

Fields Mercedes-Benz Lynnwood, WA

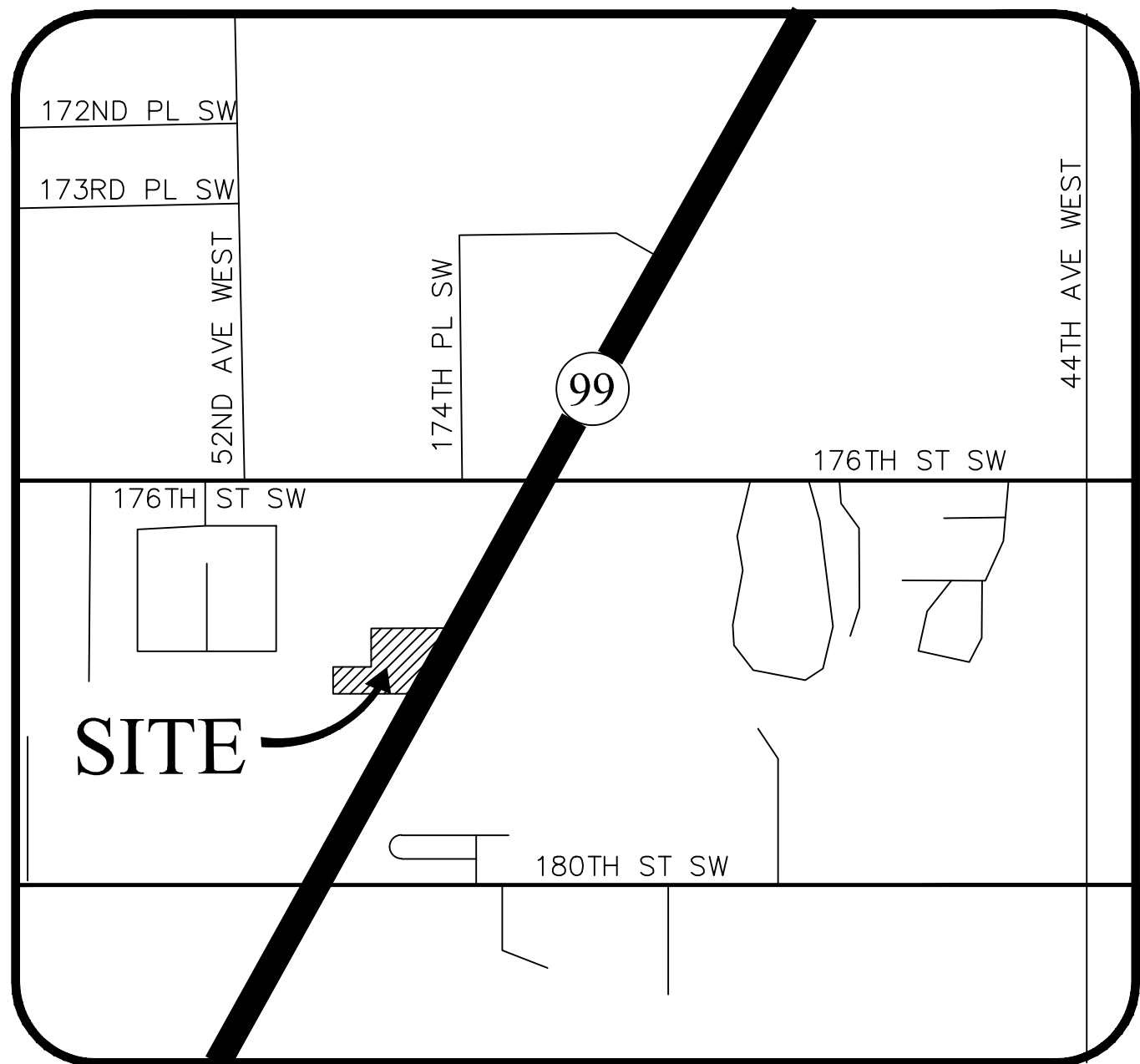
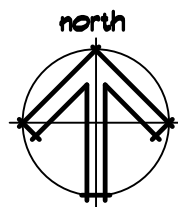


Facility Renovations

17800 Hwy 99
Lynnwood, WA 98037

VICINITY MAP

SITE ADDRESS - 17800 HIGHWAY 99, LYNNWOOD, WA



PARCEL NUMBERS:
003-743-002-001-01, 003-743-002-003-00,
003-743-002-005-01, 003-743-002-005-02

LEGAL DESCRIPTION

BENCHMARK:
TOP OF BOLT LOCATED ON THE N.E. CORNER OF A TRAFFIC SIGNAL STAND,
LOCATED AT THE S.W. INTERSECTION OF 44TH AVE. W. & 168TH STREET S.W..
ALSO KNOWN AS SURVEY CONTROL DATABASE POINT LD. NO. 1342.
ELEVATION = 472.54'

TBM: SET PK IN WEST SIDE OF HIGHWAY 99, ADJACENT TO BUILDING NUMBER
17810 APPROXIMATELY 16' SOUTH OF EXISTING POWER POLE.
ELEVATION = 410.05'

DATUM: NAVD88

LEGAL DESCRIPTIONS

PARCEL "A"
LOT 3, BLOCK 2, ALDERWOOD MANOR NO. 18, REPLAT OF BLOCK 4 AND 5,
ALDERWOOD MANOR NO. 8 AND TRACTS 14 THROUGH 22, INCLUSIVE, BLOCK 10 AND
BLOCK 11, ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED
IN VOLUME 10 OF PLATS, PAGE 79, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL "B"
THE NORTH 63.316 FEET, MEASURED ALONG THE WEST LINE THEREOF, OF LOT 5,
BLOCK 2, ALDERWOOD MANOR NO. 18, REPLAT OF BLOCKS 4 AND 5 ALDERWOOD
MANOR NO. 8 AND TRACTS 14 THROUGH 22 INCLUSIVE BLOCKS 10 AND 11
ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME
10 OF PLATS, PAGE 79, RECORDS OF SNOHOMISH COUNTY, WASHINGTON,
TOGETHER WITH THAT PORTION OF VACATED 52ND AVENUE, WEST LYING ADJACENT
THEREO, THAT WOULD ATTACH BY OPERATION OF LAW.

PARCEL "C"
THE SOUTH 63.316 FEET OF THE NORTH 126.632, SAID DISTANCE BEING MEASURED
ALONG THE WEST LINE THEREOF, OF LOT 5, BLOCK 2, ALDERWOOD MANOR NO. 18,
REPLAT OF BLOCKS 4 AND 5 ALDERWOOD MANOR NO. 8 AND TRACTS 14 THROUGH 22
INCLUSIVE BLOCK 10 AND 11 ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT
THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 79, RECORDS OF SNOHOMISH
COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF VACATED 52ND AVENUE WEST LYING ADJACENT
THEREO THAT WOULD ATTACH BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PROJECT TEAM

APPLICANT OWNER	DJW CHICAGO LLC 2100 FRONTAGE ROAD GLENCOE, IL 60022 (847) 998-5200 FAX: (847) 998-8285	SURVEYOR	ORCA LAND SURVEYING CONTACT: ERIC BECUZMAN 3605 COLBY AVE EVERETT, WA 98201 (425) 259-3400
ARCHITECT	LANGE MUELLER & ASSOCIATES CONTACT: LANGE MUELLER 140 LAKESIDE, SUITE 310 SEATTLE, WA 98122 (206) 325-2553 lmuel@lmuel.com	GEOTECHNICAL ENGINEER	PANGE INC. CONTACT: JOHN HALATA 2021 A MINOR AVENUE EAST SEATTLE, WA 98102 (206) 262-0370 FAX: (206) 262-0374
SCHEMATIC DESIGN	THE JRB GROUP ARCHITECTS 3115 N. WILKE ROAD, SUITE F ARLINGTON HEIGHTS, IL 60004 (847) 506-0123	MECHANICAL/ PLUMBING	FRANKLIN ENGINEERING CONTACT: NATHALIE THROWER 625 FOURTH AVENUE, SUITE 202 KIRKLAND, WA 98033 (425) 827-3324 FAX: (425) 827-6252
CONSTRUCTION MANAGER	INTERNATIONAL CONTRACTORS INC. CONTACT: DAVID GONZALEZ 1 MID AMERICA PLAZA 7TH FLOOR OAKBROOK TERRACE, IL 60181 (630) 834-8043 FAX: (630) 834-8046 Dgonzalez@icbuilds.com	ELECTRICAL	CASE ENGINEERING CONTACT: TIM NICHOLS 19515 NORTH CREEK PARKWAY, SUITE 302 BOTHELL, WA 98011 (425) 402-9400x119
CIVIL ENGINEER	CC ENGINEERING CONTACT: 250 4TH AVE S #200 EDMONDS, WA 98020 (425) 778-8500	ENVELOPE CONSULTANT	FRANKLIN ENGINEERING CONTACT: NATHALIE THROWER 625 FOURTH AVENUE, SUITE 202 KIRKLAND, WA 98033 (425) 827-3324 FAX: (425) 827-6252
STRUCTURAL ENGINEER	CC ENGINEERING CONTACT: CAROLYN JEWETT 250 4TH AVE S #200 EDMONDS, WA 98020 (425) 778-8500 carolyn@ccengineering.com	CAR WASH ARCHITECT	DYKEMA ARCHITECTURE + DESIGN CONTACT: 1716 WEST MARINE VIEW DRIVE - 2ND FLOOR EVERETT, WA 98201 (425) 259-3161

