

**REQUEST FOR QUALIFICATIONS
FOR THE DEVELOPMENT OF THE GATEWAY PROPERTY**

City of Blaine, Washington

435 Martin Street

Suite 3000

Blaine, Washington 98230

OVERVIEW

The City of Blaine has the unique opportunity to take the next steps, in partnership with the private sector, to develop city-owned and entitled property. We are inviting qualifications from the private sector to be considered for a long-term, public-private partnership with the City. This document will describe the entitlements and accomplishments to date to encourage the private sector to partner with the City to develop the Gateway Property, the site of the former Blaine Municipal Airport. See attached binding site plan for depiction of the Gateway Property . This is a non-binding solicitation until such time as the City negotiates and approves an agreement with the successful respondent.

The City is interested in negotiating a long-term, public-private partnership with a firm or entity that has a proven record of successful experiences in public – private partnerships. The nature and manner of the partnership, is open to negotiation. The City brings land, storm detention facilities, wetland mitigation opportunities, utilities, an approved binding site plan, and feasibility study together to create an inviting property with existing potential. This property offers a wide range of uses, the development of which includes strong City Council and community support. The City is open to a variety of approaches including public-private partnerships consistent with state law that facilitate the development of the property.

The City owns approximately 28.4 acres of fully serviced, flat, prime commercial, industrial, manufacturing and warehouse property within the Blaine City limits with easy access to Interstate 5 that is ready for development. Within the 28.4 acres, 11.09 acres is occupied by conservation and storm water easements. The remaining developable 17.31 acres is divided by Boblett Street with 9.29 acres north of Boblett and 8.02 acres south of Boblett.

The Gateway Property has entitlements, utilities, and a use and the development analysis has been completed. The Gateway Property is in ideal development location. Many of the major predevelopment analyses have already been prepared by the City or at the direction of the City and are available for inspection and use by respondents to this RFQ. These include:

- A development analysis has been completed by Hebert Research Inc. (<http://hebertresearch.org>) that quantifies and identifies several critical development attributes in Blaine and answers why the Gateway Property is ideal for development. The

Gateway RFQ

Hebert Report, attached to this RFQ, provides recommendations on possible uses and opportunities including commercial, light industrial, medical, software development, advanced manufacturing and science-based businesses. These research-based recommendations are supported by evidence suggesting a high probability of success;

- A feasibility analysis and plans to manage storm water regionally onsite as well as off-site for qualified neighboring properties consistent with applicable City and State of Washington Department of Ecology storm-water regulations. Adjacent property owners have shown favorable interest in participating in a regional solution;
- Wetland studies and delineations are completed for the site. The studies show opportunities for wetland banking for on-site mitigation as well as off-site mitigation. Adjacent property owners have shown favorable interest in participating in a regional solution.

In addition to the above studies, the City Council has already approved a general binding site plan to facilitate commercial, industrial, manufacturing, and/or warehouse type uses on the Gateway Property. A copy of the binding site plan is included for your review.

The Gateway Property is accessed by H and Boblett streets providing quick and easy access to I-5 South and Highway 543 North to the Canadian/US Border, only minutes away.

The Gateway Property is fully serviced with water, sewer, electrical, and natural gas. The following is a summary of the utility service providers:

Water: City of Blaine

Sewer: City of Blaine

Electrical: City of Blaine. The City is able to provide power at rates roughly 40% lower than adjacent communities serviced by private electrical utilities. The City is able to do this because it owns and operates the electrical power utility and buys power directly from Bonneville Power Administration. Furthermore, because most of our power system is underground, our system reliability consistently exceeds 99 percent for our entire service area.

Gas: Cascade Natural Gas

Fiber Optics: High speed fiber optics is also available in the vicinity; the City is working closely with Wave Cable to ensure necessary infrastructure for new development is accommodated.

