

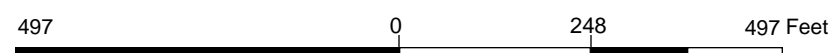




### Legend

- Fitting
- Lateral Lines
  - Collector
  - Domestic
  - Drain
- Culvert
- Storm Main
  - City Mains, Active
  - City Mains, Under Construction
  - Private Mains, Active
  - Private Mains, Under Construction
- Ditch
- Open Channel Streams
- Water Access Points
  - Hydrants
    - COB
    - City Filling Station
    - Private Hydrants
    - Lummi Water and Sewer
  - Pump Stations
- Water Main
  - City Main; Active; Potable
  - City Main; Under Construction; Potable
  - City Main; Active; UC; Untreated
  - Private Main; Active; Potable
- Lift Stations
- Sewer Access Points
- Sewer Lateral Lines
- Sewer Gravity Mains
  - City Mains, Inactive
  - City Mains, Active
  - City Mains, Under Construction
  - WD10, A; Private Mains, Active; PVT, A; WWU, A
  - Private Mains, Under Construction; West Washington University, Under Constructor
- Sewer Pressurized Mains
  - COB - Active
  - COB - Under Constr.
  - COB - Inactive
  - Private, Active
- Sewer Utility Details (Add'l Info Avail)
- Washington Roads Labels
- Bellingham Streets Street View
- Bellingham Streets Detail View
- County Roads Detail
- Tax Parcels
  - Care Facility
  - Hospital
  - Schools
  - <all other values>
- Schools
  - Colleges/Universities
  - Elementary, Middle, High Schools
  - Private School or Preschool
- Fire Stations

**Notes**  
 Printed: 2/5/2025 11:15:28 AM



THIS MAP IS NOT TO BE USED FOR NAVIGATION

The City of Bellingham has compiled this information for its own use and is not responsible for any use of this information by others. The information found herein is provided simply as a courtesy to the public and is not intended for any third party use in any official, professional or other authoritative capacity. Persons using this information do so at their own risk and by such use agree to defend, indemnify and hold harmless the City of Bellingham as to any claims, damages, liability, losses or suits arising out of such use. Contact the Whatcom County Assessors office (360-778-5050) for the most up to date parcel information.

TOWNSHIP:

38

RANGE:

02

SECTION:

12

MAP NO.:

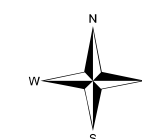
01

KEY MAP:

02	01	06
11	12	07
14	13	18

0 400 Ft.

1" = 400'



- Tax Parcels
- Plats
- Lots
- Section Lines
- Qtr. Section Lines
- City Limits
- Annexations
- Railroads
- Pipelines
- Waterlines
- Waterbodies\*

