# CITY OF EDMONDS

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

**STATUS: ISSUED 01/28/2016** | **Permit #: BLD20150962**

**BUILDING PERMIT**

**Expiration Date: 01/28/2017** | **Project Address: 23107 100TH AVE W, EDMONDS**

Parcel No: 00391400000200

| PROPERTY OWNER | APPLICANT | CONTRACTOR |
|---|---|---|
| THE TRIKE STOP<br>C/O PROPERTIES LLC NORDWALL<br>1000 SECOND AVE STE 1750<br>SEATTLE, WA 98104 | RICHARD OKIMOTO<br>9924 225TH PL SW<br>EDMONDS, WA 98020<br><br>(425) 697-0983 | SAW CONSTRUCTION<br>22309 76TH AVE W<br>EDMONDS, WA 98026<br><br>(425) 773-5877<br>LICENSE #: SAWCOC*891K5 EXP:07/17/201 |

COMPLETED

**JOB DESCRIPTION**

TENANT IMPROVEMENT IN MAIN BUILDING. PARTIAL CHANGE OF USE FROM OFFICE TO DAYCARE. PLUMBING INCLUDED.

VALUATION: $170,000.00

| | |
|---|---|
| PERMIT TYPE: Commercial | PERMIT GROUP: 71 - Tenant Improvement |
| GRADING: N CYDS: 0 | TYPE OF CONSTRUCTION: VB |
| RETAINING WALL ROCKERY: | OCCUPANT GROUP: I-4 |
| | OCCUPANT LOAD: 103 |
| FENCE: ( 0 X 0 FT.) | CODE: 2012 |
| OTHER: ------- OTHER DESC: | ZONE: |
| NUMBER OF STORIES: 1 | VESTED DATE: |
| NUMBER OF DWELLING UNITS: 0 | LOT #: |

| EXISTING AREA | | | | PROPOSED AREA | | | |
|---|---|---|---|---|---|---|---|
| BASEMENT: 0 | 1ST FLOOR: 6456 | | 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 |
| BEDROOMS: 0 | BATHROOMS: 0 | | | BEDROOMS: 0 | BATHROOMS: 0 | | |

| FRONT SETBACK | SIDE SETBACK | REAR SETBACK |
|---|---|---|
| REQUIRED: W 16 PROPOSED: 20 | REQUIRED: N 0 PROPOSED: 0+ | REQUIRED: E 15 PROPOSED: 15+ |
| HEIGHT ALLOWED:0 PROPOSED:0 | REQUIRED: S 15 PROPOSED: 10 | |
| SETBACK NOTES: WMU zone. TI - no change to setbacks, height or exterior elevations. Parking stalls are for both buildings on the site. | | |

**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 | Print Name | Date | Released By | Date |
|---|---|---|---|---|
| Autumn Snow | Autumn Snow | 1/28/16 | Kristin Johns | 01/28/2016 |

**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 Insp

**STATUS: ISSUED** **BLD20150962**

## CONDITIONS

- Separate Permit Required For: Signage, Electrical (L&I), Boiler/WH (L&I)
- 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 Prefereed, and whether you prefer morning or afternoon.**

- E-Pavement Striping
- E-Trash Enclosure
- E-Engineering Final
- B-First Floor Framing
- B-Plumb Rough In
- B-Mechanical Rough In
- B-Exterior Wall Sheathing
- B-Window Flashing
- B-Framing
- B-Insulation/Energy
- B-Sheetrock Nail
- B-Plumbing Final
- B-Building Final
- F-Fire Final
- P-Planning Final

