: 0	OTHER: 0

FRONT SETBACK		SIDE SETBACK		REAR SETBACK	
REQUIRED:	PROPOSED:	REQUIRED:	PROPOSED:	REQUIRED:	PROPOSED:
HEIGHT ALLOWED: 0	PROPOSED: 0	REQUIRED:	PROPOSED:	REQUIRED:	PROPOSED:
SETBACK NOTES:					

PERMIT APPROVAL

I AGREE TO COMPLY WITH CITY AND STATE LAWS REGULATING CONSTRUCTION AND IN DOING THE WORK AUTHORIZED THEREBY, NO PERSON WILL BE EMPLOYED IN VIOLATION OF THE LABOR CODE OF THE STATE OF WASHINGTON RELATING TO WORKMEN'S COMPENSATION INSURANCE AND RCW 18.27.
 THIS APPLICATION IS NOT A PERMIT UNTIL SIGNED BY THE BUILDING OFFICIAL OR HIS/HER DEPUTY AND ALL FEES ARE PAID.

Rachel Adams Rachel Adams 7-20-11 *OMA* 7-20-11
 Signature Print Name Date Released By Date

ATTENTION

IT IS UNLAWFUL TO USE OR OCCUPY A BUILDING OR STRUCTURE UNTIL A FINAL INSPECTION HAS BEEN MADE AND APPROVAL OR A CERTIFICATE OF OCCUPANCY HAS BEEN GRANTED. UBC109/IBC110/IRC110.

ONLINE APPLICANT ASSESSOR OTHER

CONDITIONS

- DEMOLITION OF BUILDING-STRUCTURE ONLY. NO DEMOLITION IN RIGHT-OF-WAY UNDER THIS PERMIT.
- *Pre-inspection required.
- *Street to be cleaned of debris.
- *Side sewer must be capped at property line.
- *Water Service must be disconnected from Water meter and or hose bib with AVB installed.
- *Dump at approved dump site only.
- *See demolition inspection checklist on back of job card for inspection requirements.
- Final approval on a project or final occupancy approval must be granted by the Building Official prior to use or occupancy of the building or structure. Check the job card for all required City inspections including final project approval and final occupancy inspections.
- Any request for alternate design, modification, variance or other administrative deviation (hereinafter "variance") from adopted codes, ordinances or policies must be specifically requested in writing and be called out and identified. Processing fees for such request shall be established by Council and shall be paid upon submittal and are non-refundable.
- Approval of any plat or plan containing provisions which do not comply with city code and for which a variance has not been specifically identified, requested and considered by the appropriate city official in accordance with the appropriate provision of city code or state law does not approve any items not to code specification.
- Sound/Noise originating from temporary construction sites as a result of construction activity are exempt from the noise limits of ECC Chapter 5.30 only during the hours of 7:00am to 6:00pm on weekdays and 10:00am and 6:00pm on Saturdays, excluding Sundays and Federal Holidays. At all other times the noise originating from construction sites/activities must comply with the noise limits of Chapter 5.30, unless a variance has been granted pursuant to ECC 5.30.120.
- Applicant, on behalf of his or her spouse, heirs, assigns, and successors in interests, agrees to indemnify defend and hold harmless the City of Edmonds, Washington, its officials, employees, and agents from any and all claims for damages of whatever nature, arising directly or indirectly from the issuance for this permit. Issuance of this permit shall not be deemed to modify, waive or reduce any requirements of any City ordinance nor limit in any way the City's ability to enforce any ordinance provision.

INSPECTIONS

THIS PERMIT AUTHORIZES ONLY THE WORK NOTED. THIS PERMIT COVERS WORK TO BE DONE ON PRIVATE PROPERTY ONLY. ANY CONSTRUCTION ON THE PUBLIC DOMAIN (CURBS, SIDEWALKS, DRIVEWAYS, MARQUEES, ETC.) WILL REQUIRE SEPARATE PERMISSION.

PERMIT TIME LIMIT: SEE ECDC 19.00.005(A)(6)

CALL FOR INSPECTIONS

BUILDING (425) 771-0220 EXT. 1333	ENGINEERING (425) 771-0220 EXT. 1326	FIRE (425) 775-7720
PUBLIC WORKS (425) 771-0235	PRE-TREATMENT (425) 672-5755	RECYCLING (425) 275-4801

When calling for an inspection please leave the following information: Permit Number, Job Site Address, Type of Inspection being requested, Contact Name and Phone Number, Date Preferred, and whether you prefer morning or afternoon.

- E-Pre-Demolition Sewer Cap
- E-Pre-Demo Water Serv Discnct/AVB
- E-Pre-Demo Erosion Control
- E-Engineering Final Demo
- B-Final Demolition



CITY OF EDMONDS

121 5TH AVENUE NORTH - EDMONDS, WA 98020
 PHONE: (425) 771-0220 - FAX: (425) 771-0221

STATUS: ISSUED 8/23/2011

Permit #: **BLD20110286**

BUILDING PERMIT

Expiration Date: 2/23/2012

Project Address: **7929 LAKE BALLINGER WAY SW,
 EDMONDS**

Parcel No: 00491100001302

PROPERTY OWNER	APPLICANT	CONTRACTOR
PANERA BREAD SUZAN LLC 4025 196TH ST SW LYNNWOOD, WA 98036- () - Ext.	PHOENIX SIGN CO 112 CLEMANS RD MONTESANO, WA 98563- (360) 532-1111 Ext.	PHOENIX SIGN CO 112 CLEMANS RD MONTESANO, WA 98563- (360) 532-1111 Ext. LICENSE #: PHOENSC923TG EXP:

JOB DESCRIPTION

INSTALL 8 SIGNS AND 103 LF AWNINGS.

REVISED 6/3: NOW APPLICATION ONLY SHOWS TWO WALL SIGNS PLUS REFACING EXISTIGN PYLON. OTHER INCIDENTAL SIGNAGE SHOWN IS NOT COUNTED TOWARDS TOTALS. - GINA

VALUATION: \$5,000.00

PERMIT TYPE: Commercial	PERMIT GROUP: 63 - Sign		
GRADING: N CYDS: 0	TYPE OF CONSTRUCTION: SIGN		
RETAINING WALL ROCKERY: N	OCCUPANT GROUP:		
	OCCUPANT LOAD:		
FENCE: N (0 X 0 FT.)	CODE: 2009		
OTHER: N ----- OTHER DESC:	ZONE: CG		
NUMBER OF STORIES: 0	VESTED DATE:		
NUMBER OF DWELLING UNITS: 0	LOT #:		
EXISTING AREA		PROPOSED AREA	
BASEMENT: 0	1ST FLOOR: 0	2ND FLOOR: 0	
3RD FLOOR: 0	GARAGE: 0	DECK: 0	OTHER: 0

COMPLETED

FRONT SETBACK		SIDE SETBACK		REAR SETBACK	
REQUIRED:	PROPOSED:	REQUIRED:	PROPOSED:	REQUIRED:	PROPOSED:
HEIGHT ALLOWED: 0	PROPOSED: 0	REQUIRED:	PROPOSED:		
SETBACK NOTES:					

PERMIT APPROVAL

I AGREE TO COMPLY WITH CITY AND STATE LAWS REGULATING CONSTRUCTION AND IN DOING THE WORK AUTHORIZED THEREBY, NO PERSON WILL BE EMPLOYED IN VIOLATION OF THE LABOR CODE OF THE STATE OF WASHINGTON RELATING TO WORKMEN'S COMPENSATION INSURANCE AND RCW 18.27.
 THIS APPLICATION IS NOT A PERMIT UNTIL SIGNED BY THE BUILDING OFFICIAL OR HIS/HER DEPUTY AND ALL FEES ARE PAID.

Signature: *By Mail* Print Name: _____ Date: _____ Released By: *MMH 8-23-11* Date: _____

ATTENTION

IT IS UNLAWFUL TO USE OR OCCUPY A BUILDING OR STRUCTURE UNTIL A FINAL INSPECTION HAS BEEN MADE AND APPROVAL OR A CERTIFICATE OF OCCUPANCY HAS BEEN GRANTED. UBC109/IBC110/IRC110.

ONLINE APPLICANT ASSESSOR OTHER

CONDITIONS

- All new, extended, re-built or relocated electrical utility and/or service shall be placed underground.
- Final approval on a project or final occupancy approval must be granted by the Building Official prior to use or occupancy of the building or structure. Check the job card for all required City inspections including final project approval and final occupancy inspections.
- Any request for alternate design, modification, variance or other administrative deviation (hereinafter "variance") from adopted codes, ordinances or policies must be specifically requested in writing and be called out and identified. Processing fees for such request shall be established by Council and shall be paid upon submittal and are non-refundable.
- Approval of any plat or plan containing provisions which do not comply with city code and for which a variance has not been specifically identified, requested and considered by the appropriate city official in accordance with the appropriate provision of city code or state law does not approve any items not to code specification.
- Sound/Noise originating from temporary construction sites as a result of construction activity are exempt from the noise limits of ECC Chapter 5.30 only during the hours of 7:00am to 6:00pm on weekdays and 10:00am and 6:00pm on Saturdays, excluding Sundays and Federal Holidays. At all other times the noise originating from construction sites/activities must comply with the noise limits of Chapter 5.30, unless a variance has been granted pursuant to ECC 5.30.120.
- Applicant, on behalf of his or her spouse, heirs, assigns, and successors in interests, agrees to indemnify defend and hold harmless the City of Edmonds, Washington, its officials, employees, and agents from any and all claims for damages of whatever nature, arising directly or indirectly from the issuance for this permit. Issuance of this permit shall not be deemed to modify, waive or reduce any requirements of any City ordinance nor limit in any way the City's ability to enforce any ordinance provision.

INSPECTIONS

THIS PERMIT AUTHORIZES ONLY THE WORK NOTED. THIS PERMIT COVERS WORK TO BE DONE ON PRIVATE PROPERTY ONLY. ANY CONSTRUCTION ON THE PUBLIC DOMAIN (CURBS, SIDEWALKS, DRIVEWAYS, MARQUEES, ETC.) WILL REQUIRE SEPARATE PERMISSION.

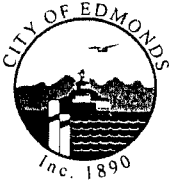
PERMIT TIME LIMIT: SEE ECDC 19.00.005(A)(6)

CALL FOR INSPECTIONS

BUILDING (425) 771-0220 EXT. 1333	ENGINEERING (425) 771-0220 EXT. 1326	FIRE (425) 775-7720
PUBLIC WORKS (425) 771-0235	PRE-TREATMENT (425) 672-5755	RECYCLING (425) 275-4801

When calling for an inspection please leave the following information: Permit Number, Job Site Address, Type of Inspection being requested, Contact Name and Phone Number, Date Preferred, and whether you prefer morning or afternoon.

- B-Footings
- B-Building Final



CITY OF EDMONDS

121 5TH AVENUE NORTH - EDMONDS, WA 98020
 PHONE: (425) 771-0220 - FAX: (425) 771-0221

STATUS: ISSUED 10/24/2011

Permit #: **BLD20110858**

BUILDING PERMIT

Expiration Date: 10/24/2012

Project Address: **7929 LAKE BALLINGER WAY SW,
 EDMONDS**

Parcel No: 00491100001302

PROPERTY OWNER	APPLICANT	CONTRACTOR
PANERA, LLC LLC SUZAN 4025 196TH ST SW LYNNWOOD, WA 98036	RELIANCE FIRE PROTECTION INC P O Box 428 Preston, WA 98050 (206) 682-6636	RELIANCE FIRE PROTECTION INC P O Box 428 Preston, WA 98050 (206) 682-6636 LICENSE #: RELIAFP102L1 EXP: 7/12/2013

JOB DESCRIPTION

FIRE CONNECTION PERMIT.