DEVELOPMENT SUMMARY CHART

EXISTING ZONING:	CG
FUTURE LAND USE:	CITYWIDE DESIGN GUIDELINES
SITE AREA:	152,641 S.F. OR 3.504 ACRES
BUILDING A:	AUTO SALES AND SERVICE
BUILDING B:	CAR WASH
DWELLING UNITS:	0
LOT COVERAGE:	FAR - 0.27
	PARKING - 263 STALLS

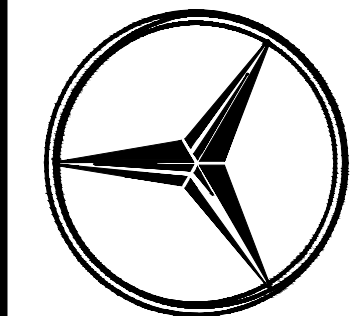
CONSTRUCTION SUMMARY CHART

CONSTRUCTION TYPE:	II B FULLY SPRINKLERED NON SEPARATED USES
OCCUPANCY CLASSIFICATION:	S-1 WITH B AND S-2 USES, NON SEPARATION USES.
DWELLING UNITS:	0
HEIGHT ABOVE GRADE AND NUMBER OF STORIES FOR EACH STRUCTURE:	BUILDING A: 36'-0" - TWO STORY BUILDING B: - ONE STORY
EXISTING BUILDING A AREA	
• EXISTING 1ST FLOOR AREA	= 35,144 S.F.
• EXISTING 2ND FLOOR AREA	= 4,336 S.F.
• EXISTING TOTAL BLDG. AREA	= 39,480 S.F.
PROPOSED BUILDING A AREA	
• PROPOSED 1ST FLOOR BAY EXTENSION	= 308 S.F.
• PROPOSED 2ND FLOOR AREA	= 1,623 S.F.
PROPOSED TOTAL BLDG. AREA	= 1,931 S.F.
PROPOSED BUILDING B AREA	
• PROPOSED FUTURE DEVELOPMENT	= 1,581 S.F.
PROPOSED TOTAL BLDG. AREA	= 1,581 S.F.
TOTAL PROPOSED BLDG. AREA	= 39,480 S.F. + 1,931 S.F. = 41,411S.F.
TOTAL PROPOSED FUTURE DEVELOPMENT	= 1,581 S.F.
PARKING CALCULATIONS	
AUTOMOBILE SALES & RENTAL	
• EXISTING PROVIDED:	266 SPACES
• PROPOSED PROVIDED:	263 SPACES

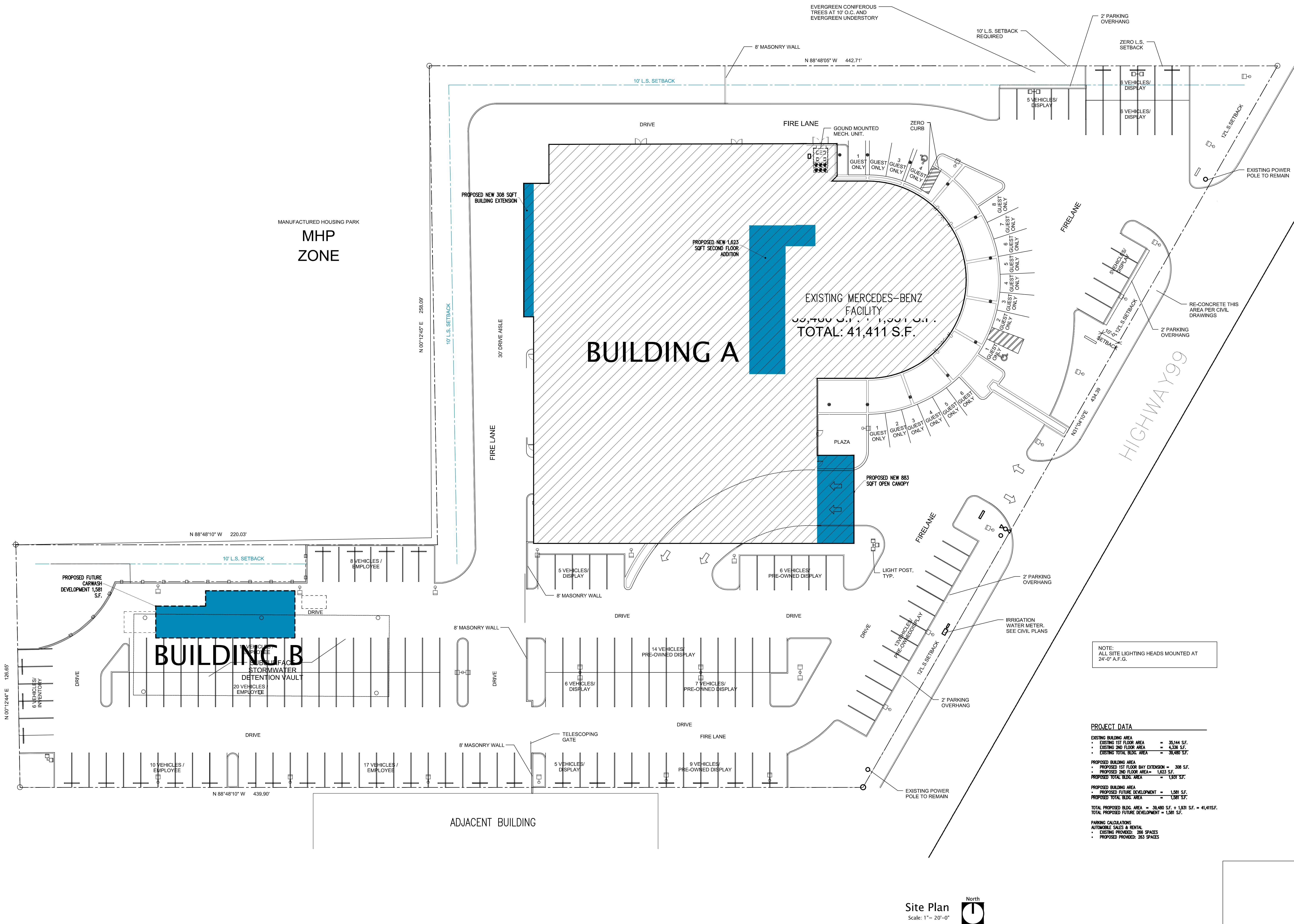
SHEET INDEX

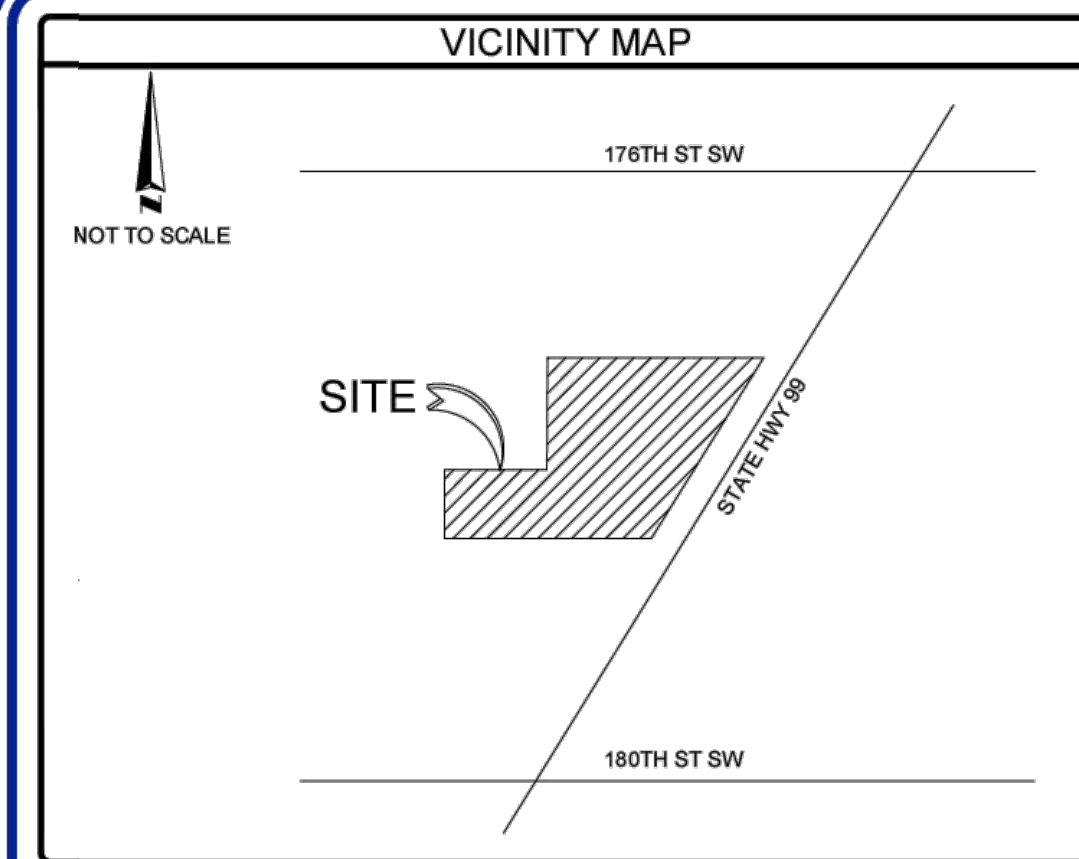
A0.0	COVER SHEET
A1.0	SITE PLAN
A1.1	ALTA SURVEY SHEET 1 OF 4
A1.2	ALTA SURVEY SHEET 2 OF 4
A1.3	ALTA SURVEY SHEET 3 OF 4
A1.4	ALTA SURVEY SHEET 4 OF 4
A2.0	BUILDING A - EXISTING 1ST LEVEL FLOOR PLAN
A2.1	BUILDING A - SCHEMATIC 1ST LEVEL FLOOR PLAN
A2.2	BUILDING A - EXISTING 2ND LEVEL FLOOR PLAN
A2.3	BUILDING A - SCHEMATIC 2ND LEVEL FLOOR PLAN
A3.0	BUILDING B - 1ST LEVEL FLOOR PLAN
A3.1	BUILDING A - EXTERIOR ELEVATIONS
A3.2	BUILDING B - EXTERIOR ELEVATIONS
	RENDERINGS

Fields Mercedes-Benz
Lynnwood, WA
Facility Renovations
17800 Hwy 99
Lynnwood, WA 98037



COVER SHEET
LANGE MUELLER & ASSOCIATES
A R C H I T E C T S
140 LAKESIDE • SUITE 310 • SEATTLE, WA 98122 • (206) 325-2553
sheet
A0.0





BASIS OF BEARING

The bearings are based on the east line SE1/4 Section 9, T27N, R4E, W4M, Snohomish County, State of Washington, said line bearing N00°50'23"E and being monumented as shown hereon.