1.449.-

City of Edmonds

DEVELOPMENT SERVICES

# COMMERCIAL & MULTI-FAMILY BUILDING PERMIT APPLICATION

121 5th Avenue N, Edmonds, WA 98020
Phone 425.771.0220 ⁂ Fax 425.771.0221

*PLEASE REFER TO THE COMMERCIAL & MULTI-FAMILY BUILDING CHECKLIST FOR SUBMITTAL REQUIREMENTS*

| | |
|---|---|
| **PROJECT ADDRESS (Street, Suite #, City State, Zip):** 23107 100TH AVE. W., EDMONDS, WA 98020 | **Parcel #:** 00391400000200; 00391400000300 |
| Subdivision/Lot #: BERGHIST ADD BLK.000 D-00-LOT 1; BERGHIST ADD BK.000-000-LOT 3 LESS SC#1624 | **Project Valuation: $** #170,000 |
| **APPLICANT:** RICHARD A. OKIMOTO, ARCHITECT | Phone: (425) 697-0983 / Fax: — |
| Address (Street, City, State, Zip): 9924 226TH PL. SW, EDMONDS, WA 98020 | E-Mail Address: RAOARCH@MINDSPRING.COM |
| **PROPERTY OWNER:** AUTUMN SNOW | Phone: (425) 774-9022 / Fax: |
| Address (Street, City, State, Zip): 22309 76TH AVE. W, EDMONDS, WA 98026 | E-Mail Address: THETRIKESTOP@COMCAST.COM |
| **LENDING AGENCY:** COLUMBIA BANK | Phone: (360) 794-8008 / Fax: |
| Address (Street, City, State, Zip): 19500 HWY. 2, MONROE, WA. 98272 | E-Mail Address: RCHERNEY@COLUMBIABANK.COM |
| **CONTRACTOR:*** SAW CONSTRUCTION | Phone: (425) 773-5877 / Fax: |
| Address (Street, City, State, Zip): 22309 76TH AVE. W, EDMONDS, WA 98026 | E-Mail Address: SAW-CONSTRUCTION@COMCAST.COM |
| **Contractor must have a valid City of Edmonds business license prior to doing work in the City. Contact the City Clerk's Office at 425.775.2525* | WA State License #/Exp. Date: SAWCOC*891K5 11/2015 |
| | City Business License #/Exp. Date: BL-089956 CURRENT 2015 |

**DETAIL THE SCOPE OF WORK:** TENANT IMPROVEMENTS ONLY W/ MINOR STRUCTURAL AUGMENTATION, FOR MAIN BUILDING ON PARCELS #2 and #3. NEW INTERIOR PARTITION WALLS, NEW INTERIOR FINISHES, NEW AND/OR RELOCATED DOORS and WINDOWS, NEW PLUMBING FIXTURES and APPLIANCES.

**PROPOSED NEW SQUARE FOOTAGE FOR THIS PROJECT:**

| | | |
|---|---|---|
| 1st Floor: NONE sq. ft. | 2nd Floor: — sq. ft. | 3rd Floor: — sq. ft. |
| Basement: — sq. ft. | Garage: — sq. ft. | Deck/Cvrd Porch: — sq. ft. |
| Other: — sq. ft. | Retaining Wall: Yes ☐ No ☒ | Fire Sprinklers: Yes ☐ No ☒ |
| Occupancy Group(s): I-4 and B | Occupant Load(s): 103 in I-4 | Type(s) of Construction: II-B |
| Grading: Cut 0 cu.yds. Fill 0 cu.yds. | Cut/Fill in Critical Area: Yes ☐ No ☒ | |

***I declare under penalty of perjury laws that the information I have provided on this form/application is true, correct and complete, and that I am the property owner or duly authorized agent of the property owner to submit a permit application to the City of Edmonds.***

Print Name: RICHARD A. OKIMOTO Owner ☐ Agent/Other ☒ (specify): ARCHITECT

Signature: [signature] Date: 30 JULY 2015

## MECHANICAL

| Equipment Type | Appliance/Equipment Information (new and relocated) | Total # |
|---|---|---|
| Furnace | Gas #___Elec #___Other:_____ #____ BTUs: <100k___ >100k___ Location(s)_____ | — |
| Air Handler / VAV (circle selected) | Gas #___Elec #___Other:_____ #____CFM: <10k___ >10k___ Location(s)_____ | — |
| (AC) Compressor / Boiler / Heat Pump / Roof Top Unit (circle selected) | Gas #___Elec #X Other:_____ #____ BTUs:_____<100k, _____100k-500k, _____500k-1Mil HP: _____<3, _____3-15, _____15-30 Location(s) _____ 230 V, 23A LUXAIRE H4SE 5096A (RELOCATE EXIST) | 1 |
| Hydronic Heating | Gas #___Elec #___In-Floor ___Wall Radiant___ Boiler BTUs:_____ Location_____ | |
| Exhaust Fans (single duct) | Bath #9 Kitchen #1 Laundry #____Other:_____ #____ | 10 |
| Fireplace | Gas #___Elec #___Other:_____ #____ Location(s)_____ | — |
| Dryer Duct | | 1 |