VALUATION: \$0.00

COMPLETED

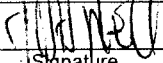
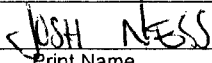
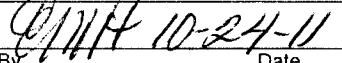
PERMIT TYPE: Commercial	PERMIT GROUP: 56 - Fire Connection
GRADING: N CYDS: 0	TYPE OF CONSTRUCTION:
RETAINING WALL ROCKERY: N	OCCUPANT GROUP:
FENCE: N (0 X 0 FT.)	OCCUPANT LOAD:
OTHER: N ----- OTHER DESC:	CODE:
NUMBER OF STORIES: 0	ZONE:
NUMBER OF DWELLING UNITS: 0	VESTED DATE:
	LOT #:

EXISTING AREA				PROPOSED AREA			
BASEMENT: 0	1ST FLOOR: 0	2ND FLOOR: 0		BASEMENT: 0	1ST FLOOR: 0	2ND FLOOR: 0	
3RD FLOOR: 0	GARAGE: 0	DECK: 0	OTHER: 0	3RD FLOOR: 0	GARAGE: 0	DECK: 0	OTHER: 0

FRONT SETBACK		SIDE SETBACK		REAR SETBACK	
REQUIRED:	PROPOSED:	REQUIRED:	PROPOSED:	REQUIRED:	PROPOSED:
HEIGHT ALLOWED: 0	PROPOSED: 0	REQUIRED:	PROPOSED:		
SETBACK NOTES:					

PERMIT APPROVAL

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 Signature Print Name Date Released By Date

ATTENTION

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ONLINE
 APPLICANT
 ASSESSOR
 OTHER

CONDITIONS

- Final approval on a project or final occupancy approval must be granted by the Building Official prior to use or occupancy of the building or structure. Check the job card for all required City inspections including final project approval and final occupancy inspections.
- Any request for alternate design, modification, variance or other administrative deviation (hereinafter "variance") from adopted codes, ordinances or policies must be specifically requested in writing and be called out and identified. Processing fees for such request shall be established by Council and shall be paid upon submittal and are non-refundable.
- Approval of any plat or plan containing provisions which do not comply with city code and for which a variance has not been specifically identified, requested and considered by the appropriate city official in accordance with the appropriate provision of city code or state law does not approve any items not to code specification.
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- Applicant, on behalf of his or her spouse, heirs, assigns, and successors in interests, agrees to indemnify defend and hold harmless the City of Edmonds, Washington, its officials, employees, and agents from any and all claims for damages of whatever nature, arising directly or indirectly from the issuance for this permit. Issuance of this permit shall not be deemed to modify, waive or reduce any requirements of any City ordinance nor limit in any way the City's ability to enforce any ordinance provision.

INSPECTIONS

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PERMIT TIME LIMIT: SEE ECDC 19.00.005(A)(6)

CALL FOR INSPECTIONS

BUILDING (425) 771-0220 EXT. 1333	ENGINEERING (425) 771-0220 EXT. 1326	FIRE (425) 775-7720
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PUBLIC WORKS (425) 771-0235	PRE-TREATMENT (425) 672-5755	RECYCLING (425) 275-4801
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When calling for an inspection please leave the following information: Permit Number, Job Site Address, Type of Inspection being requested, Contact Name and Phone Number, Date Preferred, and whether you prefer morning or afternoon.

- E-Cross Connection Final
- E-Engineering Final
- F-Fire Connection Installation
- F-Fire Connection Thrust Blocking
- F-Fire Connection Pressure Test
- F-Fire Final



CITY OF EDMONDS

121 5TH AVENUE NORTH - EDMONDS, WA 98020
 PHONE: (425) 771-0220 - FAX: (425) 771-0221

STATUS: ISSUED 11/29/2011

Permit #: **BLD20110947**

BUILDING PERMIT

Expiration Date: **5/29/2011**

Project Address: **7929 LAKE BALLINGER WAY SW,
 EDMONDS**

Parcel No: 00491100001302

PROPERTY OWNER	APPLICANT	CONTRACTOR
PANERA BREAD - LLC SUZAN 4025 196TH ST SW LYNNWOOD, WA 98036	FIRE PROTECTION INC 1730 GIBSON ROAD EVERETT, WA 98204 (425) 290-9600	FIRE PROTECTION INC 1730 GIBSON ROAD EVERETT, WA 98204 (425) 290-9600 LICENSE #: FIREPI*021ML EXP:7/13/2012

JOB DESCRIPTION

INSTALL A FIRE ALARM SYSTEM

VALUATION: \$0.00

COMPLETED

PERMIT TYPE: Commercial	PERMIT GROUP: 79 - Fire Alarm		
GRADING: N CYDS: 0	TYPE OF CONSTRUCTION:		
RETAINING WALL ROCKERY: N	OCCUPANT GROUP:		
FENCE: N (0 X 0 FT)	OCCUPANT LOAD:		
OTHER: N ----- OTHER DESC:	CODE: 09		
NUMBER OF STORIES: 0	ZONE:		
NUMBER OF DWELLING UNITS: 0	VESTED DATE:		
	LOT #:		
EXISTING AREA		PROPOSED AREA	
BASEMENT: 0	1ST FLOOR: 0	2ND FLOOR: 0	BASEMENT: 0
3RD FLOOR: 0	GARAGE: 0	DECK: 0	1ST FLOOR: 0
OTHER: 0			2ND FLOOR: 0
			3RD FLOOR: 0
			GARAGE: 0
			DECK: 0
			OTHER: 0

FRONT SETBACK		SIDE SETBACK		REAR SETBACK	
REQUIRED:	PROPOSED:	REQUIRED:	PROPOSED:	REQUIRED:	PROPOSED:
HEIGHT ALLOWED: 0	PROPOSED: 0	REQUIRED:	PROPOSED:		
SETBACK NOTES:					

PERMIT APPROVAL

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 THIS APPLICATION IS NOT A PERMIT UNTIL SIGNED BY THE BUILDING OFFICIAL OR HIS/HER DEPUTY AND ALL FEES ARE PAID.

Rees Signature Anthony Rees Print Name 11/29/11 Date Released By *[Signature]* 11-29-11 Date

ATTENTION

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ONLINE APPLICANT ASSESSOR OTHER

CONDITIONS

- Final approval on a project or final occupancy approval must be granted by the Building Official prior to use or occupancy of the building or structure. Check the job card for all required City inspections including final project approval and final occupancy inspections.
- Any request for alternate design, modification, variance or other administrative deviation (hereinafter "variance") from adopted codes, ordinances or policies must be specifically requested in writing and be called out and identified. Processing fees for such request shall be established by Council and shall be paid upon submittal and are non-refundable.
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INSPECTIONS

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PERMIT TIME LIMIT: SEE ECDC 19.00.005(A)(6)

CALL FOR INSPECTIONS

BUILDING (425) 771-0220 EXT. 1333	ENGINEERING (425) 771-0220 EXT. 1326	FIRE (425) 775-7720
PUBLIC WORKS (425) 771-0235	PRE-TREATMENT (425) 672-5755	RECYCLING (425) 275-4801

When calling for an inspection please leave the following information: Permit Number, Job Site Address, Type of Inspection being requested, Contact Name and Phone Number, Date Preferred, and whether you prefer morning or afternoon.

- F-Fire Alarm System Acceptance



CITY OF EDMONDS

121 5TH AVENUE NORTH - EDMONDS, WA 98020
 PHONE: (425) 771-0220 - FAX: (425) 771-0221

STATUS: ISSUED 12/2/2011

Permit #: **BLD20110891**

BUILDING PERMIT

Expiration Date: 12/2/2012

Project Address: **7929 LAKE BALLINGER WAY SW,
 EDMONDS**

Parcel No: 00491100001302

PROPERTY OWNER	APPLICANT	CONTRACTOR
PANERA LLC SUZAN 4025 196TH ST SW LYNNWOOD, WA 98036	RELIANCE FIRE PROTECTION MIKE IRISH PO BOX 428 PRESTON, WA 98050 (206) 682-6636	RELIANCE FIRE PROTECTION PO BOX 428 PRESTON, WA 98050 (206) 682-6636 LICENSE #: EXP:

JOB DESCRIPTION

NEW FIRE SPRINKLER

COMPLETED

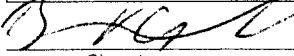
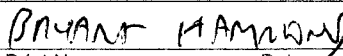
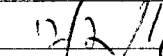
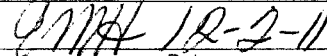
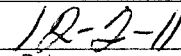
VALUATION: \$11,000.00

PERMIT TYPE Commercial	PERMIT GROUP: 30 - Fire Sprinkler		
GRADING: N CYDS: 0	TYPE OF CONSTRUCTION:		
RETAINING WALL ROCKERY: N	OCCUPANT GROUP:		
	OCCUPANT LOAD:		
FENCE N (0 X 0 FT)	CODE 09		
OTHER: N ----- OTHER DESC:	ZONE:		
NUMBER OF STORIES: 0	VESTED DATE:		
NUMBER OF DWELLING UNITS: 0	LOT #:		
EXISTING AREA		PROPOSED AREA	
BASEMENT: 0 1ST FLOOR: 0 2ND FLOOR: 0	BASEMENT: 0 1ST FLOOR: 0 2ND FLOOR: 0		
3RD FLOOR: 0 GARAGE: 0 DECK: 0 OTHER: 0	3RD FLOOR: 0 GARAGE: 0 DECK: 0 OTHER: 0		

FRONT SETBACK		SIDE SETBACK		REAR SETBACK	
REQUIRED:	PROPOSED:	REQUIRED	PROPOSED:	REQUIRED:	PROPOSED:
HEIGHT ALLOWED: 0	PROPOSED: 0	REQUIRED	PROPOSED:		
SETBACK NOTES:					

PERMIT APPROVAL

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 Signature
 
 Print Name
 
 Date
 
 Released By
 
 Date

ATTENTION

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ONLINE
 APPLICANT
 ASSESSOR
 OTHER _____

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PERMIT TIME LIMIT: SEE ECDC 19.00.005(A)(6)

CALL FOR INSPECTIONS

BUILDING (425) 771-0220 EXT. 1333	ENGINEERING (425) 771-0220 EXT. 1326	FIRE (425) 775-7720
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PUBLIC WORKS (425) 771-0235	PRE-TREATMENT (425) 672-5755	RECYCLING (425) 275-4801
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When calling for an inspection please leave the following information: Permit Number, Job Site Address, Type of Inspection being requested, Contact Name and Phone Number, Date Preferred, and whether you prefer morning or afternoon.