OBSERVED SIGNIFICANT OBSERVATIONS

- ⚠ - FENCE LINES DO NOT FOLLOW DEEDED LINES BY VARYING DISTANCES
- ⚠ - CURB EXTENDS ONTO ADJACENT PROPERTY BY ±1.7'

ZONING INFORMATION

ITEM	REQUIRED	CONTACT: PARTNER ENGINEERING AND SCIENCE, INC. 500-419-4623
ZONING DESIGNATION	CG (GENERAL COMMERCIAL DISTRICT)	REPORT DATE: JULY 10, 2023
MINIMUM LOT AREA (SQ. FT.)	NONE REQUIRED	REPORT #: 23-412775.1
MINIMUM FRONTAGE	NONE STATED	PARKING REQUIREMENTS
MINIMUM LOT WIDTH	NONE STATED	MOTOR VEHICLE SALES AND SERVICE
MAXIMUM LOT COVERAGE	35%	1 SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA AND 1 SPACE PER 1,500 SQUARE FEET OF OUTDOOR SALES AREA
MAXIMUM FLOOR AREA (FAR)	NONE STATED	(ESTIMATED 54,000 SQUARE FEET OF SALES AREA)
MAX BUILDING HEIGHT	NONE REQUIRED	30,637 / 1,000 = 40
MINIMUM SETBACKS		54,000 / 1,500 = 36
FRONT	15 FEET	TOTAL REQUIRED PARKING SPACES = 78 SPACES
SIDE	NONE REQUIRED	
REAR	NONE REQUIRED	

NOTES:

THE ZONING REPORT WAS PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC.

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. X999 (MAP NO. X999), WHICH BEARS AN EFFECTIVE DATE OF 2020/02/02, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS

1. PUBLIC AND/OR PRIVATE EASEMENTS, IF ANY, IN EXISTENCE, OVER, UNDER, ALONG AND ACROSS THAT PORTION OF THE REAL ESTATE UNDER SEARCH LYING WITHIN VACATED 52ND AVENUE WEST, AFFECTS PARCELS A (AMBIGUOUS, NOT PLOTTABLE)
2. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED JUNE 30, 1983 AS RECORDING NO. 8306300284 OF OFFICIAL RECORDS. (LEGAL DESCRIPTION IN INCOMPLETE AND THE LOCATION CANNOT BE DETERMINED)
3. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: 8207035504, RECORDED JULY 03, 1995 FOR: UTILITY AFFECTS: (PARCEL A) AS DESCRIBED THEREIN (PLOTTED)
4. CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF LYNNWOOD SHORT PLAT NO. 19850001 RECORDED MAY 26, 1989 AS RECORDING NO. 890520273, IN SNOHOMISH COUNTY, WASHINGTON. (NOT LOCATED ON THE SURVEYED PROPERTY)
5. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR EASEMENTS" RECORDED JULY 28, 1994 AS RECORDING NO. 9407280393 OF OFFICIAL RECORDS. (NOT LOCATED ON THE SURVEYED PROPERTY)
6. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: NOVEMBER 25, 1999 RECORDING INFORMATION: 9911250121 IN FAVOR OF: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, AND GTE NORTHWEST INC. (PLOTTED)
7. CONDITIONS, NOTES, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED AUGUST 28, 2007 AS RECORDING NO. 200708280246 OF SURVEYS, IN SNOHOMISH COUNTY, WASHINGTON
8. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: 200909090674, RECORDED JUNE 09, 2009 (PLOTTED)
9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DRAINAGE FACILITY MAINTENANCE COVENANT HOLD HARMLESS AGREEMENT" RECORDED AUGUST 17, 2009 AS RECORDING NO. 200908170319 OF OFFICIAL RECORDS. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: DECEMBER 22, 2009 RECORDING INFORMATION: 200912220964 IN FAVOR OF: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST INC. (PLOTTED)
10. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: OCTOBER 25, 2017 RECORDING INFORMATION: 201710250465 IN FAVOR OF: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, A WASHINGTON STATE MUNICIPAL CORPORATION AND FRONTIER COMMUNICATIONS NORTHWEST INC. (NOT LOCATED ON THE SURVEYED PROPERTY)
11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DRAINAGE FACILITY MAINTENANCE COVENANT HOLD HARMLESS AGREEMENT" RECORDED FEBRUARY 14, 2018 AS RECORDING NO. 201802140415 OF OFFICIAL RECORDS. (NOT LOCATED ON THE SURVEYED PROPERTY)

BUILDING AREA

BUILDING 1: 33,748 SQ. FT.

BUILDING HEIGHT

BUILDING 1: 39.5'±

LAND AREA

TOTAL AREA: 152,614 SQ. FT., ±3,504 ACRES

PARKING

REGULAR: 281
TANDEM: 6
HANDICAP: 1
TOTAL PARKING: 288

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

TOPOGRAPHIC NOTES

1. ELEVATIONS BASED UPON BENCHMARK: WSDOT BENCHMARK PYRAMID, ELEVATION 402.030', NAVD83.
2. PURPOSE OR INTENDED USE OF THE TOPOGRAPHIC ELEMENTS SHOWN HEREON IS FOR CIVIL ENGINEERING DESIGN.
3. SOURCE OF UTILITY LOCATION: EXISTING SURFACE MARKINGS, FIELD MEASUREMENT.
4. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON FIELD MEASUREMENT.

TITLE COMMITMENT INFORMATION

The Title Description and Schedule "B" items are the same as shown on the Statutory Warranty Deed, Recording No. 202310047044, dated 10/01/2023.

TITLE DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOT 3 AND THE NORTH 126.632 OF LOT 5, BLOCK 2, ALDERWOOD MANOR NO. 18, REPLAT OF BLOCKS 4 AND 5, ALDERWOOD MANOR NO. 8 AND TRACTS 14 THROUGH 22, INCLUSIVE BLOCK 10 AND BLOCK 11, ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 79, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF VACATED 52ND AVENUE WEST LYING ADJACENT THERETO THAT WOULD ATTACH BY OPERATION OF LAW. (ALSO KNOWN AS THE "COMBINED PARCEL" ACCORDING TO THE CITY OF LYNNWOOD BOUNDARY LINE ADJUSTMENT FILE NO. 2008BLA0009 RECORDED JULY 20, 2009 AS RECORDING NO. 200907200043.)

PARCEL B: (NOT A PART OF THIS SURVEY)

LOT 2 OF CITY OF LYNNWOOD SHORT PLAT NO. 895EG0001 AS RECORDED MAY 26, 1989 UNDER SNOHOMISH COUNTY AUDITORS FILE NO. 890520273, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: THE WEST 234.60 FEET OF THE EAST 532.60 FEET AND THE SOUTH 30.00 FEET EXCEPT THE EAST 532.60 FEET OF THE FOLLOWING DESCRIBED TRACT: THE SOUTH 54.1 FEET OF LOT 10 AND ALL OF LOT 11, BLOCK 9, ALDERWOOD MANOR NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 72, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR STATE ROAD NO. 1, BY DEED RECORDED UNDER RECORDING NO. 350603.

PARCEL B1: (NOT A PART OF THIS SURVEY)

A NON-EXCLUSIVE EASEMENT FOR UTILITIES AND DRAINAGE OVER, UNDER AND ACROSS THE SOUTH 25.00 FEET OF LOT 11, BLOCK 9, SAID PLAT OF ALDERWOOD MANOR NO. 2, FOR THE MUTUAL BENEFITS OF LOTS 1, 2 AND 3, EXCEPT ANY PORTION THEREOF, LYING WITHIN THE MAIN TRACT.

THE SURVEYED PROPERTY IS THE SAME PROPERTY AS SHOWN ON STATUTORY WARRANTY DEED, RECORDING NO. 202310047044, DATED 10/01/2023.

SURVEYOR'S NOTES

1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
2. SUBJECT TRACT HAS DIRECT PHYSICAL ACCESS TO STATE HIGHWAY 99, A DEDICATED PUBLIC RIGHT-OF-WAY.
3. THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
4. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
6. THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHTS-OF-WAY OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
7. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
8. ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
9. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
10. UNLESS SHOWN OTHERWISE, THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
11. UNLESS SHOWN OTHERWISE, NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
12. LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET.
13. THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT", CHAPTER 58.09 RCW AND 322-100 WAC.
14. THIS SURVEY WAS ACCOMPLISHED USING GPS RTK AND FIELD TRAVERSE PROCEDURES.
15. A TRIMBLE 5-SECOND S5 ROBOTIC TOTAL STATION AND TRIMBLE R6 RECEIVERS WERE USED FOR THIS SURVEY.