## FUEL GAS

| Appliance Type | Appliance/Equipment Information (new and relocated) | Total # |
|---|---|---|
| AC Unit | BTUs: _____ Location(s):_____ | |
| Furnace | BTUs: _____ Location(s):_____ | |
| Water Heater | BTUs: _____ Location(s):_____ | |
| Boiler | BTUs: _____ Location(s):_____ | |
| Other: _____ | BTUs: _____ Location(s):_____ | |
| Fireplace/Insert | BTUs: _____ Location(s):_____ | |
| Stove/Range/Oven | | |
| Dryer | | |
| Outdoor BBQ | | |
| | TOTAL OUTLETS | 0 |

## PLUMBING FIXTURE COUNT

| Fixture Type (new and relocated) | Total # | Fixture Type (new and relocated) | Total # |
|---|---|---|---|
| Water Closet (Toilet) | 9 | Pressure Reduction Valve/Pressure Regulator | — |
| Sink (kitchen, laundry, lavatory, bar, eye wash, etc.) | [redacted] 11 | Water Service Line | — |
| Tub/Shower | — | Drinking Fountain | 1 |
| Dishwasher | 2 | Clothes Washer | 1 |
| Hose Bib | — | Backflow Prevention Device (e.g. RBPA, DCDA, AVB) | — |
| Water Heater Tankless? Yes ☐ No ☒ | 2 | Hydronic Heat in: Floor ☐ Wall ☐ | — |
| Floor Drain/Floor Sink | 1 | Other: | — |
| Refrigerator water supply (for water/ice dispenser) | — | Other: | — |

## Thornquist, Linda

**From:** Clugston, Michael
**Sent:** Thursday, May 26, 2016 9:22 AM
**To:** 'thetrikestop@comcast.net'
**Cc:** Thornquist, Linda; 'saw_construction@comcast.net'
**Subject:** FW: Landscaping

Hi Autumn,

The revisions to the landscaping plan have not been issued so I can't do a final inspection. If tree planting is being delayed until the fall, you will need to submit a performance bond in the amount of $1500. Linda can provide the appropriate bond forms. Once the plans are picked up and the bond is in place, I can do the inspection. Once the trees are installed this fall, I can do a follow up inspection for release of the bond.

Mike

Performance 100% Bond Itemized cost estimate of all plants, Materials & Labor

Maint. Bond 15%

7,275.-

Performance Bond Awt.

Mike Clugston, AICP
City of Edmonds | Associate Planner
425-771-0220, x 1330
michael.clugston@edmondswa.gov

Permit Center Hours:
M, T, Th, F 8:00 AM – 4:30 PM
Wednesday 8:30 AM – 12:00 PM

-----Original Message-----
From: Thornquist, Linda
Sent: Thursday, May 26, 2016 9:07 AM
To: Clugston, Michael
Subject: FW: Landscaping

Mike,
Can you reply?

Thank you,

Linda Thornquist
Senior Permit Coordinator
City of Edmonds 425-771-0220 ext. 1336

Our hours are from 8am to 4:30pm Monday, Tuesday, Thursday and Friday.
OUR PERMIT COUNTER WEDNESDAY HOURS: OPEN 8:30 – NOON
CLOSED NOON-4:30

-----Original Message-----
From: Autumn Snow [mailto:thetrikestop@comcast.net]
Sent: Thursday, May 26, 2016 9:00 AM
To: Thornquist, Linda
Cc: Wesley
Subject: Landscaping

Good morning Linda.