SUBMITTAL REQUIREMENTS

Five (5) signed copies of the proposal must be received not later than 2:00 pm, Thursday February 28, 2014. Your proposal shall be submitted in one sealed package, clearly marked on the outside, "Gateway Project", and addressed to:

Attn: Gateway Project
City of Blaine, Washington
435 Martin Street
Suite 3000
Blaine, Washington 98230

This document is available on the City's website: www.cityofblaine.com or may be picked up at the City Clerk's Office. For further information contact:

David Wilbrecht, City Manager
City of Blaine
435 Martin Street
Suite 3000
Blaine, Washington 98230
360.332.8311
Or

Email: dwilbrecht@Cityofblaine.com

BACKGROUND

The City of Blaine is located on the American-Canadian border in northwest Washington State in Whatcom County. The City population is nearly 5,000 people inside the City limits. What makes Blaine so unique is its beautiful seaside location on the border and immediate proximity to the major metropolitan area of greater Vancouver, Canada with a population of more than 2.5 million people within a 30 minute drive.

In 2008 the City decommissioned its municipal airport, rezoned the property and created a general binding site plan (GBSP) for a wide variety of uses. A copy of the GBSP is attached to this RFQ for your review. Also attached is a report developed by Hebert Research, Inc. (<http://hebertresearch.org>) a Bellevue, Washington based research firm. Hebert Research, Inc. clients include Microsoft, Costco, Kemper Freeman, Bellevue Square, and many other successful companies, organizations and individuals. The Hebert Report and its exciting conclusions are the foundation of this RFQ. Following a detailed survey and statistical analysis, the resulting report provides significant information about the City of Blaine, the Gateway area and recommendations regarding potential development alternatives. Jim Hebert has agreed to provide ongoing support for this public-private partnership and will be important in supporting many elements of the project.

Gateway RFQ

The City of Blaine is poised for growth. Based on the Hebert Report, the following attributes are solid research-based reasons to look at Blaine for development:

- Its beautiful location;
- Access to the Interstate-5 transportation corridor;
- Proximity to Vancouver, BC, and the greater Seattle area population of 7.9 million people;
- Accessible deep water ports in Vancouver, Canada and Seattle, Washington;
- Affordable housing;
- Available commercial and light industrial zone property;
- Development entitlements;
- Utilities, and;
- Great K-12 school system, nearby Whatcom Community College, Bellingham Technical College and Western Washington University.

These attributes are in place now and resolve many hurdles developers, industry, and retail ventures must overcome to ensure successful business outcomes. The City of Blaine is a very viable and productive location in which to do business. Other major businesses have already discovered this including but not limited to Nature's Path, Golden Nut, Bio Plex, Totally Chocolate, TC Trading, Rite Aid and the Semiahmoo Resort and Golf Course.

Project Description:

The City of Blaine is seeking a real estate company, firm, partnership, or individuals to lead and facilitate the development of the City-owned Gateway Property. The City is interested in development scenarios that will improve livability for local residents and encourage new business to start up or relocate to our City. The City will interview selected firms that meet its criteria including demonstrated leadership working with other cities and communities on similar projects.

The City expects a modest level of effort to be put into your response to this RFQ to help the Ad-hoc Economic Development Committee and City Council understand why you believe your firm is the most qualified for the project.

The response may include draft site plans or other representations, including descriptions of potential private/partnership or development scenarios that provide options and opportunities to meet the goals of the City Council. The goals include developing the properties to produce quality businesses outcomes, working wage jobs, and energize development in other areas surrounding the site and city.

The City will consider a creative mix of uses. At the Gateway Property, the Hebert Report focuses on seven major categories of target industries: advanced manufacturing, software development, medical devices, civil, electrical, and mechanical engineering services, information services, warehousing & distribution, and trucking & transportation services.

LONG TERM FINANCIAL GOALS

The City's goals are to stimulate economic growth and increase population density from the development, sale and/or leasing of the Gateway Property. We are anticipating an agreement that encourages the best outcomes for both parties, subject to the negotiation and approval of each party.