SURVEY REFERENCES

- (R1): RECORD OF SURVEY (BOOK 27, PAGE 22)
- (R2): BLA2008BLA0009 (REC NO. 200907200043)
- (R3): RECORD OF SURVEY (REC NO. 94060750002)
- (R4): RECORD OF SURVEY (REC NO. 200909115000)

2021 ALTANSPS LAND TITLE SURVEY

MERCEDES-BENZ LYNNWOOD

SITE ADDRESS

17800 HIGHWAY 99
LYNNWOOD, WASHINGTON 98037
COUNTY OF SNOHOMISH

PARTNER PROJECT NUMBER: 25-###

COORDINATED BY

PARTNER

CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-215-7479
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS	DRAWN BY: JP	DRAWING SCALE: 1" = 30'
		CHECKED BY: GAC	JOB NO.: 1PES00740
		FILENAME: 1PES0740-17800 HWY 99-LYNNWOOD, WA.DWG	

SURVEYED BY



Boundary Boys, LLC
P.O. Box 2441
Harker Heights, TX 76548
Phone: 303-709-7899
boundaryboys@reagan.com

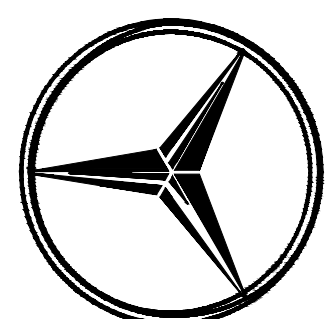
SHEET 1
OF 4

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE. THE SUBJECT PROPERTY IS LOCATED

Fields Mercedes-Benz
Lynnwood, WA

Facility Renovations

17800 Hwy 99
Lynnwood, WA 98037



ALTA SURVEY SHEET 1 OF 4

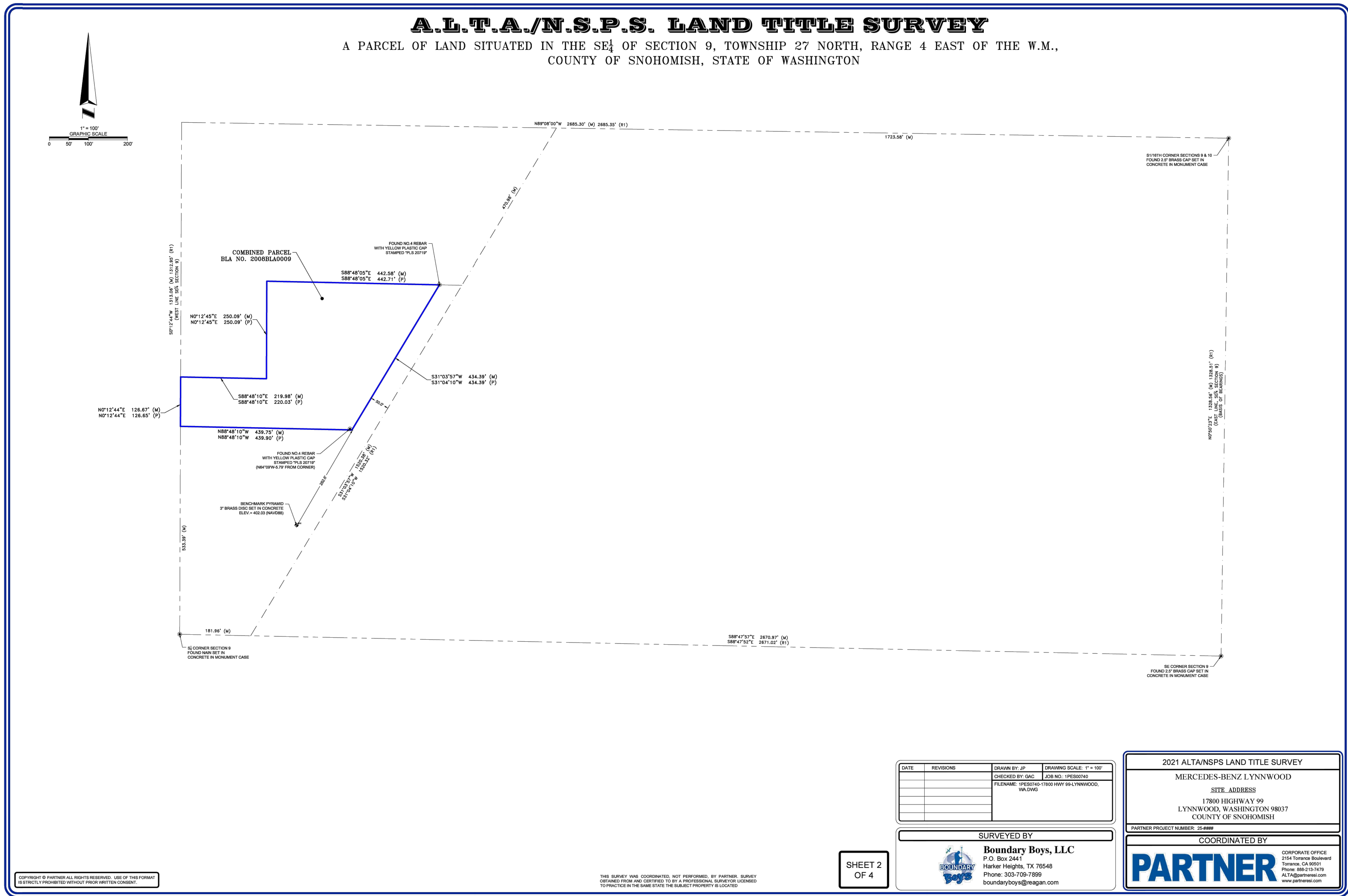
LANGE MUELLER & ASSOCIATES

A R C H I T E C T S A I A

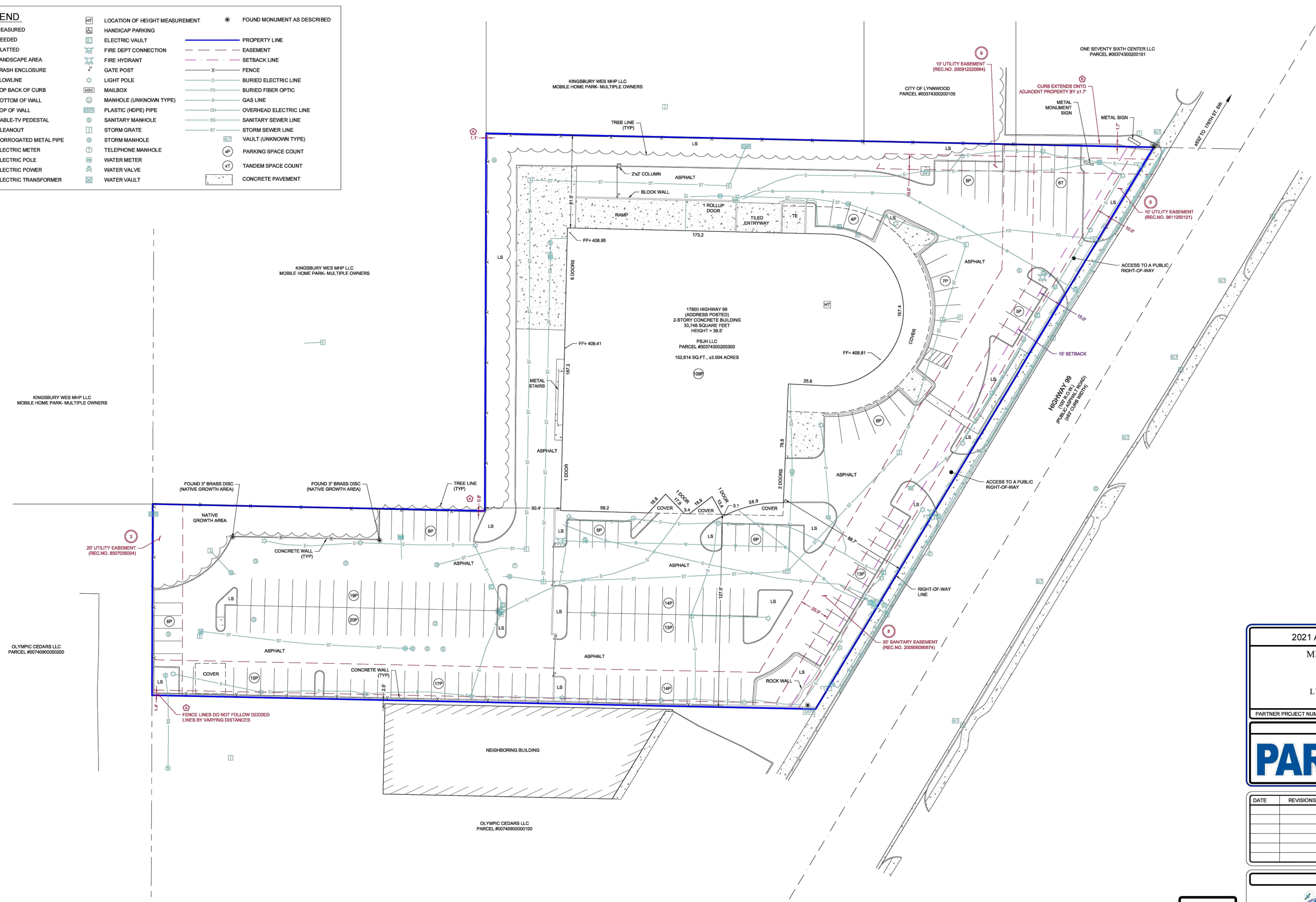
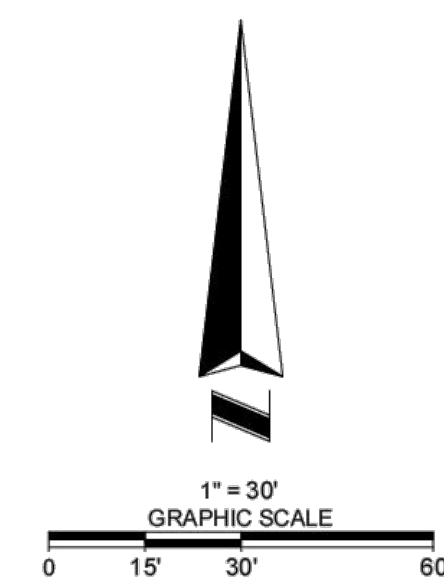
1400 LAKESIDE • SUITE 310 • SEATTLE, WA 98122 • (206) 325-2553

sheet

A1.1

[illegible]