- F-Fire Sprinkler Insulation
- F-Fire Sprinkler Pressure Test
- F-Fire Sprinkler Acceptance



CITY OF EDMONDS

121 5th AVENUE NORTH • EDMONDS, WA 98020 • (425) 771-0220 • FAX (425) 771-0221
Website: www.ci.edmonds.wa.us

MIKE COOPER
MAYOR

DEVELOPMENT SERVICES DEPARTMENT

December 21, 2011

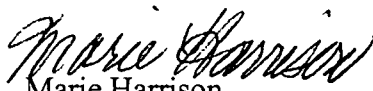
Travelers Casualty and Surety Company of America
Sandra L. Ham, Attorney-In-Fact
One Tower Square
Hartford, CT 06183

**Re: Performance Bond Account #105634588, Panera, LLC at 7929 Lake
Ballinger Way, Edmonds WA**

Dear Sir or Madam:

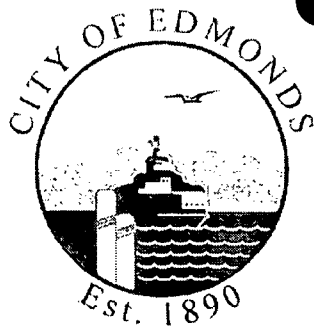
The City of Edmonds hereby authorizes the release \$9,775.55 from the above referenced Performance Bond. The performance bond has been replaced with a two year maintenance bond which must be held in place until written City approval has been sent to the financial institution, authorizing release. All interested City departments have approved the release of the Performance Bond.

Sincerely,


Marie Harrison
Senior Permit Coordinator

Cc: Applicant
File

L/Temp/DST's/MasterLetters/ReleasePerformance02/01



Date Posted 07/18/2011

Date Expires _____

Bond Number 105634688

City of Edmonds

121 5th Avenue North · Edmonds · WA 98020 (425) 771-0220 Fax (425) 771-0221

Website: www.ci.edmonds.wa.us

DEVELOPMENT SERVICES DEPARTMENT

Planning · Building · Engineering

PERFORMANCE BOND/BONDING COMPANY

Edmonds Building Permit No. BLD20110196

Project Address 7929 Lake Ballinger Way

Developer/Owner Wilcox Construction, Inc. / Panera, LLC

WHEREAS, Panera, LLC, hereinafter referred to as "the Principal", has applied to the City of Edmonds, hereinafter referred to as "the City", to construct the project known as Panera Bread Cafe 1515 on a site located at 7929 Lake Ballinger Way within the City of Edmonds, and

WHEREAS, the City approved the requested action and,

WHEREAS, the approval granted by the City and the provisions of the Edmonds Development Code require certain improvements to be made in connection with construction of the project, and whereas the improvements are shown on the approved site plan and other required plans and are further defined by the conditions identified in the City file,

NOW, THEREFORE, the undersigned Principal and bonding company, Travelers Casualty and Surety Company of America, a corporation authorized to transact surety business in the State of Washington, hereinafter referred to as "the Surety", agree and bind themselves, their heirs, executors, administrators and assigns, unto the City in the sum of Nine Thousand Seven Hundred Seventy Five & 55/100 \$ 9,775.55, lawful money of the United States, according to the following terms and conditions:

1) If the Principal does not complete all improvements required by the above-referenced conditions, plans, and file within 12 months (not to exceed 24 months), then the Surety shall, upon the demand of the City, remit to the City within ten (10) days of receipt of said demand the amount of this bond or such lesser amount as may be specified in the demand.

2) In the event the Principal fails to complete all of the above referenced improvements within the time period specified by the City, its employees and agents shall have the right at their sole election to enter onto said property described above for the purpose of completing the improvements. This provision shall not be construed as creating an obligation on the part of the City or its representatives to complete such improvements.

3) In the event any lawsuit is instituted by the City of Edmonds, the Principal or the Surety to enforce the terms of this bond or to determine the rights of any party hereunder, the prevailing party in such litigation shall be entitled to recover from the losing party its costs, including reasonable attorneys' fees, incurred as a result of such lawsuit.

4) This bond shall remain in full force and effect until the obligations secured hereby have been fully performed and a bond guaranteeing maintenance of all improvements for a period of two (2) years from acceptance has been submitted to the City in an amount to be determined by the City, of the cost of the improvements and in a form suitable to the City, and until released in writing by the City at the request of the Surety or the Principal upon expiration of the period specified in the above paragraph.

DATED this <u>18th</u> day of <u>July</u> , 2011	
<u>Travelers Casualty and Surety Company of America</u>	<u>Panera, LLC</u>
<u>Sandra L. Ham</u>	<u>[Signature]</u>
Bonding Company	Developer/Owner/Principal
<u>Sandra L. Ham, Attorney-In-Fact</u>	<u>KENNETH SISK</u>
Officer/Title	Print Name
<u>One Tower Square, Hartford, CT 06183</u>	<u>3630 S. Geyer Rd., Ste. 100, Sunset Hills, MO 63127</u>
Mailing Address	Mailing Address
<u>105634688</u>	<u>314-984-2614</u>
Bond Number	Telephone Number

BONDING COMPANY SURETY ACKNOWLEDGMENT

STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS CITY)

On this 18th day of July, 2011, before me, the under-signed, a Notary Public in and for the State of Missouri, duly commissioned and sworn, personally appeared Sandra L. Ham to me known to be the Attorney-In-Fact of Travelers Casualty and Surety Company of America, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that Sandra L. Ham was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

[Signature]
NOTARY PUBLIC in and for the
State of Missouri, residing at
St. Charles, MO

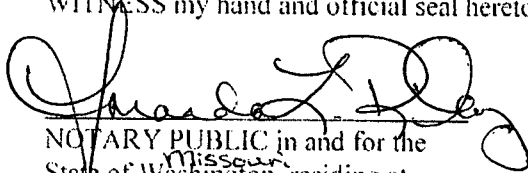
DEBRA C. SCHNEIDER
Notary Public/Notary Seal
State of Missouri
St. Charles County
COMMISSION #07419088
My Commission Expires: 11/05/2011

DEVELOPER/OWNER ACKNOWLEDGEMENT

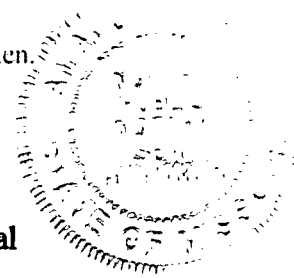
Missouri
STATE OF ~~WASHINGTON~~)
) ss.
COUNTY OF St. Louis)

On this 18th day of July, 2011, before me, the under-signed, a Notary Public in and for the State of ~~Washington~~ Missouri, duly commissioned and sworn, personally appeared Kenneth Sisk to me known to be the VP of Construction of Panera, LLC, the general ~~partnership~~ corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said ~~partnership~~ corporation, for the uses and purposes therein mentioned, and on oath stated that Kenneth Sisk was authorized to execute said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.


NOTARY PUBLIC in and for the
State of ~~Washington~~ Missouri, residing at
St. Louis

AMANDA L. RILEY
Notary Public - Notary Seal
State of Missouri
St. Louis City
My Commission Expires 2/15/2014
Commission # 10839953



TRAVELERS

POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 221904

Certificate No. 003625111

KNOW ALL MEN BY THESE PRESENTS: That St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company and St. Paul Mercury Insurance Company are corporations duly organized under the laws of the State of Minnesota, that Farmington Casualty Company, Travelers Casualty and Surety Company, and Travelers Casualty and Surety Company of America are corporations duly organized under the laws of the State of Connecticut, that United States Fidelity and Guaranty Company is a corporation duly organized under the laws of the State of Maryland, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Pamela A. Beelman, Heidi A. Notheisen, Cynthia L. Choren, Debra C. Schneider, JoAnn R. Frank, Karen L. Roider, and Sandra L. Ham

of the City of St. Louis, State of Missouri, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 23rd day of April, 2010.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: George W. Thompson
George W. Thompson, Senior Vice President

On this the 23rd day of April, 2010, before me personally appeared George W. Thompson, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.
My Commission expires the 30th day of June, 2011.



Marie C. Tetreault
Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kori M. Johanson, the undersigned, Assistant Secretary, of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 18th day of July, 2011

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER

Kori M. Johanson
Kori M. Johanson, Assistant Secretary



To verify the authenticity of this Power of Attorney, call 1-800-421-3880 or contact us at www.travelersbond.com. Please refer to the Attorney-In-Fact number, the above-named individuals and the details of the bond to which the power is attached.



8250 - 165th Avenue NE
Suite 100
Redmond, WA 98052-6628
T 425-883-4134
F 425-867-0898
www.tsinw.com

January 26, 2011

Mark Etherington, Sr. Development Project Manager
Panera, LLC
3630 S. Geyer Rd., Suite 100
Sunset Hills, MO 63127

APPROVED BY ENGINEERING

[Handwritten signature]

Date: 5/17/11

APPROVED BY ENGINEERING

Subject: Panera Bread, Edmonds, WA – Access Analysis – Traffic Analysis

Dear Mr. Etherington,

Thank you for asking TSI to evaluate the operation of the driveway serving your proposed restaurant site at 7935 - 244th St. SW, in Edmonds Washington. Attachment 1 is an aerial photograph of the immediate area with an inset illustrating the proposed site plan.

This letter report briefly summarizes the purpose and scope of this study, our approach to the work and development of the analysis, a summary of findings, and the conclusions developed from those findings. A executive summary precedes the more detailed analysis and discussion.

SUMMARY OF FINDINGS AND CONCLUSIONS

Panera, LLC is proposing to reoccupy an existing high turnover (sit-down) restaurant and add a drive-through service window. The existing site includes two driveways off 244th St. SW, also known as NW 205th St. The City of Edmonds requested evaluation of the adequacy of the existing two-way left turn lane to serve left turns in and out of the proposed location. The critical movement involves left turns out of the easternmost driveway off 244th St. SW. There is approximately 50 feet of two-way left turn storage space between the center of the easternmost driveway and the raised island at the intersection of Edmonds Way and 244th St. SW. The available space is roughly enough room for one ~~to two~~ cars to wait before entering the eastbound traffic flow.

A forecast of future traffic volumes was developed for conversion of the existing building with the addition of a drive-through service window. The reconfigured Panera Bread is forecast to generate 90 vehicles per hour (vph) during the midday peak (49 vph inbound and 41 vph outbound) and 54 vph during the evening peak hour (32 vph inbound and 22 vph outbound). The directional distribution of this volume was assumed to be the same as the existing restaurant. To be conservative, no discount was applied for volumes already generated by the existing restaurant and a 1% growth in through traffic volumes was assumed to account for traffic growth during the remodeling and occupancy of the building.

A level of service analysis for both driveways was performed. The analysis found that the level of service during the midday peak at the easternmost driveway was LOS C with 19.2 seconds of average vehicle delay. During the PM peak hour the easternmost driveway would operate at LOS C with an average vehicle delay of 21.5 seconds. This is a good level of service representing moderate delay for the outbound movement at the driveway.



To evaluate queuing, the same forecasted volumes were tested using *SimTraffic*, a micro-simulation traffic model. This simulation shows that queues in the westbound two-way left turn Lane associated with left turns exiting the site would be 14 feet for an average queue (approximately 1 car) and 41 feet (approximately two vehicles) for a 95th percentile queue (a queue that would occur less than 5% of the time).