PROPOSERS MUST COMPLY WITH THE FOLLOWING INSTRUCTIONS TO BE CONSIDERED FOR SELECTION.

Submittal Requirements

Proposals received after the stated time and date will not be considered. It shall be the sole responsibility of the Proposer to have their proposal delivered to the City of Blaine, City Clerk's office for receipt on or before the stated date and time. If proposals are sent via U.S. Mail, the Proposer shall be responsible for its timely delivery to the City of Blaine, City Clerk's office. Proposals delayed by the U.S. Mail shall not be considered. Arrangements will be made for their return to the Proposer at their request and expense.

The City of Blaine shall not be responsible for qualification submittal preparation costs, including oral interviews (if held), nor costs including attorney fees associated with any challenge to the determination of the highest ranked consultant and/or award of contract and/or rejection of qualification submittal. By submitting a qualification submittal, each consultant agrees to be bound in this respect and waives all claims to such costs and fees.

Fax or e-mail submittals will not be considered. The City of Blaine accepts no responsibility for misdirected or lost documents. The City of Blaine reserves the right to reject any or all submittals and to waive any irregularities and/or informalities. All submittals become the property of the City of Blaine and will not be returned.

Clarification and Addenda

Each proposer shall examine the RFQ document and shall judge all matters relating to the adequacy and accuracy of the document and attachments. Any inquiries suggestions or requests concerning interpretation, clarification or additional information pertaining to the RFQ shall be made through the City Manager. The City shall not be responsible for oral interpretations given by any City employee, representative or others. The issuance of written addendum is the only official method of interpretation, clarification or additional information can be given. If any addenda are issued, the City will notify all prospective Proposers who have contact the City Manager by email. Addenda will be posted on the City webpage as well. However, it is the responsibility of the each Proposer, prior to submitting their proposal, to check the webpage.

This RFQ is not a request for architectural or engineering services under RCW 39.80. This RFQ is not a

solicitation for bids for any work.

Legal Name

Proposers shall clearly indicate the legal name, address and telephone number of the Proposer (company, firm, partnership, or individual). Proposals shall be signed above the typed or printed name and title of the signer. The signer shall have the authority to bind the Proposer to the submitted proposal.

Disclosure

Upon receipt, responses become "Public Records" and shall be subject to public disclosure.

Reserved Rights

The City reserves the right to accept or reject any and/or all proposals, to waive irregularities and technicalities, and to request resubmission. Any response received by the submission date may or may not be rejected by the City, depending on available competition and timely needs of the City. The City reserves the right to award the contract to a responsible Proposer submitting a responsive proposal, with a resulting negotiated agreement (which is most advantageous and in the best interests of the City) that meets the long-term goals of the City. The City shall be the sole judge of the proposal, and the resulting negotiated agreement that is in its best interest and its decision shall be final. Also, the City reserves the right to make such investigation or to request clarifications, as it deems necessary to determine the ability of any Proposer to perform the work or service requested. The Proposer shall provide information the City deems necessary to make this determination. Such information may include, but shall not be limited to, current financial statements prepared by an independent CPA; verification of availability of equipment and personnel; and past performance records. The City of Blaine reserves the right to retain all proposals submitted and to use any ideas in a proposal regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the firm of the conditions contained in this RFQ, unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the City of Blaine and the firm selected. No proposer may rely on any statement, either written or oral, of the City, except for such express representations that may be included in a written agreement approved by the City Council for the City of Blaine. The successful proposer shall not be considered retained or hired, nor shall the City be bound or obligated in any manner until such time as a professional services or other agreement with the City is approved by the City Council for the City of Blaine at an open public meeting.

The successful firm must be licensed to conduct business both in the State of Washington and the City of Blaine, and have a Washington State Unified Business Identifier (UBI) number. In addition, the successful firm must not be debarred, suspended, or otherwise ineligible to contract with the City, and must not be included on the General Services Administration's "List of Parties Excluded from Federal Procurement

and Non-Procurement Programs.

