

11-101457 LU

Snohomish County - Planning and Development Services
2nd Floor, County Administration-East Building, Everett, WA • Telephone (425) 388-3311

MASTER PERMIT APPLICATION

1. Applicant Contact Person (if different)
Name: BSRE Point Wells, LP Atten: Doug Luetjen
Mailing Address: c/o Karr, Tuttle, Campbell - 1201 Third Ave., Suite 2900 Seattle, WA 98101
City, State, Zip: Ave., Suite 2900 Seattle, WA 98101
Phone #: 206-224-8061 206-224-8061
Fax #: 206-682-7100 206-682-7100
E-mail: dluetjen@karrtuttle.com dluetjen@karrtuttle.com

2. Applicant's Interest to Property (check one):
[X] Owner [] Contract Purchaser [] Lessee Other(specify) _____

3. All Persons/Firms having an ownership interest in the property:
Name: BSRE POINT WELLS, LP Phone: [SAME AS ABOVE]
Address: [SAME AS ABOVE]
Name: _____ Phone: _____
Address: _____
Name: _____ Phone: _____
Address: _____
Name: _____ Phone: _____
Address: _____

4. General location of property (including nearest intersection): Sec 35 Twp 27 Range 3
20555 Richmond Beach Dr. NW Seattle, WA 98177
Nearest intersection Point Wells Rd & Richmond Beach Drive NW

5. Attach legal description of property. (If recording of legal description is required, the format MUST comply with Recording Requirements.) See sheet EX 1

6. List all Property Tax Account Numbers involved in this application (all 14 digits). Attach separate pages if necessary: 27033500302700, 27033500301200, 27033500302800, 27033500304000, 27033500301100, 27033500303900, 27033500303000, 27033500304300, 27033500303800

7. Approximate acreage: 60.9 8. Present zoning: UC

9. Present use of property: Petroleum Terminal

10. Source of water supply and name of water district, if any: Olympic View Water & Sewer District
Method of sewage disposal and name of sewer district, if any: Ronald Wastewater District

11. Permits requested from Snohomish County:
[] Administrative Conditional Use [] Site Plan - Revisions [X] Shoreline Management
[] Binding Site Plan (BSP) [] Plat Modification [] Substantial Development
[] Conditional Use [] Preliminary Plat [] Shoreline Variance
[] Major Revision - [] Preliminary Short Plat [] Short Plat Modification
Conditional Use, Variance [] Rezone [] Special Use (CFJ)
Urban Center
REV Sept 30, 2010

Ma PFN: 11 101457 000 00 LU Point Wells Development loc

A-1 Master Permit Application for 11-101457 LU and 11-101461 SM received March 4 2011

PFN: 11-101457-LU, et al



Major Revision – Plat
 Site (Development) Plan

Shoreline Management
Conditional Use

Title 30 SCC Variance

12. Explain your request and ALL proposed uses included in this proposal: _____
Urban Center Submittal for mixed use development.

13 Drainage / LDA Information: Clearing Grading Other _____

Is the proposal New Development (SCC 30.91N.044) Yes No , or

Is the proposal Redevelopment (35% existing impervious) (SCC 30.91R.070) Yes No

Clearing in sq. ft. or acres: 44.88 AC

Conversion of Native Vegetation to Lawn/Landscaped Areas in sq. ft. or acres: 0

Conversion of Native Vegetation to Pasture in sq. ft. or acres: 0

Grading Quantities in cubic yards: Cut: 50,000 Fill: 540,000

Proposed Impervious Surface in sq ft:

New: 17,860 Replaced: 1,094,700 New, Plus Replaced Total: 1,112,560

PLEASE FILL IN ALL APPLICABLE SECTIONS

FOR REZONES:

14. Requested zoning: _____

15. Has anyone applied for a rezone of this property within the last five years? _____

If yes, who? _____ Year? _____

16. Preliminary project review meeting requested (if site development plan submitted): Yes No

FOR SUBDIVISIONS (PLATS):

17. Plat Name: _____ Number of Lots: _____

18. Previous Pre-Application Meeting? Yes No 19. Modification requested? Yes No

FOR SHORT SUBDIVISIONS (SHORT PLATS):

20. Number of Lots _____ 21. Duplex lots proposed? _____

22. Modification requested? Yes No

23. Signature of Applicant(s): I hereby certify that the legal description of the land being divided and accompanying this application shows the entire contiguous land in which there is an interest by reason of ownership, contract for purchase, earnest money agreement, or option by any person, firm, or corporation in any manner connected with the development, or the applicant(s), and the names, addresses and telephone numbers of all such persons, firms, or corporations.

Signature of Applicant(s) _____

FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT OR CONDITIONAL USE:

24. Total cost or fair market value (whichever is higher) of project (please state total value of all construction finishing work for which the permit will be issued, including all permanent equipment to be installed on the premises): \$ 10,000,000+

25. Construction dates for which permit is requested (month & year): Begin: 1 / 2016 End: 12 / 2029

26. Does this project require a Shoreline/Floodplain location? If yes, please explain why: Yes, Dock & small marina are identified as project amenities

27. Water Body: Puget Sound Shoreline Environment Designation: Urban & Conservancy

FOR VARIANCES (ZONING and SHORELINE):

28. Code requirement involved: _____

NOTE: Provide answers to Variance Supplementals

NOTE: ATTACH ADDITIONAL SHEETS IF NECESSARY FOR NOTARIZED SIGNATURES OF APPLICANTS AND/OR OWNERS

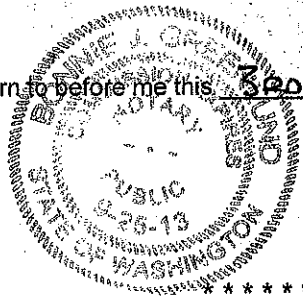
STATE OF WASHINGTON)
) ss
County of ~~Snohomish~~ KING)

**/the authorized signatory for the Owner and/*

I (We) DOUGLAS A. LVIETJEN, being duly sworn, depose and say that I am ~~(we are)~~ the APPLICANT(S) for this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief.

Signed [Signature] Applicant(s) AS AUTHORIZED SIGNATORY FOR BSRE U.S.A., INC, the GENERAL PARTNER for BSRE POINT WELLS, LP

Subscribed and sworn to before me this 3RD day of MARCH, 2011



[Signature]
Notary Public in and for the State of Washington,
residing at Lynnwood WA

STATE OF WASHINGTON)
) ss
County of Snohomish)

I (We) _____, being duly sworn, depose and say that I am (we are) the OWNER(S) of the property involved in this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief.

Signed _____ Owner or Contract Purchaser

Subscribed and sworn to before me this _____ day of _____, 20 _____

Notary Public in and for the State of Washington,
residing at _____