A PARCEL OF LAND SITUATED IN THE SE $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 4 EAST OF THE W.M.,
COUNTY OF SNOHOMISH, STATE OF WASHINGTON

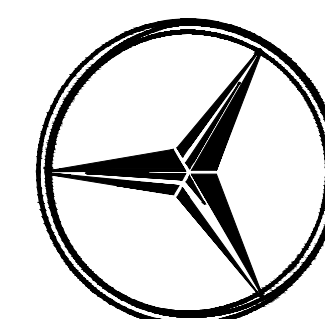


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THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSE TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

SHEET 3
OF 4

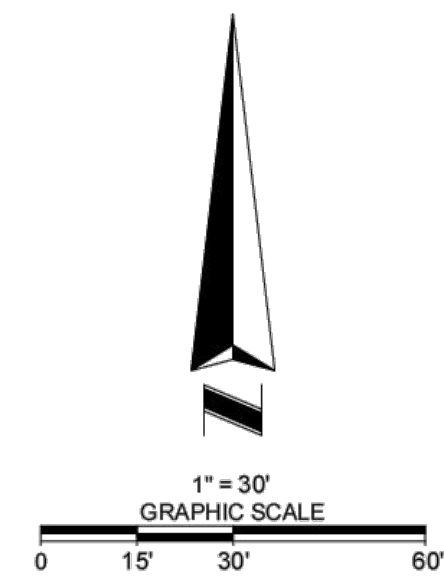
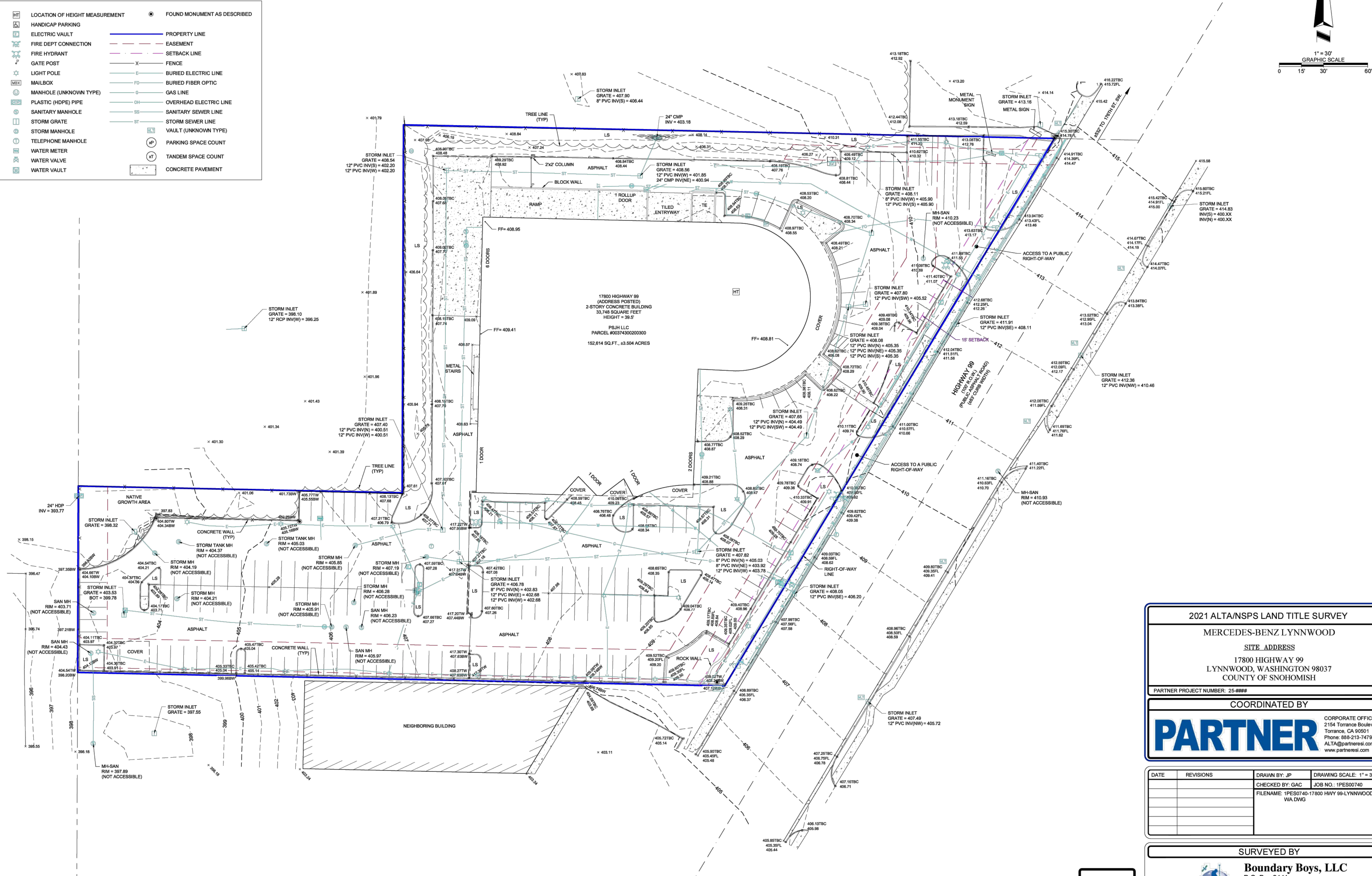
2021 ALTA/NSPS LAND TITLE SURVEY			
MERCEDES-BENZ LYNNWOOD			
<u>SITE ADDRESS</u>			
17800 HIGHWAY 99 LYNNWOOD, WASHINGTON 98037 COUNTY OF SNOHOMISH			
PARTNER PROJECT NUMBER: 25-000#			
COORDINATED BY			
PARTNER			
DATE		DRAWN BY: JP	DRAWING SCALE: 1" = 30'
REVISIONS		CHECKED BY: GAC	JOB NO. - 1PES0740
		FILENAME: 1PES0740-17800 HWY 99-LYNNWOOD, WA.DWG	
SURVEYED BY			
 Boundary Boys, LLC P.O. Box 2441 Harker Heights, TX 76548 Phone: 303-709-7899 boundaryboys@regan.com			



A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PARCEL OF LAND SITUATED IN THE SE₄ OF SECTION 9, TOWNSHIP 27 NORTH, RANGE 4 EAST OF THE W.M.,
COUNTY OF SNOHOMISH, STATE OF WASHINGTON

LEGEND		
(M) MEASURED	HT LOCATION OF HEIGHT MEASUREMENT	● FOUND MONUMENT AS DESCRIBED
(D) DEEDED	HA HANDICAP PARKING	— PROPERTY LINE
(P) PLATTED	EV ELECTRIC VAULT	— EASEMENT
LS LANDSCAPE AREA	FC FIRE DEPT CONNECTION	— SETBACK LINE
TE TRASH ENCLOSURE	FD FIRE HYDRANT	— FENCE
FL FLOWLINE	GP GATE POST	— BURIED ELECTRIC LINE
TBC TOP BACK OF CURB	LP LIGHT POLE	— BURIED FIBER OPTIC
BW BOTTOM OF WALL	MB MAILBOX	— GAS LINE
TW TOP OF WALL	MO MANHOLE (UNKNOWN TYPE)	— OVERHEAD ELECTRIC LINE
CP CABLE-TV PEDESTAL	PP PLASTIC (HIDE) PIPE	— SANITARY SEWER LINE
CL CLEANOUT	SM STORM MANHOLE	— STORM SEWER LINE
CM CORROGATED METAL PIPE	ST STORM GRATE	— VAULT (UNKNOWN TYPE)
EM ELECTRIC METER	TM TELEPHONE MANHOLE	— PARKING SPACE COUNT
EP ELECTRIC POLE	WM WATER METER	— TANDEM SPACE COUNT
EW ELECTRIC WIRE	WV WATER VALVE	— CONCRETE PAVEMENT
ET ELECTRIC TRANSFORMER	WV WATER VAULT	



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THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED.

SHEET 4
OF 4

2021 ALTA/NSPS LAND TITLE SURVEY

MERCEDES-BENZ LYNNWOOD

SITE ADDRESS

17800 HIGHWAY 99
LYNNWOOD, WASHINGTON 98037
COUNTY OF SNOHOMISH

PARTNER PROJECT NUMBER: 25-####

COORDINATED BY

PARTNER

DATE

REVISIONS

DRAWN BY: JP

CHECKED BY: GAC

FILENAME: 1PES0740-17800 HWY 99-LYNNWOOD, WA.DWG

DRAWING SCALE: 1" = 30'

JOB NO.: 1PES00740

SURVEYED BY

**Boundary Boys, LLC**
P.O. Box 2441
Harker Heights, TX 76548
Phone: 303-709-7899
boundaryboys@reagan.com

ALTA SURVEY SHEET 4 OF 4

LANGE MUELLER & ASSOCIATES

A R C H I T E C T S A I A

1400 LAKESIDE • SUITE 310 • SEATTLE, WA 98122 • (206) 325-2553

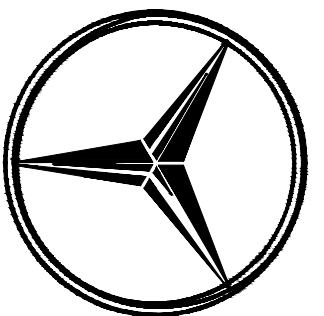
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Fields Mercedes-Benz
Lynnwood, WA

Facility Renovations

17800 Hwy 99
Lynnwood, WA 98037



25035

JOB NO.