All applicable laws and regulations of the State of Washington and ordinances and regulations of the City of Blaine will apply to any resulting agreement.

Subcontracting / Joint Proposals

If subcontracting or joint proposals are to be done, that fact, and the name of the proposed subcontracting firms, must be clearly identified in the proposal. Following the award of the public-private agreement contract, no additional subcontracting will be allowed without the express prior written consent of the City of Blaine, which consent may be withheld in the sole and absolute discretion of the City.

Non-Discrimination

All Proposers must comply with the City's Non-Discrimination Policy.

PROPOSAL REQUIREMENTS

1. The overall content of the proposal is primarily at the discretion of the Proposer and whatever is deemed necessary to communicate the ideas, plans and its financial benefits to the City. However, the following items are required as a minimum to help the City evaluate the proposal.
2. Cover Letter — showing the RFQ subject, the legal name, address, email address, and telephone number of the Proposer. The letter should outline all partnerships, subcontractors etc. that would be part of the project team along with the name and position of the person who will be the primary contact throughout the project. The cover letter should be signed by the person who has the authority to bind the proposing firm to the submitted proposal.
3. Conceptual Site Plans — showing the applicants' initial thoughts regarding spatial development of the sites, proposed uses, approximate square footage of each use, approximate number of parking spaces, and open/civic areas.
4. Architectural Elevations — are not required of each proposed building; however a typical architectural style showing compatibility with the City's design guidelines must be included.
5. Project Justification — explaining any market research or current experience that would support the type of uses being proposed.
6. A Preliminary Economic/Feasibility Analysis — should be provided showing the overall construction costs and potential revenue from sale or direct lease payments and potential increased tax revenues.

7. Qualification Statements —for the development team showing past experience in similar development projects and assurance that there is sufficient financial resources to complete the project in a timely manner.
8. Any further information that will assist the City in reviewing the proposal.

EVALUATION PROCEDURES

All submitted proposals will be reviewed by the City's Ad-hoc Economic Development Committee. The Committee will advise the City Council and administration of all responsive proposals and arrange for public presentations at which time the City Council will select a Proposer to negotiate a detailed agreement for development. The City Council has the right to reject all proposals as being not in the best interest of the City.

The criteria used to evaluate the submitted proposals may include the following:

- Prior private development experience – where, when, brief scope, and value of projects
- Prior successful experience in public-private partnerships
- Proposed uses and development of the land
- Public and private use component
- Market justification
- Ability to complete project
- Past performance completing similar projects
- Ability to finance project or support financing
- Creative use of space
- Plan to provide public participation
- Qualifications of principles