We have our planning inspection this morning and while we have all the bark, soil and grass seed done I have a question about trees. I believe I am required to plant 2 or 3 trees to replace the ones we removed. I was told by our arborist that these needed to be planted in the early Fall for survival success. Is it possible to still get our CofO if we wait on the trees?

Any information will be helpful.

Thank you.

Autumn Snow, owner

The Trike Stop *** COMING SOON ***
23107 100th Ave W, Suite 1
Edmonds, WA 98020
#425-774-9022
thetrikestop.com

TTS Infant Home
22309 76th Ave W
Edmonds, WA 98026
#425-672-2087
thetrikestop.com

(425) 774 9022

the TRIKE STOP
Child Care

23107 100th Ave W, Suite 1
Edmonds, WA 98020

RECEIVED
APR 04 2016
DEVELOPMENT SERVICES
COUNTER

Mr. Krestel,

Thank you for taking the time to look over my project so closely with Richard Okimoto to help us come up with the best option for our facility. I wholeheartedly agree to the below requests and can assure you we will operate our kitchen appropriately. Please let me know if there is anything else I can get for you.

- No garbage disposer is to be installed in the sink drain to avoid wholesale shredding and subsequent discharge of food waste.

- A mesh strainer is to be placed at all times in the sink drain or drains to capture food particles.

- The kitchen staff to be trained in and incorporate kitchen Best Management Practices (BMP's) such as scraping food waste into solid waste, using sink strainers, using a grease container and not pouring it down the drain, etc

Autumn Snow, owner
4/1/2016

# MAINTENANCE BOND RELEASE FORM

Released Perf. Bond 9/8/17

MEMO TO: PERMIT COORDINATOR, BUILDING DIVISION

FROM: _____ ENGINEERING DIVISION DATE _____
PLEASE SIGN

_____ PLANNING DIVISION DATE _____
PLEASE SIGN

DATE SENT TO: Planning DUE BACK: 5/19 RECEIVED: _____

**********

PERMIT # BLD2015-0962 ADB# _____ DATE INSPECTED 7/24

PROJECT TRIKE Stop TI

SITE ADDRSS 23107 100th AVE W

OWNERS FORD & FOLK LLC / TRIKE Stop Autumn Snow

OWNER ADDRESS 22309 76th AVE W 98026

TYPE OF BOND TO BE RELEASED Landscape Perf. $ 9,512.00

BOND DATE POSTED 6/2/16 BOND EXPIRES 6/2/17

**Please field inspect at your earliest convenience for the release of the subject bond. If there are outstanding requirements, please note in the space provided. Failure to respond by the noted bond expiration date constitutes Department approval and automatic release of the bond. It is each Department's responsibility to contact the developer/owner when outstanding issue prevent the release of the bond. Please copy the Permit Coordinator on all City correspondence sent regarding this bond.**

MC 7/24/17 **BOND IS APPROVED FOR RELEASE** Need 15% as 2-year Maintenance Bond

_____ BOND IS NOT APPROVED – OUTSTANDING REQUIREMENTS NOTED

1. _____

2. _____

3. _____

_____ WORK TO BE COMPLETED WITHIN _____ DAYS

_____ COPY TO FILE SUSPENSE TO _____

_____ COPY TO DEVELOPER CONTRACTOR

RECEIVED
SEP 15 2017
DEVELOPMENT SERVICES

Date Bond Posted 08/11/2017
Date Bond Expires 08/11/2019
Bond Number 09259758

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

## MAINTENANCE BOND/BONDING COMPANY

Edmonds Building Permit No. BLD2015-0962
Project Address 23107 100th Ave W
Developer/Owner The Trike Stop, LLC / Autumn Snow

*WHEREAS*, The Trike Stop, LLC / Autumn Snow, hereinafter referred to as "the Principal", has constructed and installed certain improvements in connection with a project known as Permit #BLD2015-0962 Trike Stop Landscape on a site located at 23107 100th Ave W, Edmonds, WA 98020 within the City of Edmonds, and

*WHEREAS*, in order to provide security for the obligation of the Principal to repair or replace any improvement which proves defective within 2 year(s) (not to exceed two years) from acceptance of the improvement by the City of Edmonds herein referred to as "the City", and to enable the City to release the performance bond provided in connection with said improvements, this bond has been secured and is hereby submitted to the City.