Since there is 50 feet of storage it is our opinion that there is adequate storage for outbound left turn vehicles in the two-way center left turn lane on 244th St. SW. Confidence in our opinion is based on several factors beyond the traffic simulation test results including:

- Conservatively forecasted volume conditions
 - a. No discount for existing volumes
 - b. Based on the existing traffic patterns the majority (70%) of the site traffic is assumed to use the easternmost driveway
- Gaps in the through traffic flow
 - a. Traffic signals on either side of the driveway were observed to create a large gaps in traffic that currently permit current vehicles to make a left turn without use of the center two-way left turn lane
 - b. These gaps are not reflected in the traffic simulation, since the adjacent signals were not evaluated

Volumes forecasted to make left turns into the site were forecasted to have an average queue of 2 feet and 95th percentile queue of 16 feet, in the PM peak hour. There is about 75 feet of two-way left turn storage capacity west of the easternmost driveway. Thus, there is more than adequate capacity for left turns turning from the two-way left turn lane into the site at the westerly driveway.

STUDY PURPOSE AND SCOPE

As noted above, the purpose of this analysis was focused on determining the adequacy of left turn storage in the two-way left turn on 244th St. SW. for vehicles turning in and out of the subject site at the westerly a driveway.

There was no need to examine detailed operations at the westly driveway since left turns inbound are precluded by a raised curb in the center of the 244th St. SW and there is 75 feet of two-way left turn storage between the easternmost and westernmost driveways to accommodate left turns outbound from the westernmost driveway and inbound to the easternmost driveway.

EXISTING CONDITIONS

The proposed development is located at the intersection of 244th Street SW and Edmonds Way. Traffic movements at this intersection are controlled with raised traffic islands that channelize traffic flow and signalized intersections both east and west of the site. 244th St. SW is a five-lane street with two lanes in each direction in the center two-way left turn lane.

The site is served by two driveways both of which access off 244th Street SW. The easternmost driveway is located about 50 feet west of the nose of one of the raised traffic islands. The westernmost driveway is located about 75 feet to the west of the easternmost driveway and aligns with the opening of a westbound to southbound left turn lane that serves the Home Depot retail development.



Traffic volume counts were taken during the noon midday (11:30 AM and 1:30 PM) and the PM (4:00 PM and 6:00 PM) peak commute periods. These volumes are illustrated on Attachment 2.

A level of service analysis using Synchro, a widely accepted computer model based on the Highway Capacity Manual. This analysis found the easternmost driveways operate at LOS C during the midday and PM peak hours.

Observations of conditions at the site show that the two traffic signals on either side of the driveways create noticeable gaps in the traffic flow that allow left turns exiting the site to merge smoothly with the eastbound through traffic under existing conditions.

FORECASTED TRAFFIC CONDITIONS

Traffic forecasts were developed for the future occupancy of the existing building by Panera Bread using the Institute of Transportation Engineers publication *Trip Generation, 8th Edition*. Land Use 932, high turnover (sit-down) restaurant, was used to forecast the midday peak hour and PM peak hour traffic volumes. These forecasts were increased by 15% to account for the additional traffic anticipated by the drive-through service window. This percentage increase is based on experience of Panera Bread at other locations where traditional high turnover (sit-down) restaurants have added a drive-through service window.

This forecast shows the Panera Bread restaurant will generate 90 vehicles per hour (vph) during the midday peak (49 vph inbound and 41 vph outbound) and 54 vph during the evening peak hour (32 vph inbound and 22 vph outbound) to 244th Street SW.

The inbound and outbound directional distribution of traffic was estimated using the traffic count data collected at the existing site.

These forecasted traffic volumes were superimposed on existing volumes without reducing the forecasted volumes by the existing level of activity generated by the existing restaurant and office building. This was done to ensure a conservative analysis. Thus, this traffic forecasts represents gross trips and should not be used as a basis for estimating any traffic impact fees or evaluating Transportation Concurrence. These future volumes are illustrated in Figure 2.

Through volumes on 244th St. SW were increased by 1% to account for background traffic growth between now and the time the Panera Bread restaurant is opened and a new customer base has time to stabilize.

ANALYSIS OF FUTURE CONDITIONS

Future forecasted traffic conditions were analyzed using the same procedures used to evaluate existing conditions. This analysis found the level of service at the easternmost driveway to be LOS C during the midday and PM peak hour respectively with measureable increases in vehicle delay.

To evaluate the queuing requirements in the center two-way left turn lane a computer simulation of conditions during both PM and midday peak hours were developed. *SimTraffic*, a micro-simulation model was used to evaluate the operational characteristics at the easternmost driveway.

Midday Peak Hour

The simulation shows that queues in the two-way left turn lane associated with left turns exiting the site would be 11 feet for an average queue (approximately 1 car) and 37 feet (approximately two vehicles) for a 95th percentile queue (a queue that would occur less than 5% of the time).

Volumes forecasted to make left turns into the site at the easternmost driveway were forecasted to have an average queue of 1 foot and 95th percentile queue of 10 feet. There is about 75 feet of two-way left turn storage capacity west of the westernmost driveway. Thus, there is more than adequate capacity for left turns turning from the two-way left turn lane into the site at the easterly driveway.

PM Peak Hour

The simulation shows that queues in the two-way left turn lane associated with left turns exiting the site would be 14 feet for an average queue (approximately 1 car) and 41 feet (approximately two vehicles) for a 95th percentile queue (a queue that would occur less than 5% of the time).

Volumes forecasted to make left turns into the site at the easternmost driveway were forecasted to have an average queue of 2 foot and 95th percentile queue of 16 feet. There is about 75 feet of two-way left turn storage capacity west of the westernmost driveway. Thus, there is more than adequate capacity for left turns turning from the two-way left turn lane into the site at the easterly driveway.

CONCLUSIONS

?? Since there is 50 feet of storage available in the two-way center left turn lane on 244th St. SW, it is our opinion that there is adequate storage for outbound left turn vehicles to make a two-stage left turn using that center lane. Confidence in our opinion is based on several factors beyond the traffic simulation test results including:

- Conservatively forecasted volume conditions
 - a. No discount for existing volumes
 - b. Based on the existing traffic patterns the majority (70%) of the site traffic is assumed to use the easternmost driveway
- Gaps in the through traffic flow
 - a. Traffic signals on either side of the driveway were observed to create a large gaps in traffic that currently permit current vehicles to make a left turn without use of the center two-way left turn lane
 - b. These gaps are not reflected in the traffic simulation, since the adjacent signals were not evaluated

If, following Panera Bread restaurant opening and stabilization of initial customer travel patterns, there are regular peak surges in the outbound left turn traffic demand at the easternmost driveway that create undesirable congestion or surges in the two-way left turn lane because customers do not naturally gravitate to the westernmost access, additional on-site signing may be necessary to direct westbound customers to the westernmost driveway. Based on our experience working with other retail sites and observations made at this site, we believe that a raise channelization or some other physically constrained solution to force exiting left-turning vehicles from the easterly driveway to the westerly driveway is unwarranted. This is particularly true in light of the moderate traffic volume forecast.

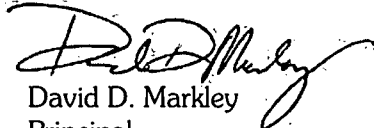


Mark Etherington
January 26, 2011
Page 5 of 5

I trust this provides you with an understanding of the scope, approach, findings, and conclusions associated with this analysis. If you have any question regarding our findings and conclusions I invite you to contact me so we can provide clarification.

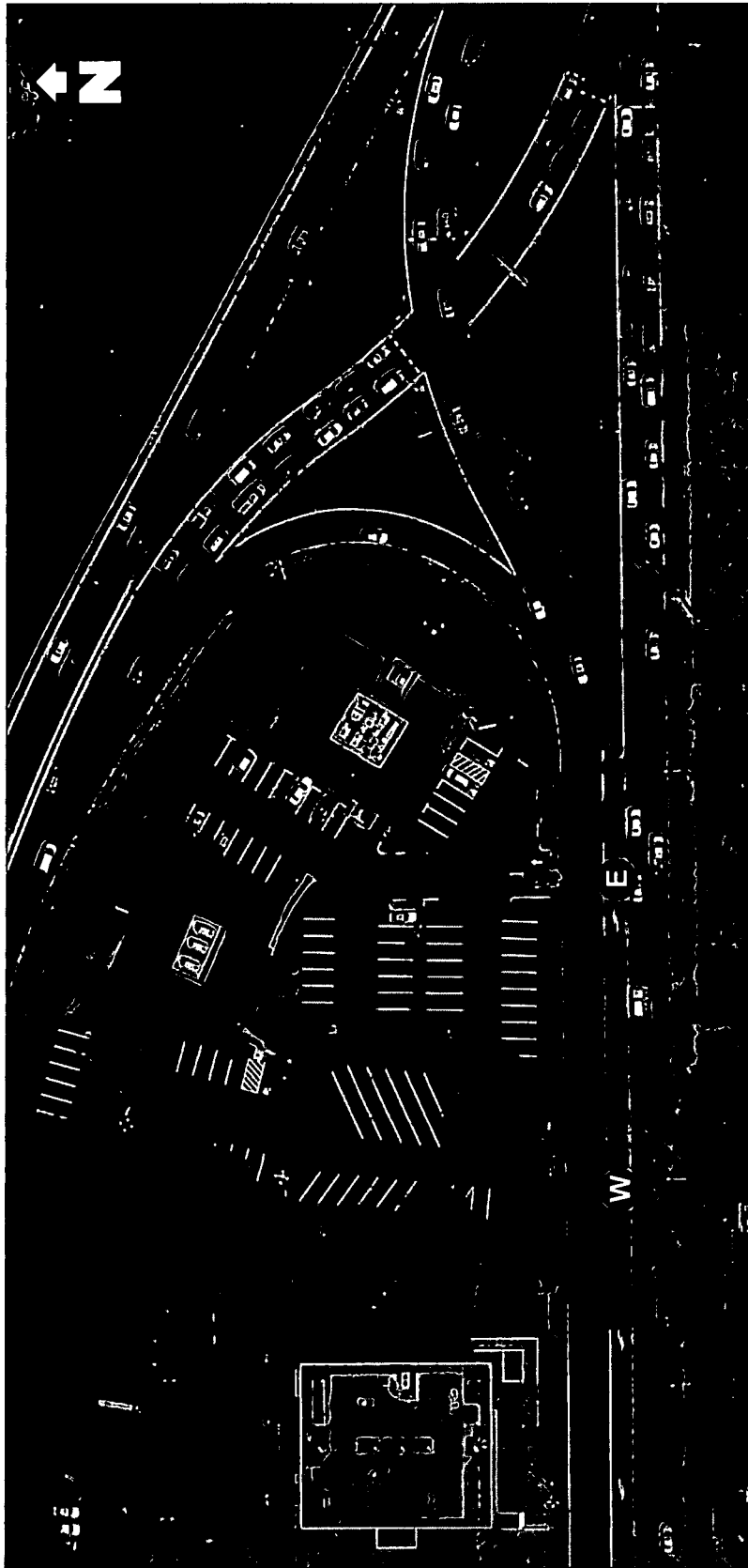
Please incorporate this letter report with attachments to your application to the city. We trust that the information provided will give them the confidence to move forward with the review of your project. If they have any follow-up questions and you would like us to participate in providing clarification, please call on me.

Sincerely,
Transportation Solutions, Inc.