Gateway RFQ

- Other information you feel is relevant to your qualifications

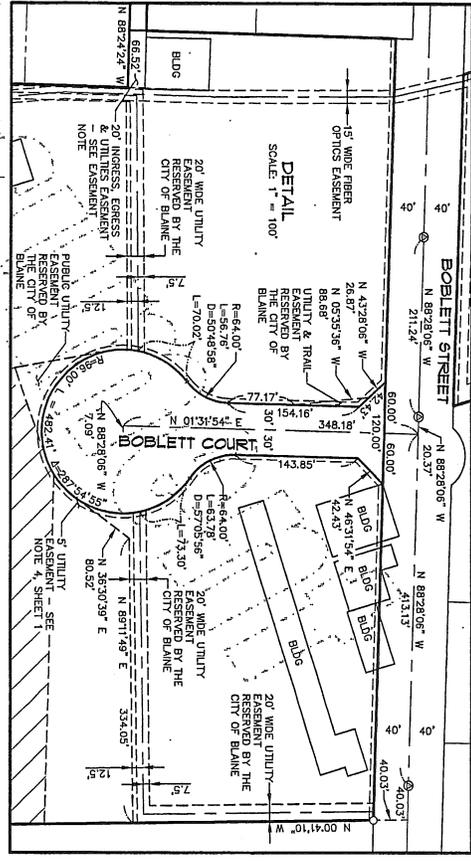
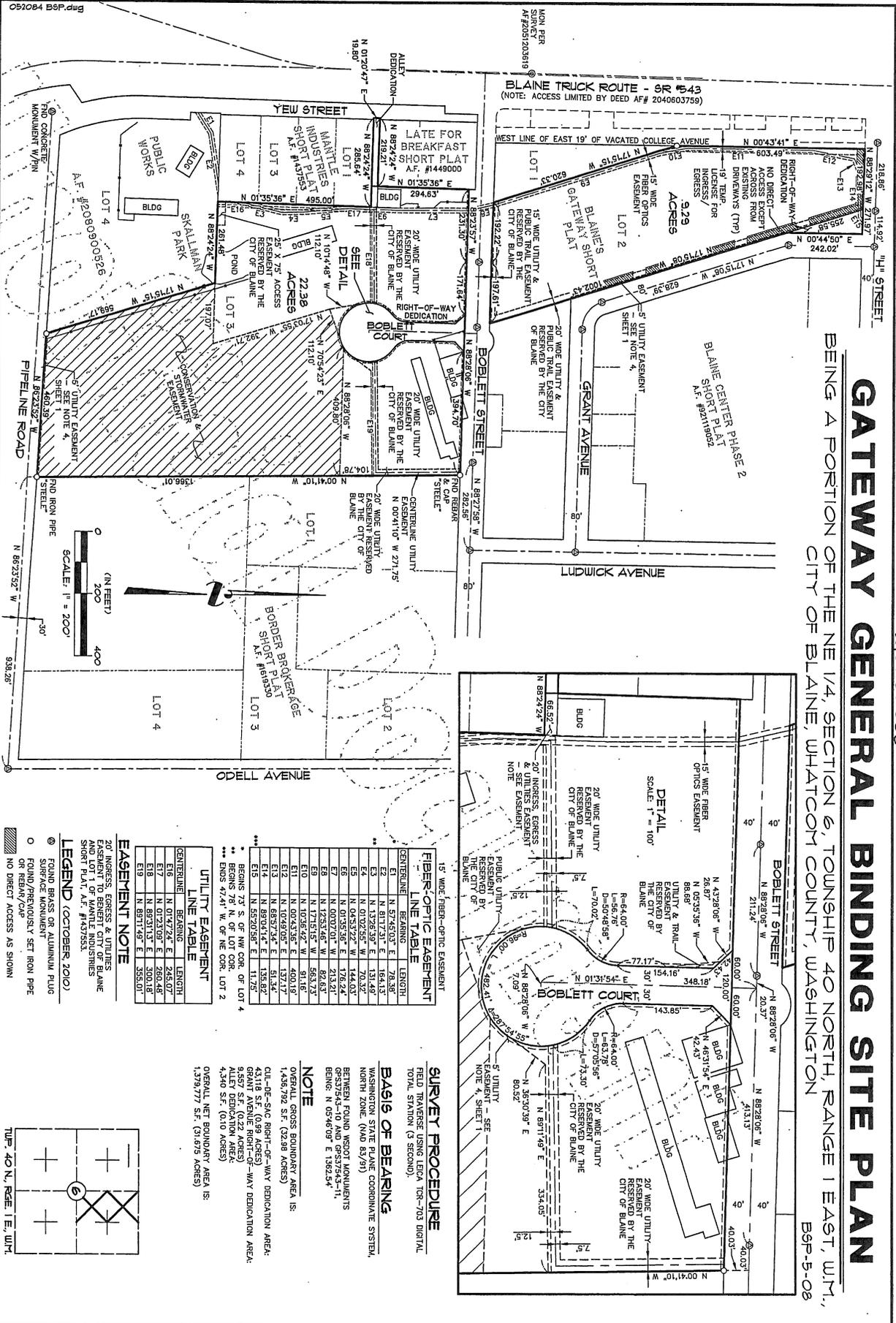
ATTACHMENTS