EM

drawn

LM

checked

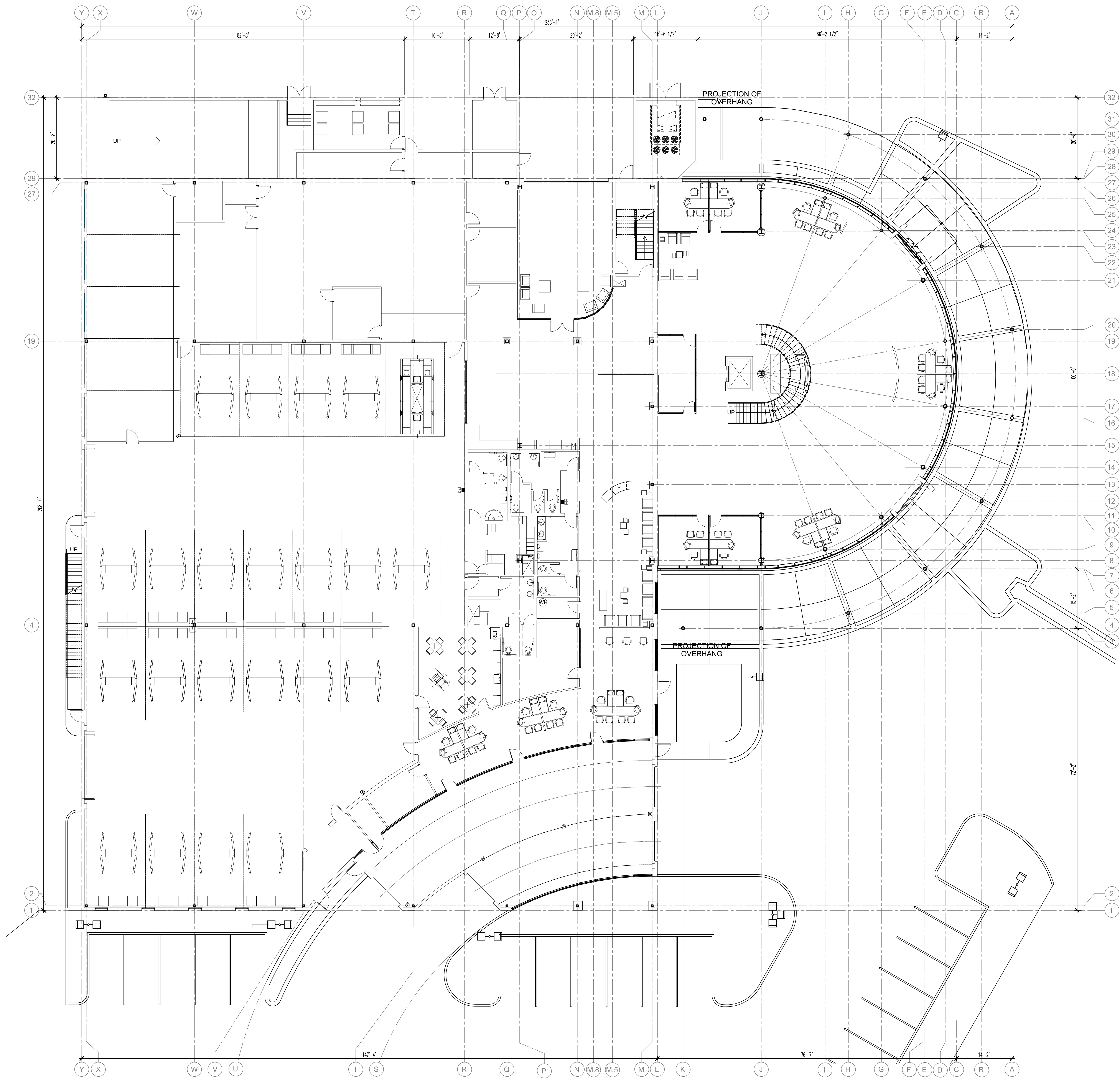
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DESIGN REVIEW SUBMITTAL

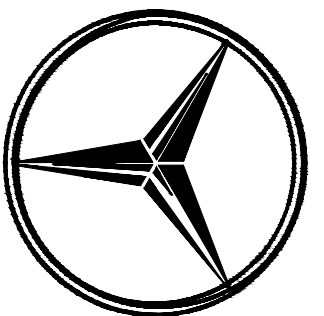
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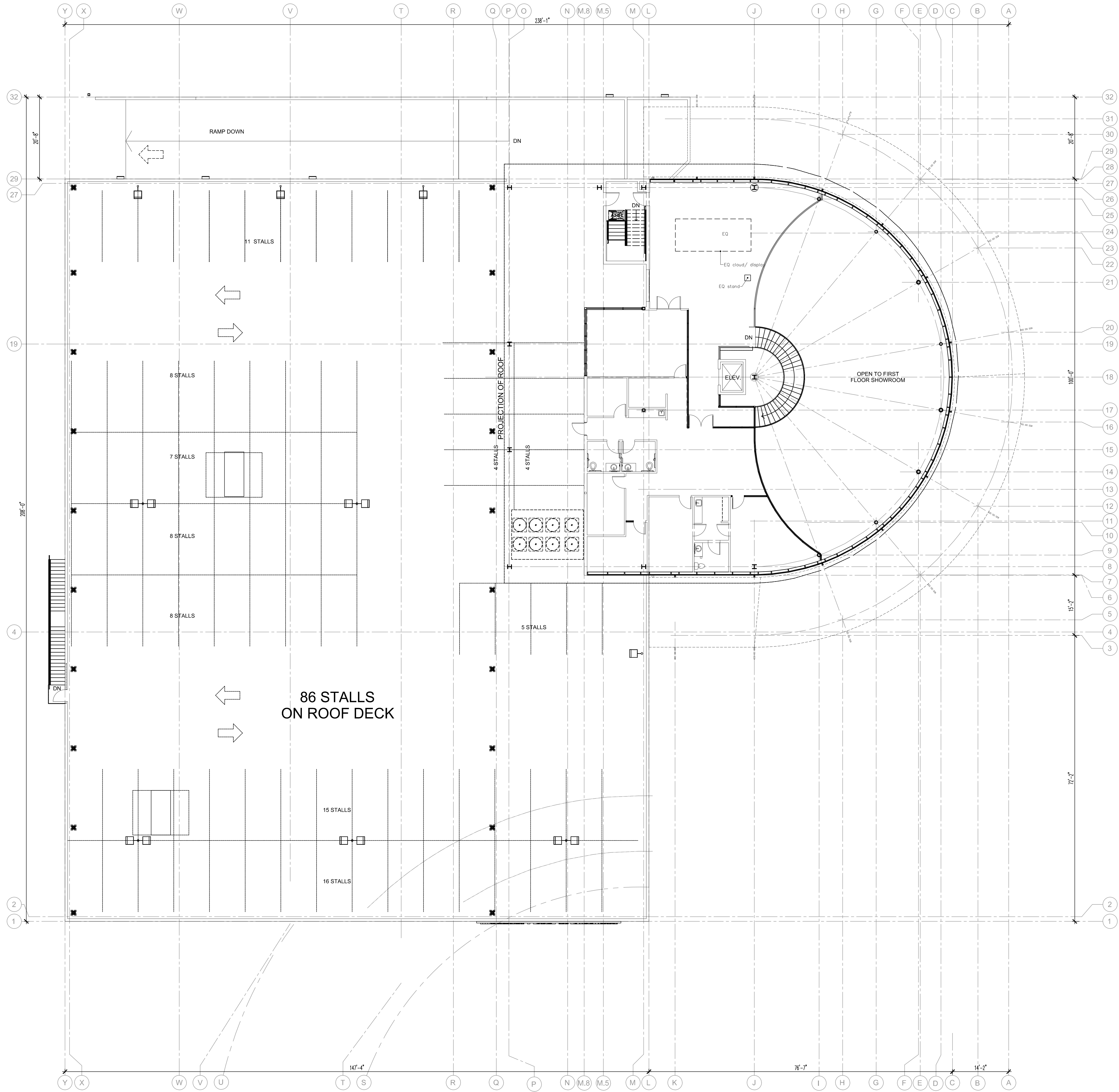
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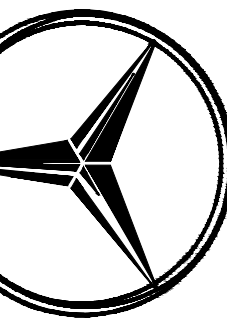