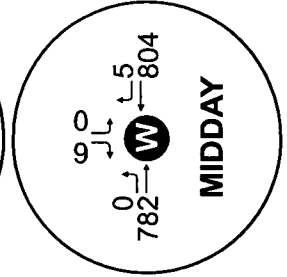
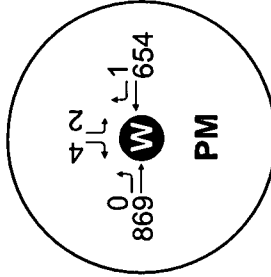
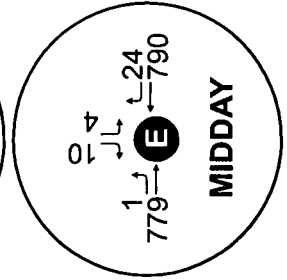
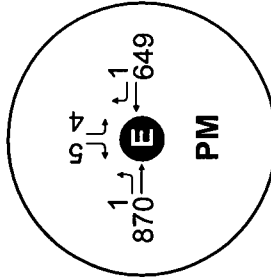


David D. Markley
Principal

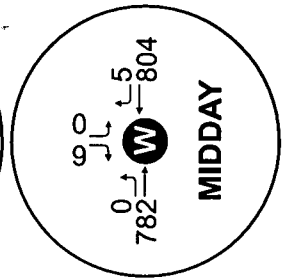
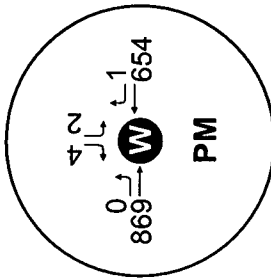
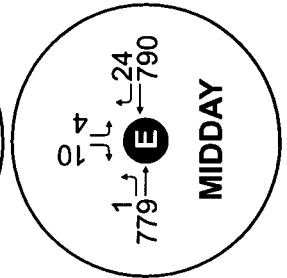
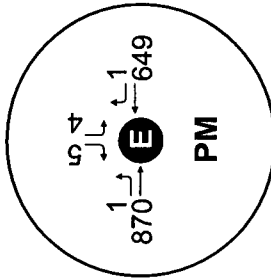
Attachments



2012 With Panera Break



2011 Existing



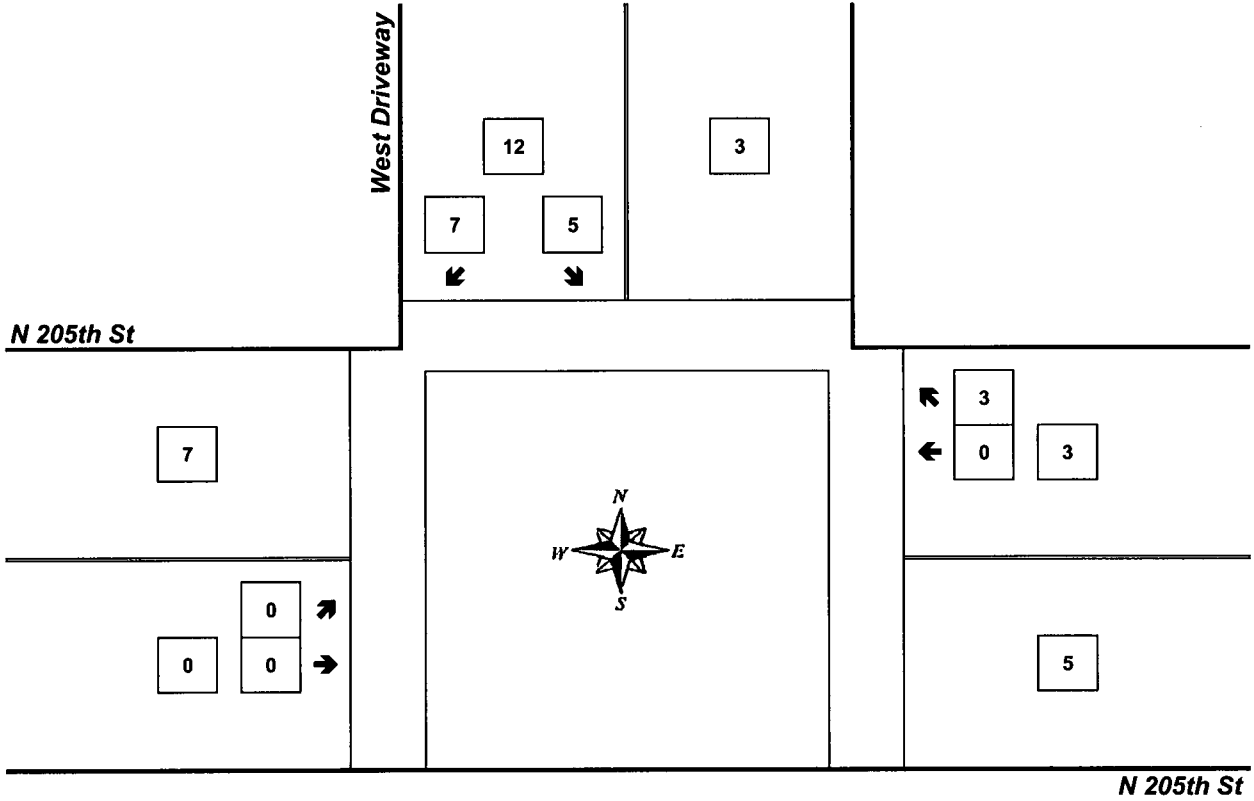
Peak Hour Summary



Mark Skaggs
(206) 251-0300

West Driveway & N 205th St

12:30 PM to 1:30 PM
Thursday, January 20, 2011



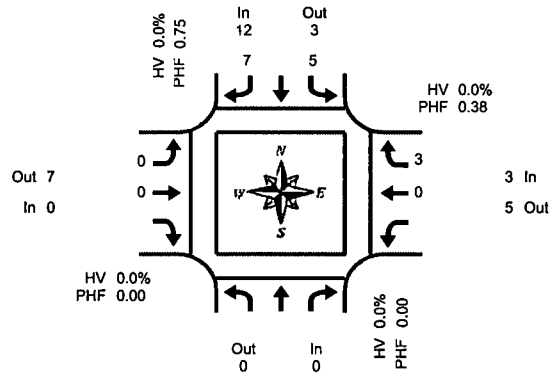
Approach	PHF	HV%	Volume
EB	0.00	0.0%	0
WB	0.38	0.0%	3
NB	0.00	0.0%	0
SB	0.75	0.0%	12
Intersection	0.75	0.0%	15

Count Period: 11:30 AM to 1:30 PM

Total Vehicle Summary



Mark Skaggs
(206) 251-0300



West Driveway & N 205th St

Thursday, January 20, 2011
11:30 AM to 1:30 PM

Peak Hour Summary
12:30 PM to 1:30 PM

15-Minute Interval Summary

11:30 AM to 1:30 PM

Interval Start Time	Northbound West Driveway			Southbound West Driveway			Eastbound N 205th St				Westbound N 205th St				Interval Total
	L	R	HV	L	T	HV	L	T	HV	T	R	HV			
11:30 AM	0	0	0	0	0	0	0	0	0	0	1	0	1		
11:45 AM	0	1	0	0	0	0	0	0	0	0	0	0	1		
12:00 PM	0	1	0	0	0	0	0	0	0	0	3	0	4		
12:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	1		
12:30 PM	0	3	0	0	0	0	0	0	0	0	2	0	5		
12:45 PM	1	2	0	0	0	0	0	0	0	0	1	0	4		
1:00 PM	1	1	0	0	0	0	0	0	0	0	0	0	2		
1:15 PM	3	1	0	0	0	0	0	0	0	0	0	0	4		
Total Survey	5	10	0	0	0	0	0	0	0	0	7	0	22		

Peak Hour Summary

12:30 PM to 1:30 PM

By Approach	Northbound West Driveway			Southbound West Driveway				Eastbound N 205th St				Westbound N 205th St				Total	
	In	Out	Total	In	Out	Total	HV	In	Out	Total	HV	In	Out	Total	HV		
Volume	0	0	0	12	3	15	0	0	7	7	0	3	5	8	0	15	
%HV	0.0%			0.0%					0.0%				0.0%				
PHF	0.00			0.75					0.00				0.38				0.75

By Movement	Northbound West Driveway			Southbound West Driveway				Eastbound N 205th St			Westbound N 205th St			Total
	Total	L	R	Total	L	T	Total	L	T	Total	T	R	Total	
Volume	0	5	7	12	0	0	0	0	0	0	0	3	3	15
PHF	0.00	0.42	0.58	0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.38	0.38	0.75

Rolling Hour Summary

11:30 AM to 1:30 PM

Interval Start Time	Northbound West Driveway			Southbound West Driveway			Eastbound N 205th St				Westbound N 205th St				Interval Total
	L	R	HV	L	T	HV	L	T	HV	T	R	HV			
11:30 AM	0	3	0	0	0	0	0	0	0	0	4	0	7		
11:45 AM	0	6	0	0	0	0	0	0	0	0	5	0	11		
12:00 PM	1	7	0	0	0	0	0	0	0	0	6	0	14		
12:15 PM	2	7	0	0	0	0	0	0	0	0	3	0	12		
12:30 PM	5	7	0	0	0	0	0	0	0	0	3	0	15		

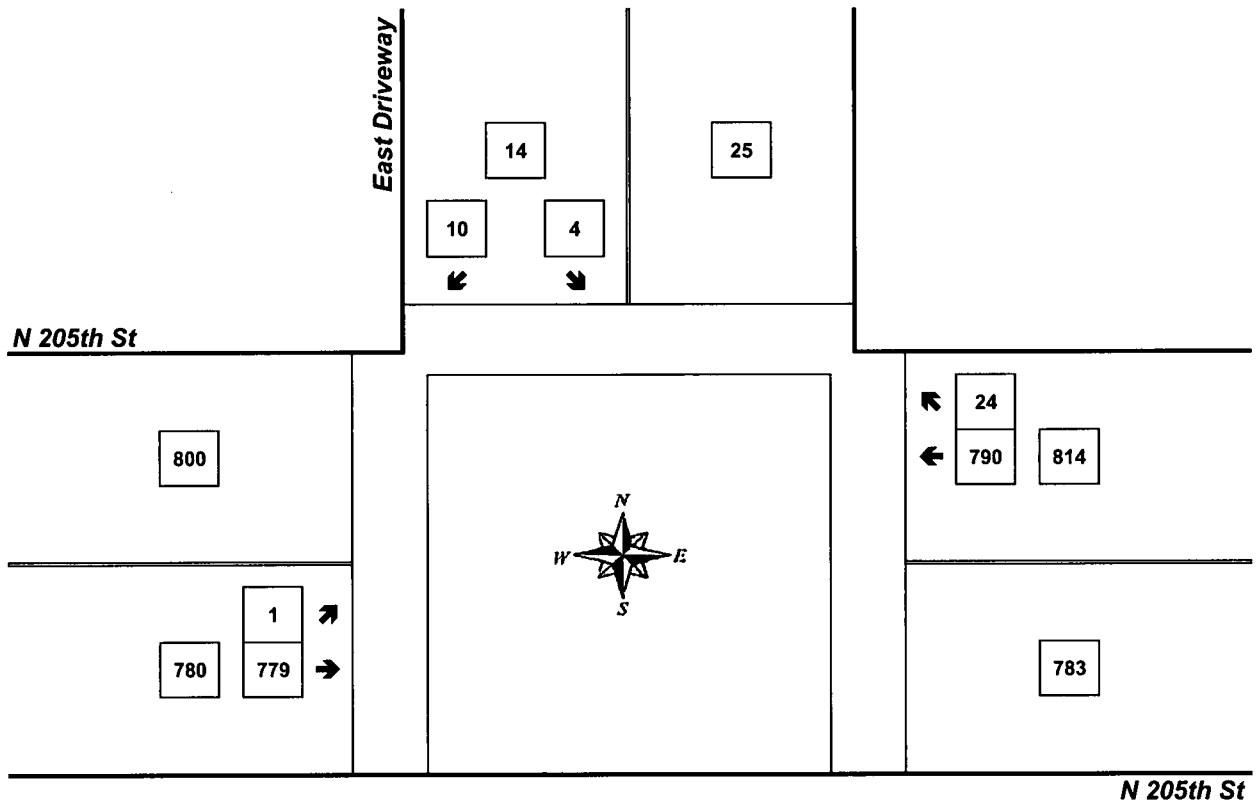
Peak Hour Summary



Mark Skaggs
(206) 251-0300

East Driveway & N 205th St

12:00 PM to 1:00 PM
Thursday, January 20, 2011



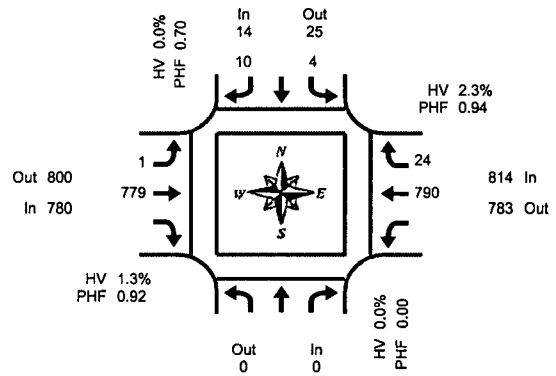
Approach	PHF	HV%	Volume
EB	0.92	1.3%	780
WB	0.94	2.3%	814
NB	0.00	0.0%	0
SB	0.70	0.0%	14
Intersection	0.95	1.8%	1,608