1. General Binding Site Plan
2. Hebert Report
3. Ordinance No. 08-2692
4. Blaine Fact Sheet

End of Document

GATEWAY GENERAL BINDING SITE PLAN

BEING A PORTION OF THE NE 1/4, SECTION 6, TOWNSHIP 40 NORTH, RANGE 1 EAST, 10TH, CITY OF BLAINE, WHATCOM COUNTY, WASHINGTON B9P-5-08



FIBER-OPTIC EASEMENT LINE TABLE

SEQUENCE	BEARING	LENGTH
E1	N 89°27'59" W	154.16
E2	N 89°27'59" W	154.16
E3	N 89°27'59" W	154.16
E4	N 89°27'59" W	154.16
E5	N 89°27'59" W	154.16
E6	N 89°27'59" W	154.16
E7	N 89°27'59" W	154.16
E8	N 89°27'59" W	154.16
E9	N 89°27'59" W	154.16
E10	N 89°27'59" W	154.16
E11	N 89°27'59" W	154.16
E12	N 89°27'59" W	154.16
E13	N 89°27'59" W	154.16
E14	N 89°27'59" W	154.16
E15	N 89°27'59" W	154.16

UTILITY EASEMENT LINE TABLE

SEQUENCE	BEARING	LENGTH
U1	N 89°27'59" W	154.16
U2	N 89°27'59" W	154.16
U3	N 89°27'59" W	154.16
U4	N 89°27'59" W	154.16
U5	N 89°27'59" W	154.16
U6	N 89°27'59" W	154.16
U7	N 89°27'59" W	154.16
U8	N 89°27'59" W	154.16
U9	N 89°27'59" W	154.16
U10	N 89°27'59" W	154.16
U11	N 89°27'59" W	154.16
U12	N 89°27'59" W	154.16
U13	N 89°27'59" W	154.16
U14	N 89°27'59" W	154.16
U15	N 89°27'59" W	154.16

LEGEND (OCTOBER, 2010)

- FOUND BRASS OR ALUMINUM PLUG
- FOUND MONUMENT SET IRON PIPE OR REBAR/COVE
- ▨ NO DIRECT ACCESS AS SHOWN

EASEMENT NOTE

20' INGRESS, EGRESS & UTILITIES EASEMENT RESERVED BY THE CITY OF BLAINE SHORT PLAT, A.F. #1437553.

NOTE

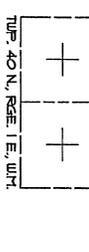
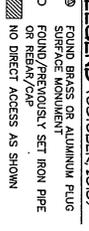
OVERALL GROSS BOUNDARY AREA IS: 1,436,792 S.F. (32.98 ACRES)

CL-DE-SAC RIGHT-OF-WAY DEDICATION AREA: 43,118 S.F. (0.99 ACRES)

GRANT AVENUE RIGHT-OF-WAY DEDICATION AREA: 4,340 S.F. (0.10 ACRES)

ALLEY DEDICATION AREA: 4,340 S.F. (0.10 ACRES)

OVERALL NET BOUNDARY AREA IS: 1,379,777 S.F. (31.675 ACRES)



ADUTOR'S CERTIFICATE

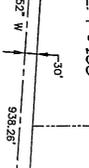
FILED FOR RECORD THIS 1ST DAY OF November, 2010, AT 2:00 PM, AT THE REQUEST OF LARRY STEELE AND ASSOCIATES, LAND SURVEYORS, RECORDED UNDER ADUTOR'S FILE NUMBER 210102888.

Larry Steele
by *Larry Steele*
WHATCOM COUNTY AUDITOR'S OFFICE

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GARY TOWNS, IN SEPTEMBER, 2010.