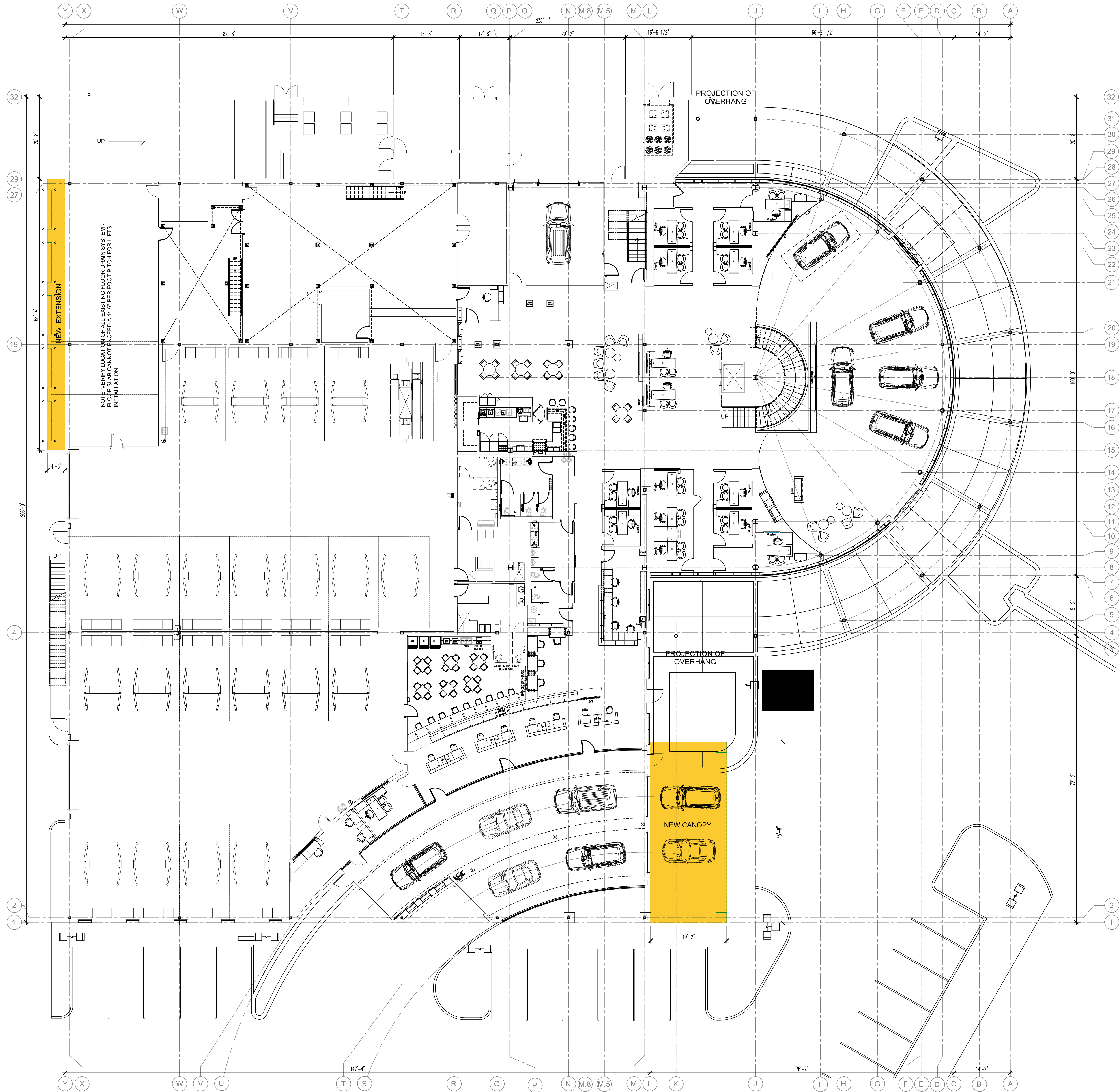
Existing 1st Level Floor Plan
Scale: 3/32" = 1'-0"



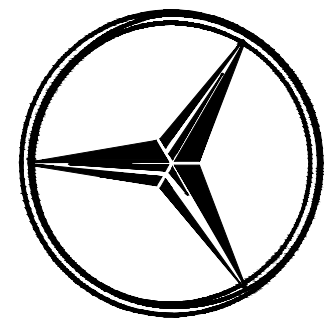


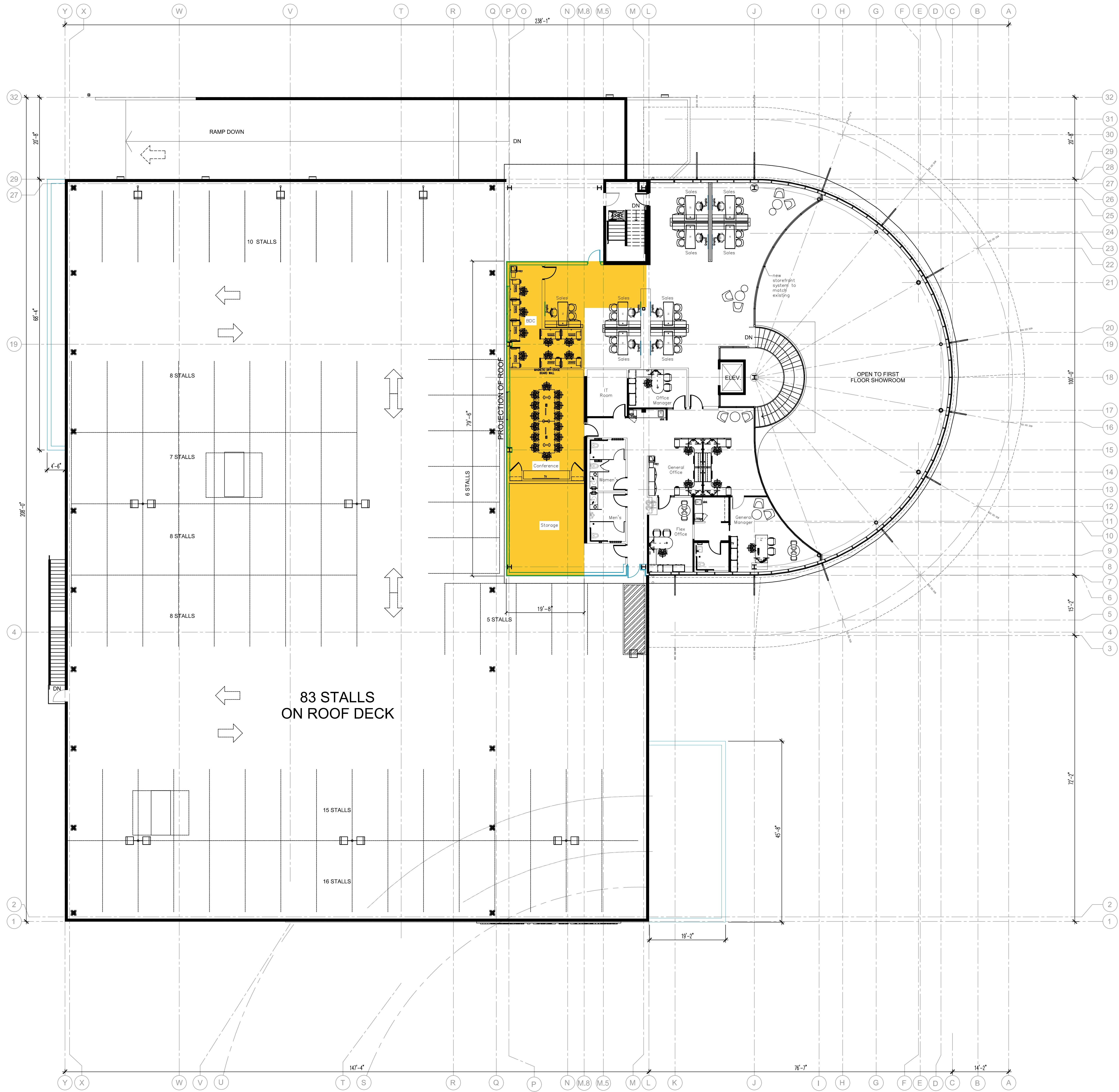
Existing 2nd Level Floor Plan
Scale: 3/32" = 1'-0"



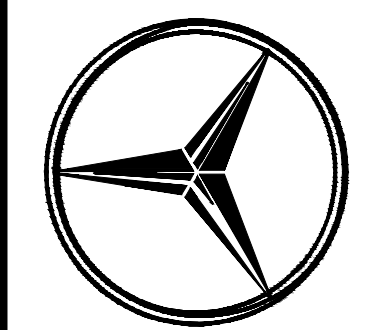


Schematic 1st Level Floor Plan
Scale: 3/32" = 1'-0"