Count Period: 11:30 AM to 1:30 PM

Total Vehicle Summary



Mark Skaggs
(206) 251-0300



East Driveway & N 205th St

Thursday, January 20, 2011
11:30 AM to 1:30 PM

15-Minute Interval Summary

11:30 AM to 1:30 PM

Interval Start Time	Northbound East Driveway				Southbound East Driveway				Eastbound N 205th St				Westbound N 205th St				Interval Total
	L	R	HV	Total	L	R	HV	Total	L	T	HV	Total	T	R	HV	Total	
11:30 AM	0	1	0	1	165	1	192	1	4	360							
11:45 AM	0	3	0	3	187	4	208	2	6	400							
12:00 PM	3	2	0	5	188	2	198	6	5	398							
12:15 PM	0	2	0	2	193	5	187	0	2	382							
12:30 PM	0	4	0	4	213	0	200	7	3	424							
12:45 PM	1	2	0	3	185	3	205	11	9	404							
1:00 PM	2	2	0	4	161	0	209	2	3	376							
1:15 PM	6	1	0	7	173	4	195	0	4	377							
Total Survey	12	17	0	29	1,465	19	1,594	29	36	3,121							

Peak Hour Summary

12:00 PM to 1:00 PM

By Approach	Northbound East Driveway				Southbound East Driveway				Eastbound N 205th St				Westbound N 205th St				Total
	In	Out	Total	HV	In	Out	Total	HV	In	Out	Total	HV	In	Out	Total	HV	
Volume	0	0	0	0	14	25	39	0	780	800	1,580	10	814	783	1,597	19	1,608
%HV	0.0%				0.0%				1.3%				2.3%				1.8%
PHF	0.00				0.70				0.92				0.94				0.95

By Movement	Northbound East Driveway				Southbound East Driveway				Eastbound N 205th St				Westbound N 205th St				Total
	Total	L	R	Total	L	T	Total	T	R	Total	T	R	Total				
Volume	0	4	10	14	1	779	780	790	24	814	1,608						
PHF	0.00	0.33	0.63	0.70	0.25	0.91	0.92	0.96	0.55	0.94	0.95						

Rolling Hour Summary

11:30 AM to 1:30 PM

Interval Start Time	Northbound East Driveway				Southbound East Driveway				Eastbound N 205th St				Westbound N 205th St				Interval Total
	L	R	HV	Total	L	T	HV	Total	T	R	HV	Total					
11:30 AM	3	8	0	11	733	12	785	9	17	1,540							
11:45 AM	3	11	0	14	781	11	793	15	16	1,604							
12:00 PM	4	10	0	14	779	10	790	24	19	1,608							
12:15 PM	3	10	0	13	752	8	801	20	17	1,586							
12:30 PM	9	9	0	18	732	7	809	20	19	1,581							

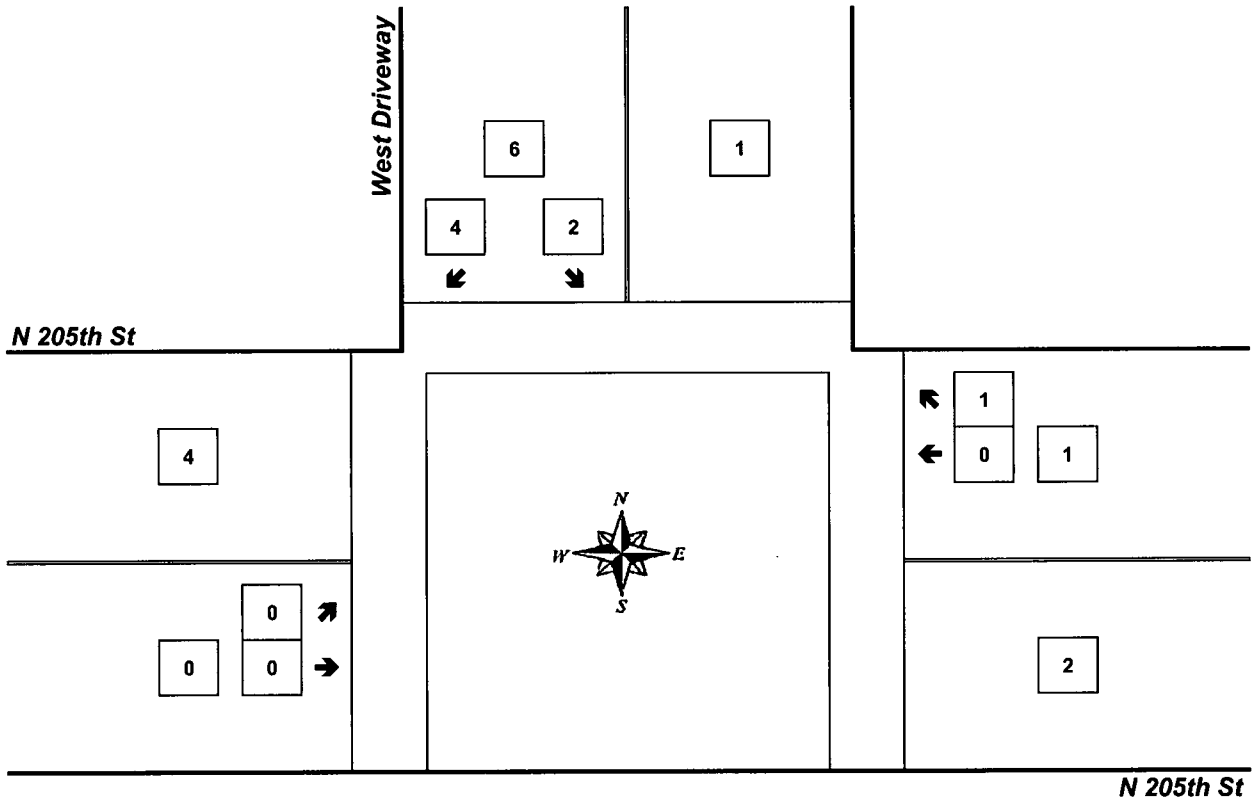
Peak Hour Summary



Mark Skaggs
(206) 251-0300

West Driveway & N 205th St

4:15 PM to 5:15 PM
Thursday, January 20, 2011



Approach	PHF	HV%	Volume
EB	0.00	0.0%	0
WB	0.25	0.0%	1
NB	0.00	0.0%	0
SB	0.38	0.0%	6
Intersection	0.35	0.0%	7

Count Period: 4:00 PM to 6:00 PM

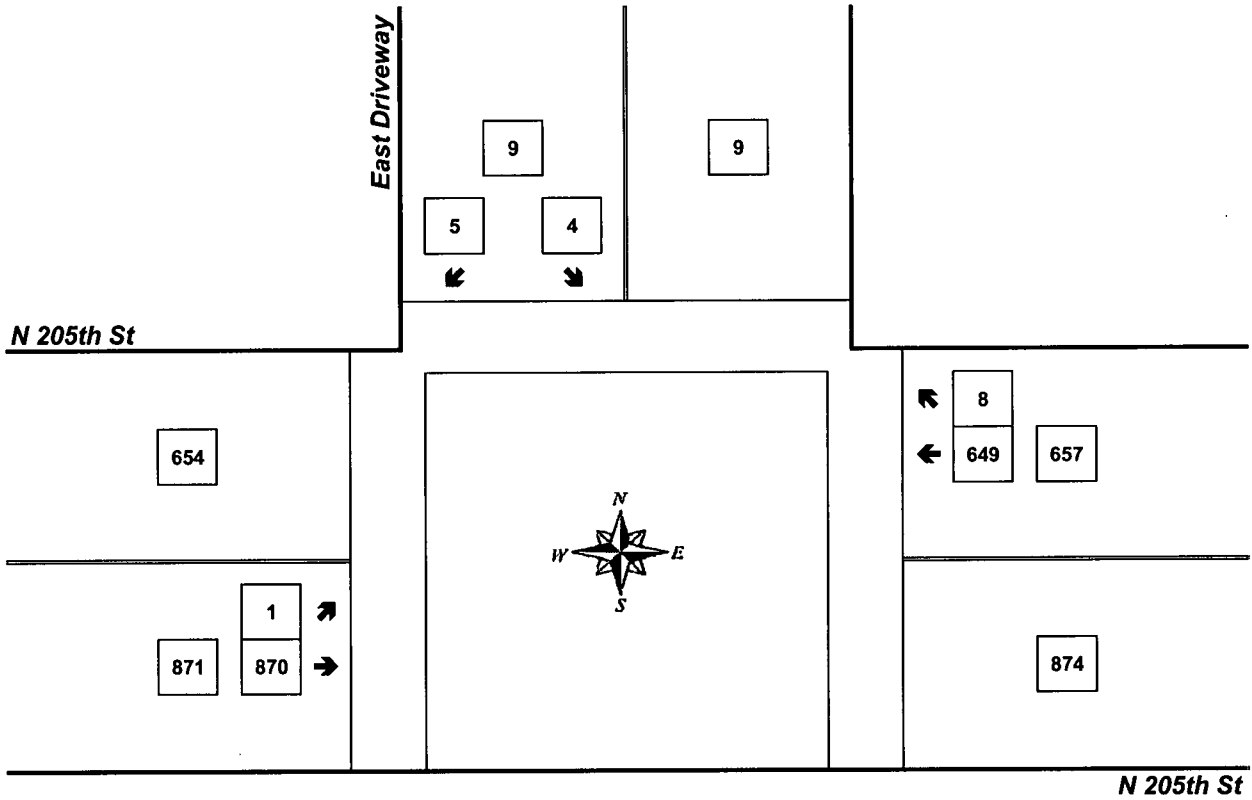
Peak Hour Summary



Mark Skaggs
(206) 251-0300

East Driveway & N 205th St

4:30 PM to 5:30 PM
Thursday, January 20, 2011



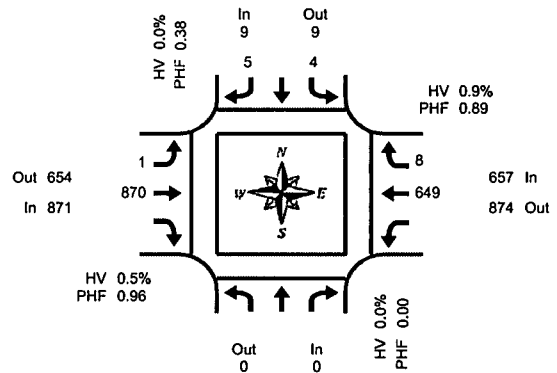
Approach	PHF	HV%	Volume
EB	0.96	0.5%	871
WB	0.89	0.9%	657
NB	0.00	0.0%	0
SB	0.38	0.0%	9
Intersection	0.95	0.7%	1,537