Gary Towns
BRIAN C. MORRIS, P.L.S., CERTIFICATE NO. 22342



LARRY STEELE & ASSOCIATES
LAND SURVEYORS
SUITE 104
1001 LINDSEY AVE
BELLINGHAM, WA 98225

GATEWAY GENERAL BINDING SITE PLAN

SECTION 6, T. 40 N., R. 1 E., 10TH, CITY OF BLAINE, WHATCOM COUNTY, WA

DRAWN BY: SLG DATE: 1/17/2010 JOB NO.: 05208-4

CHECKED BY: BCH SCALE: 1" = 200' SHEET: 2 OF 2

2101102888

GATEWAY GENERAL BINDING SITE PLAN

B&P-5-08

BEING A PORTION OF THE NE 1/4, SECTION 6, TOWNSHIP 40 NORTH, RANGE 1 EAST, 11E, W1/4, CITY OF BLAINE, WHATCOMB COUNTY, WASHINGTON

LEGAL DESCRIPTION

LOTS 2 AND 3 OF BLAINE'S GATEWAY SHORT PLAT, AS RECORDED IN THE PUBLIC RECORDS OF WHATCOMB COUNTY, WASHINGTON, TOGETHER WITH AND SUBJECT TO EASEMENTS, AGREEMENTS, COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS OF RECORD.

DECLARATION & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THE UNDERSIGNED, BEING OWNER REPRESENTATIVE OF THE LAND HERIN PLATTED, HEREBY DECLARE AND AGREE TO DEDICATE TO THE PUBLIC AND CURRENT AND FUTURE UTILITIES OWNED OR FRANCHISED BY THE CITY OF BLAINE, FOREVER, ALL ROADS, ALLEYS, AND SLOTTED CURBS, STORM AND FLOOD CONTROL, AND TO MAKE ALL NECESSARY REASONABLE GRADING OF THE ROADS, ALLEYS, EASEMENTS AND PUBLIC SITES, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENT OR AGENCY OF THE CITY OF BLAINE, IN CONNECTION WITH THE CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROAD.

ACKNOWLEDGEMENTS

I CERTIFY THAT I KNOW OR HAVE SUFFICIENT EVIDENCE THAT GARY TONISIC IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED TO THE UNDERSIGNED INSTRUMENT AGENCY AND SAID THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND SAID THAT HE WAS AUTHORIZED MANAGER TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTE PER RCW 58.110(4)(7E)

ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE DEVELOPMENT OF SUCH LAND, AND IN CONFORMANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT THEREOF BY THE CITY OF BLAINE, FOREVER, AND SUCH OTHER GOVERNMENTAL BE INCLUDED IN ONE OR MORE COMPLEMENTS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR BENEFICIAL OWNERS ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST. THIS INSTRUMENT SHALL BE CONSIDERED TO HAVE BEEN HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.

WHATCOMB COUNTY TREASURER'S CERTIFICATE

I, STEVEN N. OLVER, TREASURER OF WHATCOMB COUNTY, DO HEREBY CERTIFY THAT THE CITY OF BLAINE HAS PAID TO ME ALL TAXES DUE TO THE COUNTY AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORDS OF MY OFFICE, DATED 11/17/2010.

CONSERVATION AND STORMWATER EASEMENT

THE CITY RETAINS A NON-EXCLUSIVE EASEMENT DEPOSITED AS THE HATCHED AREA LABELED "CONSERVATION AND STORMWATER EASEMENT" FOR THE PURPOSES OF CONSERVATION, PUBLIC TRAIL ACCESS, UTILITIES AND STORMWATER MANAGEMENT TO BENEFIT THE CITY AND/OR ITS ASSIGNS, AGENTS OR LICENSEES.