*NOW, THEREFORE*, the undersigned Principal and Fidelity and Deposit Company of Maryland 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 $ 1,426.80, lawful money of the United States, according to the following terms and conditions:

1) The Principal and Surety agree that in the event that any of the improvements installed by the Principal or Surety pursuant to the above referenced plans, conditions and file fail to remain free from defects in materials, workmanship or installation or in the case of landscaping, fail to survive for a period of 2 year(s) from the date of acceptance of the installation by the City, the Surety shall, upon demand of the City and the failure to cure the defect within a reasonable time as determined and specified by the City, remit to the City within ten (10) days of receipt of demand for remittance, the amount of this bond or such lesser amount as may be specified in the demand.

2) If the Principal fails to cure any defect within the time period requested by the City, its employees and agents are hereby authorized to enter onto said property and perform said work. This provision shall not be construed as creating an obligation on the part of the City or its representatives.

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 force and effect until the obligations secured hereby have been fully performed and until released in writing by the City at the request of the Surety or the Principal.

DATED this 11th day of August, 2017.

Fidelity and Deposit Company of Maryland
Bonding Company

Regan Hupf, Attorney-in-Fact
Officer/Title

1325 4th Ave, Ste 2100, Seattle, WA 98101
Mailing Address/Phone

09259758
Bond Number

The Trike Stop, LLC / Autumn Snow
Developer/Owner/Principal

Autumn Snow, owner
Print Name

23107-100th Ave W., Ste 1
Mailing Address
Edmonds, WA 98020

(425) 774-9022
Phone Number

## BONDING COMPANY SURETY ACKNOWLEDGMENT

STATE OF WASHINGTON )
) ss.
COUNTY OF King )

On this 11th, day of August, 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Regan Hupf to me known to be the Attorney-in-Fact of Fidelity and Deposit Company of Maryland, 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 Regan Hupf 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.

KATHLEEN MARIA MOSS NOTARY PUBLIC STATE OF WASHINGTON Commission Expires 08-25-2020

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

Renton, WA

**DEVELOPER/OWNER ACKNOWLEDGEMENT**

STATE OF WASHINGTON )
) ss.
COUNTY OF Snohomish )

On this 6th, day of September, 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Autumn Snow to me known to be the owner/officer of The Trike Stop, 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 she was authorized to execute said instrument.

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

DONNA D. HADALLER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 9-09-17

Donna D Hadaller
NOTARY PUBLIC in and for the State of Washington, residing at Snohomish County

**ZURICH AMERICAN INSURANCE COMPANY**
**COLONIAL AMERICAN CASUALTY AND SURETY COMPANY**
**FIDELITY AND DEPOSIT COMPANY OF MARYLAND**
**POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Maryland, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Maryland (herein collectively called the "Companies"), by **GERALD F. HALEY, Vice President,** in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Donald W. BACIC, Kathleen M MOSS, Regan HUPF, Matthew BENOIT and Thomas GOCKEL, all of Seattle, Washington, EACH** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings,** and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 24th day of March, A.D. 2017.

**ATTEST:**

**ZURICH AMERICAN INSURANCE COMPANY**
**COLONIAL AMERICAN CASUALTY AND SURETY COMPANY**
**FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

By: _____
*Assistant Secretary*
*Joshua Lecker*

_____
*Vice President*
*Gerald F. Haley*

**State of** Maryland
County of Baltimore

On this 24th day of March, A.D. 2017, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **GERALD F. HALEY, Vice President, and JOSHUA LECKER, Assistant Secretary,** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

_____
Constance A. Dunn, Notary Public
My Commission Expires: July 9, 2019

## EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify of revoke any such appointment or authority at any time."

## CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 11th day of August, 2017.

David McVicker, Vice President

**TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT ALL REQUIRED INFORMATION TO:**

Zurich American Insurance Co.
Attn: Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056