Count Period: 4:00 PM to 6:00 PM

Total Vehicle Summary



Mark Skaggs
(206) 251-0300



Peak Hour Summary
4:30 PM to 5:30 PM

East Driveway & N 205th St

Thursday, January 20, 2011

4:00 PM to 6:00 PM

15-Minute Interval Summary

4:00 PM to 6:00 PM

Interval Start Time	Northbound East Driveway			Southbound East Driveway			Eastbound N 205th St				Westbound N 205th St				Interval Total
	L	R	HV	L	T	HV	T	R	HV	T	R	HV			
4:00 PM	0	1	0	0	176	1	197	0	1	374					
4:15 PM	0	0	0	0	212	1	148	0	1	360					
4:30 PM	1	0	0	0	219	0	182	2	2	404					
4:45 PM	2	4	0	1	204	3	155	4	2	370					
5:00 PM	1	1	0	0	220	1	150	1	1	373					
5:15 PM	0	0	0	0	227	0	162	1	1	390					
5:30 PM	0	0	0	0	191	3	186	0	2	377					
5:45 PM	3	0	0	0	177	0	164	1	0	345					
Total Survey	7	6	0	1	1,626	9	1,344	9	10	2,993					

Peak Hour Summary

4:30 PM to 5:30 PM

By Approach	Northbound East Driveway				Southbound East Driveway				Eastbound N 205th St				Westbound N 205th St				Total
	In	Out	Total	HV	In	Out	Total	HV	In	Out	Total	HV	In	Out	Total	HV	
Volume	0	0	0		9	18	0	871	654	1,525	4	657	874	1,531	6	1,537	
%HV	0.0%				0.0%				0.5%				0.9%				0.7%
PHF	0.00				0.38				0.96				0.89				0.95

By Movement	Northbound East Driveway				Southbound East Driveway				Eastbound N 205th St				Westbound N 205th St				Total
	Total	L	R	Total	L	T	Total	T	R	Total	T	R	Total				
Volume	0	4	5	9	1	870	871	649	8	657	1,537						
PHF	0.00	0.50	0.31	0.38	0.25	0.96	0.96	0.89	0.50	0.89	0.95						

Rolling Hour Summary

4:00 PM to 6:00 PM

Interval Start Time	Northbound East Driveway			Southbound East Driveway			Eastbound N 205th St				Westbound N 205th St				Interval Total
	L	R	HV	L	T	HV	T	R	HV	T	R	HV			
4:00 PM	3	5	0	1	811	5	682	6	6	1,508					
4:15 PM	4	5	0	1	855	5	635	7	6	1,507					
4:30 PM	4	5	0	1	870	4	649	8	6	1,537					
4:45 PM	3	5	0	1	842	7	653	6	6	1,510					
5:00 PM	4	1	0	0	815	4	662	3	4	1,485					

HCM Unsignalized Intersection Capacity Analysis
 Timing Plan: MIDDAY
 1/26/2011

HCM Unsignalized Intersection Capacity Analysis
 Timing Plan: MIDDAY
 1/26/2011

Movement	EBL	EBT	WB2	WBR	SBL	SBR
Lane Configurations	0	782	804	5	0	6
Volume (veh/h)		Free	Free	Free	Slop	Slop
Sign Control		0%	0%	0%	0%	0%
Grade		0.92	0.96	0.96	0.50	0.50
Peak Hour Factor		0	838	5	0	12
Hourly flow rate (vph)						
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)		None	None	None	None	None
Median type						
Median storage (veh)						
Upstream signal (ft)						
PX, platoon unblocked						
VC, conflicting volume	843				1265	421
VC1, stage 1 conf vol						
VC2, stage 2 conf vol	843				1265	421
VCU, unblocked vol						
IC, single (s)	4.1				6.8	6.9
IC, 2 stage (s)						
IF (s)	2.2				3.5	3.3
p0 queue free %	100				100	98
SM capacity (veh/h)	795				164	586
Approach Lane#	EBL	EBT	WB2	WBR	SBL	SBR
Volume Total	425	425	558	284	12	12
Volume Left	0	0	0	0	0	0
Volume Right	0	0	0	5	12	12
cSH	1700	1700	1700	1700	586	586
Volume to Capacity	0.25	0.25	0.33	0.17	0.02	0.02
Queue Length 95th (ft)	0	0	0	0	0	2
Control Delay (s)	0.0	0.0	0.0	0.0	11.3	11.3
Lane LOS					B	B
Approach Delay (s)	0.0	0.0	0.0	0.0	11.3	11.3
Approach LOS					B	B
Intersection Summary						
Average Delay	0.1					
Intersection Capacity Utilization	32.4%					
ICU Level of Service	A					
Analysis Period (min)	15					

Movement	EBL	EBT	WB2	WBR	SBL	SBR
Lane Configurations	1	779	760	24	4	10
Volume (veh/h)		Free	Free	Free	Slop	Slop
Sign Control		0%	0%	0%	0%	0%
Grade		0.92	0.94	0.94	0.70	0.70
Peak Hour Factor		1	847	840	26	6
Hourly flow rate (vph)						
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)		None	None	None	None	None
Median type						
Median storage (veh)						
Upstream signal (ft)						
PX, platoon unblocked						
VC, conflicting volume	866				1279	433
VC1, stage 1 conf vol						
VC2, stage 2 conf vol	866				1279	433
VCU, unblocked vol						
IC, single (s)	4.1				6.8	6.9
IC, 2 stage (s)						
IF (s)	2.2				3.5	3.3
p0 queue free %	100				96	98
SM capacity (veh/h)	780				160	576
Approach Lane#	EBL	EBT	WB2	WBR	SBL	SBR
Volume Total	283	564	560	306	20	20
Volume Left	1	0	0	0	0	6
Volume Right	0	0	0	26	14	14
cSH	780	1700	1700	1700	331	331
Volume to Capacity	0.00	0.33	0.33	0.18	0.06	0.06
Queue Length 95th (ft)	0	0	0	0	0	5
Control Delay (s)	0.1	0.0	0.0	0.0	16.6	16.6
Lane LOS	A				C	C
Approach Delay (s)	0.0	0.0	0.0	0.0	16.6	16.6
Approach LOS					C	C
Intersection Summary						
Average Delay	0.2					
Intersection Capacity Utilization	32.6%					
ICU Level of Service	A					
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis
 1: N 205th Street & West Access
 Timing Plan: MIDDAY
 1/26/2011

Variable	EBL	EBT	WB1	WBR	SBL	SBR
Lane Configurations	0	791	833	13	0	18
Volume (veh/h)		Free	Free	Stop		
Sign Control		0%	0%	0%		
Peak Hour Factor	0.92	0.92	0.96	0.96	0.50	0.50
Hourly flow rate (vph)	0	860	868	14	0	36
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)		None	None	None		
Median storage (veh)						
Upstream signal (ft)						
PX, platoon unblocked						
VC, conflicting volume	881				1304	441
VC1, stage 1 cont vol						
VC2, stage 2 cont vol	881				1304	441
VCU, unblocked vol	4.1				6.8	6.9
IC, single (s)						
IC, 2 stage (s)	2.2				3.5	3.3
p0 queue free %	100				100	94
ICM capacity (veh/h)	769				154	570
Approach Lane #	EB1	EB2	WB1	WB2	SBL	SBR
Volume Total	430	430	578	303	36	
Volume Left	0	0	0	0	0	
Volume Right	0	0	0	14	36	
cSH	1700	1700	1700	1700	570	
Volume to Capacity	0.25	0.25	0.34	0.18	0.06	
Queue Length 95th (ft)	0	0	0	0	5	
Control Delay (s)	0.0	0.0	0.0	0.0	11.7	
Lane LOS	A	A	A	A	B	
Approach Delay (s)	0.0	0.0	0.0	0.0	11.7	
Approach LOS	A	A	A	A	B	
Intersection Summary						
Average Delay	0.2					
Intersection Capacity Utilization	33.4%					
ICU Level of Service	A					
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis
 2: N 204th Street & East Access
 Timing Plan: MIDDAY
 1/26/2011

Variable	EBL	EBT	WB1	WBR	SBL	SBR
Lane Configurations	3	787	806	63	12	31
Volume (veh/h)		Free	Free	Stop		
Sign Control		0%	0%	0%		
Peak Hour Factor	0.92	0.92	0.94	0.94	0.70	0.70
Hourly flow rate (vph)	3	855	857	67	17	44
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)		None	None	None		
Median storage (veh)						
Upstream signal (ft)						
PX, platoon unblocked						
VC, conflicting volume	924				1325	462
VC1, stage 1 cont vol						
VC2, stage 2 cont vol	924				1325	462
VCU, unblocked vol	4.1				6.8	6.9
IC, single (s)						
IC, 2 stage (s)	2.2				3.5	3.3
p0 queue free %	100				88	92
ICM capacity (veh/h)	741				149	552
Approach Lane #	EB1	EB2	WB1	WB2	SBL	SBR
Volume Total	288	570	572	353	61	
Volume Left	3	0	0	0	17	
Volume Right	0	0	0	67	44	
cSH	741	1700	1700	1700	315	
Volume to Capacity	0.00	0.34	0.34	0.21	0.20	
Queue Length 95th (ft)	0	0	0	0	18	
Control Delay (s)	0.2	0.0	0.0	0.0	19.2	
Lane LOS	A	A	A	A	C	
Approach Delay (s)	0.1	0.0	0.0	0.0	19.2	
Approach LOS	A	A	A	A	C	
Intersection Summary						
Average Delay	0.7					
Intersection Capacity Utilization	34.3%					
ICU Level of Service	A					
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis
 1: N 205th Street & West Access
 Timing Plan: PM Peak
 1/26/2011