DEVELOPMENT NOTES

- 1) TRAFFIC IMPACT FEES SHALL BE PAID PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 2) REFER TO CONDITIONS OF THE GENERAL BINDING SITE PLAN APPROVAL FOR SITE LANDSCAPING REQUIREMENTS.
- 3) SPECIFIC BINDING SITE PLANS THAT CREATE LOTS WITH PRIMARY ACCESS FROM GRANT AVENUE SHALL INCLUDE A CROSS-ACCESS AND SHARED PARKING AGREEMENT TO BENEFIT ALL OTHER LOTS WITH PRIMARY ACCESS FROM GRANT AVENUE.
- 4) SPECIFIC BINDING SITE PLANS SHALL INCLUDE A FIVE-FOOT UTILITY EASEMENT ADJACENT TO ALL PUBLIC RIGHTS-OF-WAY.
- 5) NO WETLAND FILL IS PERMITTED UNDER THIS GENERAL BINDING SITE PLAN APPROVAL. WETLAND FILL PROPOSED WITH FUTURE SPECIFIC PLAN APPROVALS AND DEVELOPMENT ARE SUBJECT TO INDEPENDENT REVIEW AND PERMITS.

CITY OF BLAINE MAYOR

EXAMINED AND APPROVED BY THE BLAINE CITY COUNCIL IN CONFORMANCE WITH THE BLAINE SUBDIVISION CODE. APPROVED THIS 18TH DAY OF NOVEMBER, 2010.

COMMUNITY DEVELOPMENT DIRECTOR

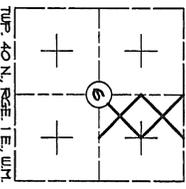
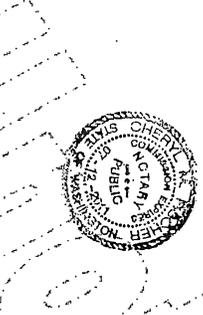
I HEREBY CERTIFY THAT THIS GENERAL BINDING SITE PLAN HAS BEEN EXAMINED AND THAT ALL THE REQUIREMENTS OF THE CITY HEREBY APPROVED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT. APPROVED THIS 18TH DAY OF NOVEMBER, 2010.

PUBLIC WORKS DIRECTOR

I HEREBY CERTIFY THAT ALL UTILITY AND CONSERVATION ITEMS HAVE BEEN IDENTIFIED AND THE CITY OF BLAINE HAS PROVIDED FOR DELIVERY AND SERVICE DISPOSAL HAVE BEEN PROVIDED, AND THE CITY OF BLAINE HAS BEEN PROVIDED FOR AND SAID DOCUMENT IS HEREBY APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. APPROVED THIS 18TH DAY OF NOVEMBER, 2010.

CITY FINANCE DIRECTOR

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS OR TAXES DUE TO THE CITY FINANCE DIRECTOR FOR COLLECTION ON ANY PROPERTY HERIN CONTAINED AND DEDICATED FOR STREETS, ALLEYS OR OTHER PUBLIC USES AND PAID IN FULL. APPROVED THIS 18TH DAY OF NOVEMBER, 2010.



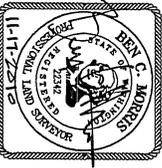
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 19th DAY OF November 2010. AT 2:30 PM, AT THE REQUEST OF LARRY STEELE AND ASSOCIATES, LAND SURVEYORS, RECORDED UNDER AUDITOR'S FILE NUMBER 2101102888.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GARY TONISIC, IN SEPTEMBER, 2010.

Whatcom County Auditor's Office
LARRY STEELE & ASSOCIATES
1031 LINCOLN ST.
BELLINGHAM, WA 98225



LARRY STEELE & ASSOCIATES
LAND SURVEYORS
SUITE 104
1031 LINCOLN ST.
BELLINGHAM, WA 98225

BEING A PORTION OF THE NE 1/4, SECTION 6, T. 40 N., R. 1 E., W1/4, CITY OF BLAINE, WHATCOMB COUNTY, WA.

DRWN BY	SLG	DATE	JOB NO.
CHKD BY	BCH	SCALE	SHEET
		N.T.S.	1 OF 2

GATEWAY GENERAL BINDING SITE PLAN