# 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


Inc. 1890

September 8, 2017

SCANNED
SEP 08 2017

Fidelity and Deposit Company of Maryland
Regan Hupf Attorney-in-Fact
1325 Fourth Ave, Suite 2100
Seattle, WA 98101

RE: **Performance landscape Bond**
**Bond # 09178834**

| | |
|---|---|
| Project : | The Trike Stop BLD20150962 |
| Site: | 23107 100th Ave W |
| Principal: | The Trike Stop, LLC / Autumn Snow |

To whom it may concern,

The City of Edmonds hereby authorizes the **full release** of the above referenced Performance Bond **# 09178834**
All City Departments have given final approval.

Sincerely,

Linda Thornquist

Linda Thornquist
Senior Permit Coordinator
City of Edmonds 425-771-0220

Cc: file,owner
Encl: bond copy

Date Posted 06/02/2016
Date Expires 06/02/2017
Bond Number 09178834

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. BLD2015-0962
Project Address 23107 100th AVE W
Developer/Owner The Trike Stop, LLC / Autumn Snow

*WHEREAS*, The Trike Stop, LLC / Autumn Snow, 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 Permit #BLD2015-0962 Trike Stop Landscape on a site located at 23107 100th Ave W, Edmonds, WA 98020 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, Fidelity and Deposit Company of Maryland, 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 $9,512.00, 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 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 2nd day of June, 2016.

| | |
|---|---|
| Fidelity and Deposit Company of Maryland | The Trike Stop, LLC / Autumn Snow |
| Bonding Company | Developer/Owner/Principal |
| Regan Hupf - Attorney-in-Fact | Autumn Snow |
| Officer/Title | Print Name |
| 1325 Fourth Ave, Suite 2100, Seattle, WA 98101 | 22309 76th Ave W Edmonds WA 98026 |
| Mailing Address | Mailing Address |
| 09178834 | 425-350-4111 |
| Bond Number | Telephone Number |

## BONDING COMPANY SURETY ACKNOWLEDGMENT

STATE OF WASHINGTON )
) ss.
COUNTY OF King )

On this 2nd, day of June, 2016, before me, the under-signed, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Regan Hupf to me known to be the Attorney-in-Fact of Fidelity and Deposit Company of Maryland, 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 Regan Hupf 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.

Kathleen Maria Moss
NOTARY PUBLIC in and for the
State of Washington, residing at
Renton, WA

KATHLEEN MARIA MOSS NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES AUGUST 25, 2016

## DEVELOPER/OWNER ACKNOWLEDGEMENT

STATE OF WASHINGTON )
) ss.
COUNTY OF SNOHOMISH )

On this 27TH, day of JUNE, 2016, before me, the under-signed, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared AUTUMN SNOW to me known to be the OWNER of TRIKE STOP, 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 SHE 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, residing at
EDMONDS, WA

NICKLAUS W DUBEN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
02-23-17

**ZURICH AMERICAN INSURANCE COMPANY**
**COLONIAL AMERICAN CASUALTY AND SURETY COMPANY**
**FIDELITY AND DEPOSIT COMPANY OF MARYLAND**
**POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Maryland, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Maryland (herein collectively called the "Companies"), by **MICHAEL BOND, Vice President,** in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Donald W. BACIC, Kathleen M MOSS, Regan HUPF and Thomas GOCKEL, all of Seattle, Washington, EACH** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings,** and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 13th day of April, A.D. 2016.

**ATTEST:**

**ZURICH AMERICAN INSURANCE COMPANY**
**COLONIAL AMERICAN CASUALTY AND SURETY COMPANY**
**FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

By:

*Secretary*
*Michael McKibben*

*Vice President*
*Michael Bond*

**State of** Maryland
County of Baltimore

On this 13th day of April, A.D. 2016, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **MICHAEL BOND, Vice President, and MICHAEL MCKIBBEN, Secretary,** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Maria D. Adamski, Notary Public
My Commission Expires: July 8, 2019

## EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify of revoke any such appointment or authority at any time."

## CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 2nd day of June, 20 16.

Gerald F. Haley

Gerald F. Haley, Vice President