Parameter	EB	WB	SB	NB	SR
Lane Configurations	FF	FF	FF	FF	FF
Volume (veh/h)	0	881	671	4	6
Sign Control	Free	Free	Free	Stop	Stop
Grade	0%	0%	0%	0%	0%
Peak Hour Factor	0.96	0.96	0.90	0.90	0.38
Hourly flow rate (vph)	0	918	746	4	16
Pedestrians					34
Lane Width (ft)					
Walking Speed (ft/s)					
Percent Blockage					
Right turn flare (veh)					
Median type	None	None	None	None	None
Median storage (veh)					
Upstream signal (ft)					
pX, platoon unblocked					
vC, conflicting volume	750			1207	375
vC1, stage 1 cont vol					
vC2, stage 2 cont vol	750			1207	375
vCu, unblocked vol	4.1			6.8	6.9
IC, single (s)					
IC, 2 stage (s)					
IF, (s)	2.2			3.5	3.3
p0 queue free %	100			91	95
cM capacity (veh/h)	868			179	628
Approach	EB	WB	SB	NB	SR
Volume Total	459	459	497	253	50
Volume Left	0	0	0	0	16
Volume Right	0	0	0	4	34
cSH	1700	1700	1700	1700	350
Volume to Capacity	0.27	0.27	0.29	0.15	0.14
Queue Length 95th (ft)	0	0	0	0	12
Control Delay (s)	0.0	0.0	0.0	0.0	17.0
Lane LOS					C
Approach Delay (s)	0.0	0.0	0.0	0.0	17.0
Approach LOS					C
Intersection Summary					
Average Delay	0.5				
Intersection Capacity Utilization	34.4%				
ICU Level of Service	A				
Analysis Period (min)	15				

HCM Unsignalized Intersection Capacity Analysis
 2: N 204th Street & East Access
 Timing Plan: PM Peak
 1/26/2011

Parameter	EB	WB	SB	NB	SR
Lane Configurations	FF	FF	FF	FF	FF
Volume (veh/h)	4	833	659	34	13
Sign Control	Free	Free	Free	Stop	Stop
Grade	0%	0%	0%	0%	0%
Peak Hour Factor	0.96	0.96	0.89	0.89	0.38
Hourly flow rate (vph)	4	868	740	38	34
Pedestrians					42
Lane Width (ft)					
Walking Speed (ft/s)					
Percent Blockage					
Right turn flare (veh)					
Median type	None	None	None	None	None
Median storage (veh)					
Upstream signal (ft)					
pX, platoon unblocked					
vC, conflicting volume	779			1202	389
vC1, stage 1 cont vol					
vC2, stage 2 cont vol	779			1202	389
vCu, unblocked vol	4.1			6.8	6.9
IC, single (s)					
IC, 2 stage (s)					
IF, (s)	2.2			3.5	3.3
p0 queue free %	100			81	93
cM capacity (veh/h)	847			179	615
Approach	EB	WB	SB	NB	SR
Volume Total	293	578	494	285	76
Volume Left	4	0	0	0	34
Volume Right	0	0	0	38	42
cSH	847	1700	1700	1700	294
Volume to Capacity	0.00	0.34	0.29	0.17	0.26
Queue Length 95th (ft)	0	0	0	0	25
Control Delay (s)	0.2	0.0	0.0	0.0	21.5
Lane LOS	A				C
Approach Delay (s)	0.1	0.0	0.0	0.0	21.5
Approach LOS					C
Intersection Summary					
Average Delay	1.0				
Intersection Capacity Utilization	35.8%				
ICU Level of Service	A				
Analysis Period (min)	15				

Intersection: 7: N 205th Street (Left In) & East Access

Movement	EB (IN)	SB (OUT)
Directions Served	L	LR
Maximum Queue (ft)	18	64
Average Queue (ft)	1	27
95th Queue (ft)	10	53
Link Distance (ft)	226	206
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 11: N 205th Street & N 205th Street (Thru Mvmt)

Movement	EB (TWLTL)	NB (THRU)
Directions Served	T	R
Maximum Queue (ft)	48	4
Average Queue (ft)	11	0
95th Queue (ft)	37	4
Link Distance (ft)	39	151
Upstream Blk Time (%)	1	
Queuing Penalty (veh)	0	
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

Intersection: 7: N 205th Street (Left In) & East Access

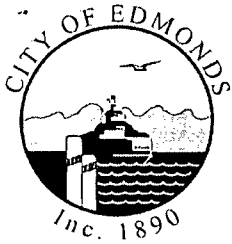
Movement	EB (IN)	SB (OUT)
Directions Served	L	LR
Maximum Queue (ft)	30	47
Average Queue (ft)	2	21
95th Queue (ft)	16	46
Link Distance (ft)	226	206
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 11: N 205th Street & N 205th Street (Thru Mvmt)

Movement	EB (TWLT)	NB (THRU)
Directions Served	T	R
Maximum Queue (ft)	44	17
Average Queue (ft)	14	1
95th Queue (ft)	41	8
Link Distance (ft)	39	151
Upstream Blk Time (%)	1	
Queuing Penalty (veh)	0	
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0



CITY OF EDMONDS--BUILDING DEPARTMENT

121 5th Ave N • Edmonds, WA 98020 • (425) 771-0220

COMMERCIAL/MULTIFAMILY PRE-CONSTRUCTION MEETING REQUIREMENTS

For Developers/General Contractors

PERMIT NUMBER: BLD 2011-0196

PROJECT ADDRESS: 7929 Lake Ballinger Way

CONTRACTOR Wilcox Construction

OFFICE PHONE: 425-774-4185 JOB PHONE: _____

SITE SUPERINTENDENT: _____

BUILDING INSPECTION REQUEST LINE: (425) 771-0220 Ext: 1333

BUILDING DEPARTMENT MAIN LINE: (425) 771-0220

BUILDING OFFICIAL:	Leonard Yarberry	x1226
ASSISTANT BUILDING OFFICIAL:	Leif Bjorback	x1380
BUILDING INSPECTOR:	Russell Steinike	x1314 or (425)754-6344(cell)
PLANS EXAMINER:	Leif Bjorback	x1380
	Patrick Lawler	x1703

PUBLIC WORKS: (425) 771 - 0235

FIRE DEPARTMENT (425) 771 - 0215

ITEMS OF UNDERSTANDING

GENERAL:

1. Separate permits and deferred submittals shall be applied for or submitted as shown on approved plans and job card. This includes building, plumbing (including building irrigation and sprinkler systems), mechanical and electrical (State Department of Labor and Industries). Shorelines, fisheries, flood hazard permits, etc., are to be applied for and approved as applicable.
2. Prior to start of work, the general contractor shall obtain a City of Edmonds business license, and shall post on site for inspector verification.
3. Address must be posted and clearly visible from street.
4. The General Contractor shall have a project representative available to City Inspectors at all times. This person shall be authorized to make decisions necessary to conduct day-to-day construction activities.
5. Construction Hours: Sound or noise originating from construction sites as a result of construction activity are exempt from noise limits during the hours of 7:00 AM to 6:00 PM on weekdays and 10:00 AM to 6:00 PM on Saturdays. **NO WORK ALLOWED ON SUNDAYS OR FEDERAL HOLIDAYS.**
6. Fire hydrants must be accessible at all times. No combustible framing allowed prior to installation of on-site operable hydrant or existing fire hydrant. Any such hydrant must be within 300' of any portion of the building.

7. City approved permit and drawings (including approved revisions) shall be available to the City inspector at all times during a requested inspection. Plans shall be located in a dry environment.
8. All other applicable permits and documents shall be on site for inspector's review (irrigation, electrical, geotechnical reports, etc.)
9. Revisions to plans shall be submitted to the Building Department for approval. Allow reasonable timing for approval of changes. **Structural changes will not be reviewed or approved out in the field.**
10. Sanitation facilities shall be provided on site prior to any construction. This includes any ground breaking or clearing and grading.
11. Access to neighboring properties must be maintained at all times, including times when materials are delivered.
12. Contractor is responsible for providing a wash-down area on site. At no time shall any construction vehicle wash down into the City storm system. The general contractor will be required to pay for all costs associated with the cleaning and pumping out of storm systems that are contaminated with construction wash off material. All of our storm systems drain into environmentally sensitive areas.
13. Clearing and grading shall be only as shown on the approved plan for the project.
14. Tenant Improvement work – If the work is not included as part of the original building permit, T.I. work shall be permitted separately. No tenant improvement work shall be started until permit is approved for such work.

INSPECTIONS:

1. To request an inspection please use the Building Department request line at (425) 771-0220 x1333. Requests must be called in at least one business day before the inspection.

To access inspection results, you may use the following link:
<https://permits.edmonds.wa.us/citizen/Intro.aspx?CONID=PT-LIVE> or go to the Development Services Department on the City of Edmonds web site at www.ci.edmonds.wa.us.
2. Call for cancellation of inspections. You may call the Building Department main line at (425) 771 -0220, or try the inspector's direct line (425)754 - 6344. Please leave your cancellation request with a live person to ensure the message is received. Requests left on voice mail will not be accepted.
3. A re-inspection fee of \$60 may be charged when an inspection is requested and the plans and permit are not on site, when corrections previously identified have not been addressed, or when work to be inspected is not ready for inspection.
4. At time of footing inspection, the property lines must be marked with string lines or provide the building inspector with a copy of the building setback approval letter from a licensed surveyor.
5. All embedded hold-down straps and anchor bolts for hold-downs shall be fastened to formwork prior to foundation inspection. No wet setting is allowed except for standard anchor bolts. A preliminary rebar inspection is recommended where walls are formed taller than 6 feet, in order to verify critical clearances to forms.
6. Projects with crawl spaces are requested to call the City for 1st Floor Framing inspection prior to installation of the sub floor. Failure to call for inspection prior to covering will result in removal of the sub floor before the inspection will take place.

- 7. Call for roof and exterior wall nailing inspections prior to cover. Failure to do so will result in part or all of the finished material being removed. These are required inspections. Please provide a ladder and suitable access to the roof top. Do not stock roofing materials on the roof until it has been inspected.
- 8. Prior to framing inspection, electrical must be signed off by L&I, and, especially on large projects, the plumbing, gas and mechanical rough-ins must be previously inspected.
- 9. Prior to framing inspection, the building must be dried in with a minimum of roofing, windows and siding paper installed.
- 10. At or before framing inspection, please provide the building inspector with a surveyor's letter verifying the height of the building. This is a required inspection for most projects. The letter must be stamped and signed and include the following information: permit number; site address; the elevation of the benchmark and maximum building height as shown on the approved plans; the actual building height as measured. Buildings exceeding the maximum height will not be approved. Limited exceptions are allowed, including chimneys, vents and elevator penthouses.
- 11. Projects with roof top air handling units must call for city inspection of connections both from curb-to-roof as well as unit-to-curb.
- 12. Special inspections shall be called for by the contractor as required by approved drawings. This is the contractor's responsibility. Special inspector's sign-off card shall be located on site for building inspector's review. To avoid time delays and/or possible removal of future work due to failed test results, a copy of special inspector reports and lab results shall be delivered to the City of Edmonds Building Department as soon as possible, but no later than one week after the inspection has occurred. In the event of any special test not meeting the approved design requirements, it shall be the responsibility of the general contractor to immediately notify the Building Department and the design engineer. Please be advised that the City requires the inspection agency, as well as their inspectors, to be WABO (Washington Association of Building Officials) certified.
- 13. Special inspections do not alleviate the need for City inspections. Please schedule an inspection with the city whether or not there will be a special inspection occurring.
- 14. Penetrations through fire rated walls /membranes and floor ceilings shall be fire stopped per 2006 IBC chapter 7. Firestopping in assemblies of greater than 1 hour rating will require a submittal package to be reviewed and approved by a City plans examiner prior to installation.
- 15. Final Building Department approval may be given only after all other City departments and L&I Electrical have given final approval.

COMMUNICATION

- Please contact the City if you have questions before they become a problem. Our goal is to help you complete your project in a timely manner.

CONTRACTOR'S STATEMENT:

I have met with the City of Edmonds during a preconstruction meeting, and I acknowledge that I have reviewed and understand the above noted conditions.

JOSH NESS

Name	Title
7 / 20 / 11	_____
Date	City Staff