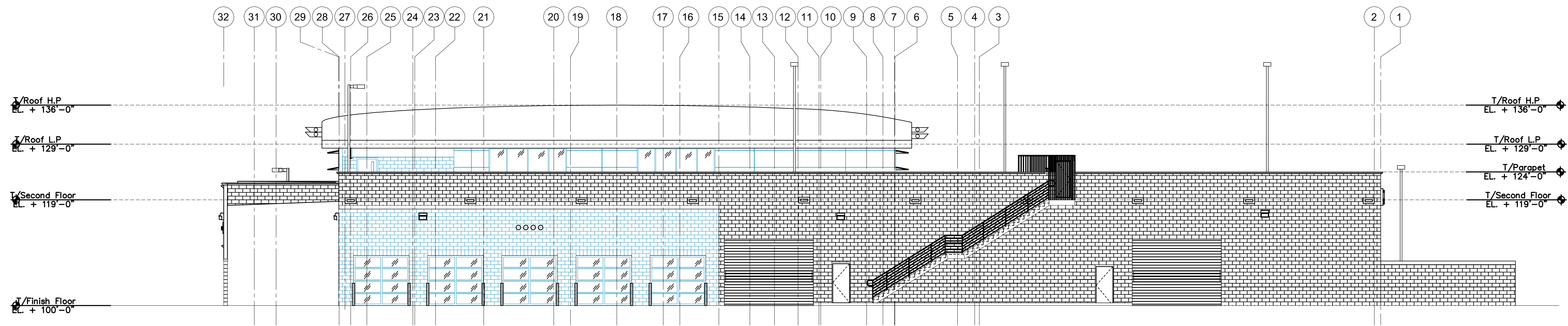




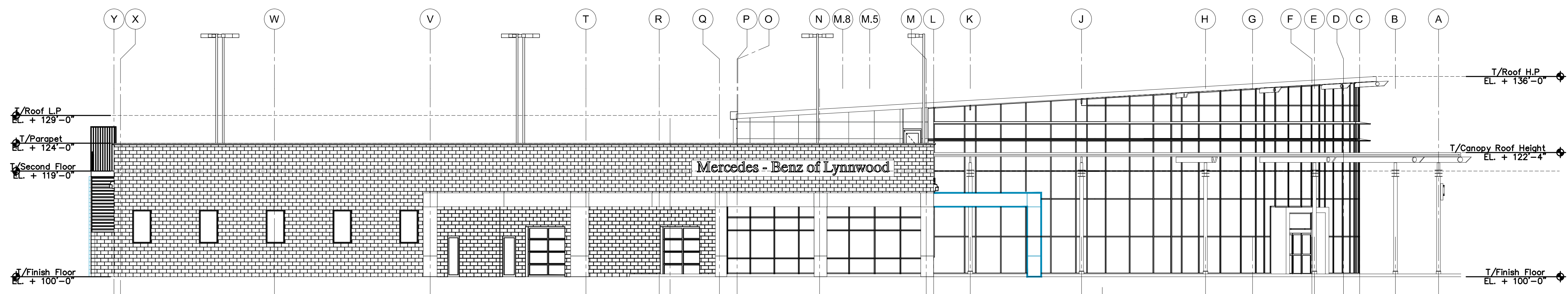
Schematic 2nd Level Floor Plan
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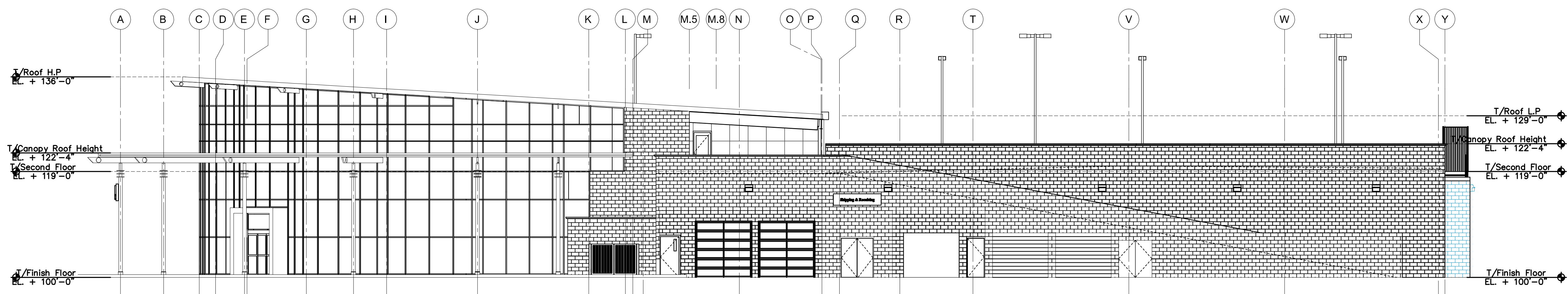




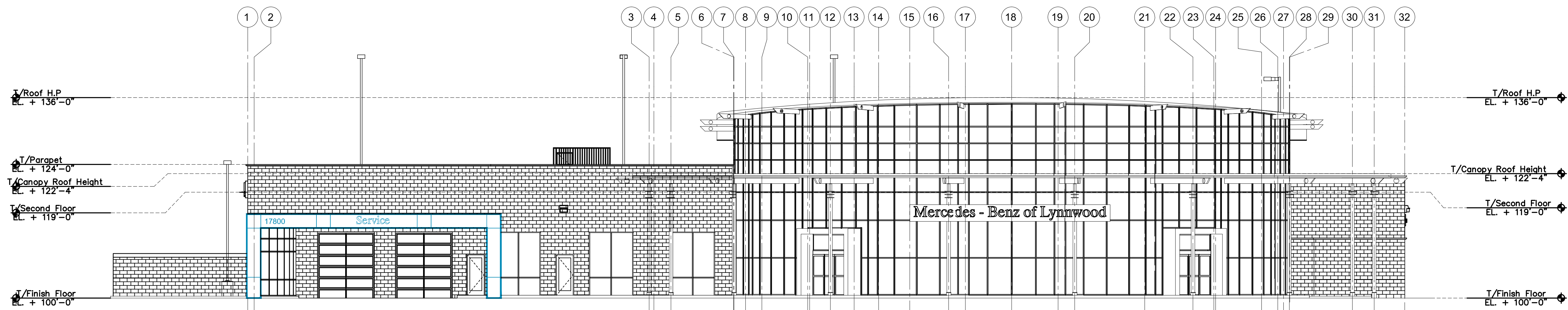
D Exterior Elevation – West
Scale: 3/32" = 1'-0"



C Exterior Elevation – South
Scale: 3/32" = 1'-0"

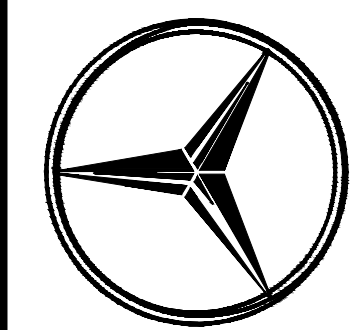


B Exterior Elevation – North
Scale: 3/32" = 1'-0"

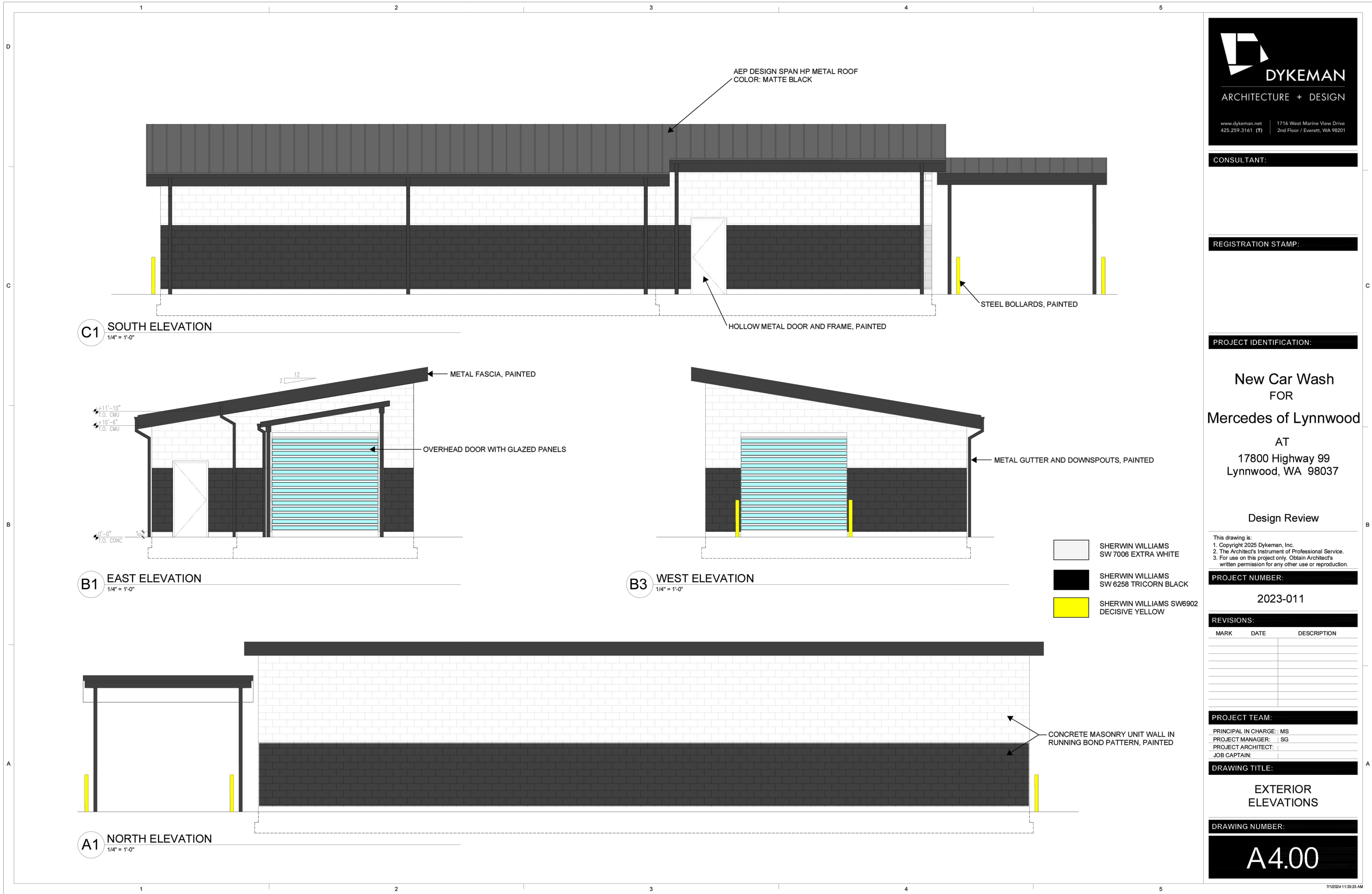


A Exterior Elevation – East
Scale: 3/32" = 1'-0"

Fields Mercedes-Benz
Lynnwood, WA
Facility Renovations
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Lynnwood, WA 98037



BUILDING A – EXTERIOR ELEVATIONS
LANGE MUELLER & ASSOCIATES
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sheet
A3.0





A EXISTING WEST RENDERING
N.T.S.



B PROPOSED WEST RENDERING
N.T.S.



C EXISTING EAST RENDERING
N.T.S.



D PROPOSED EAST RENDERING
N.T.S.