Whatcom County Assessor's Office

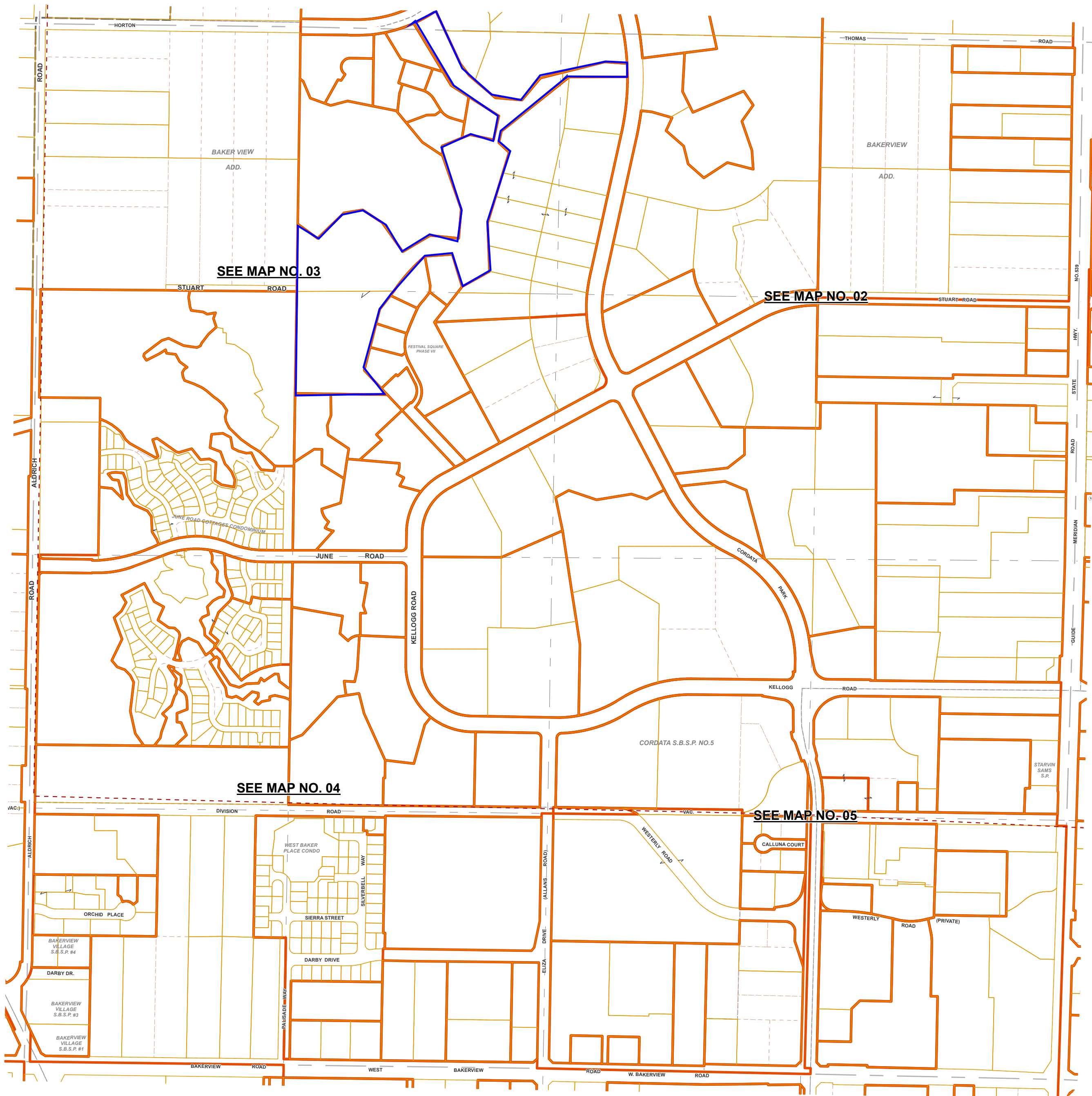
Jan. 06, 2025

This map is for assistance in property location and not guaranteed for accurate measurements.

Geographic Tax Parcel Numbers (GID) are a 16-digit number derived from a combination of the Township, Range and Section, plus the XY coordinates of the theoretical center of the parcel, plus four trailing zeroes. The trailing zeroes are used where an auxiliary tax parcel exists at the same location as the primary parcel, such as, a condo unit or, a mobile home.

\*Waterbodies provided for reference only; has not been verified by Assessor

For information on reading maps visit our website: [whatcomcounty.us/177/Assessor](http://whatcomcounty.us/177/Assessor)



# CORDATA NEIGHBORHOOD ZONING

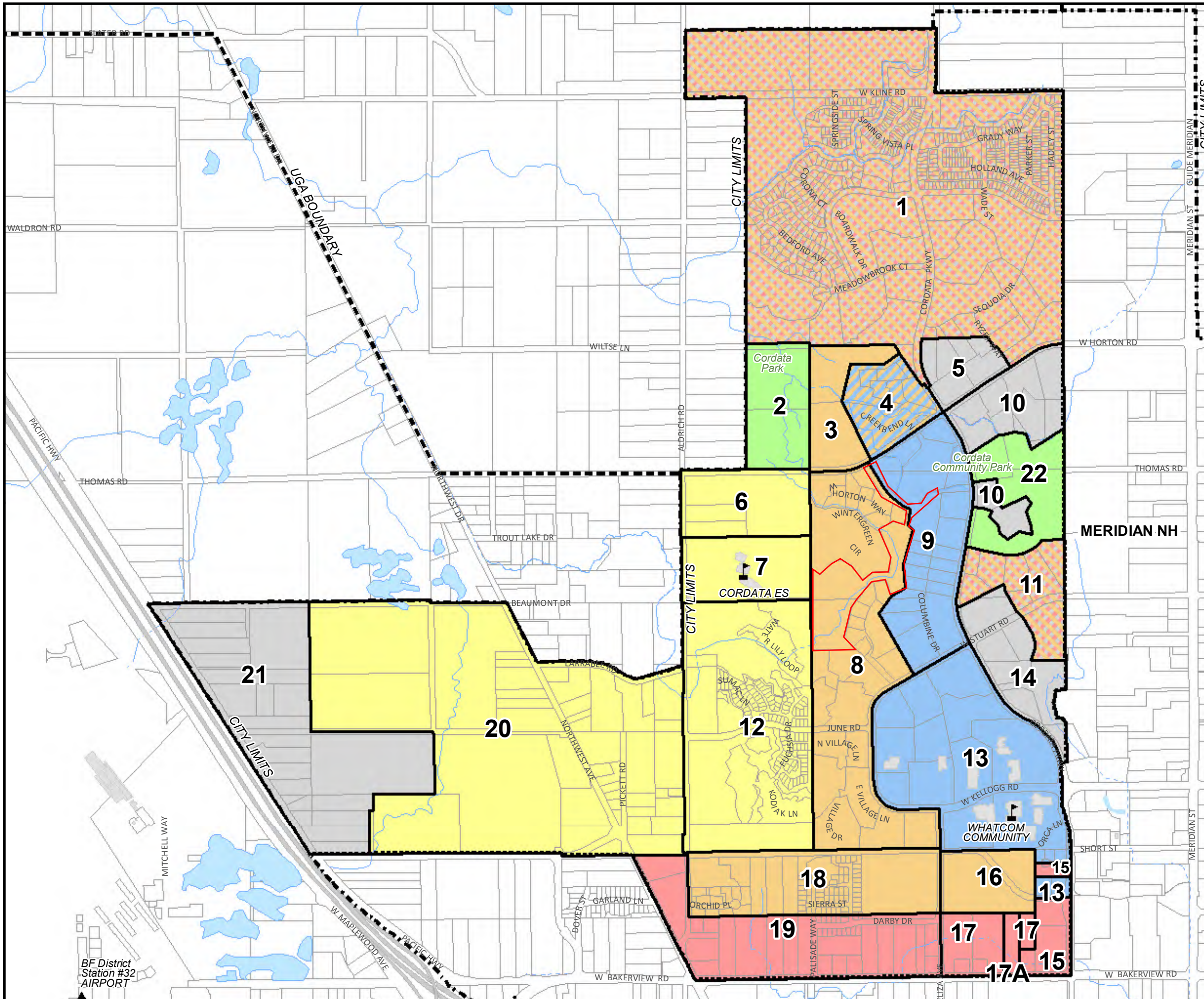
## AREA ZONING DESIGNATION

- 1 Comm./Indus./Residential Multi, Planned
- 2 Public, Park
- 3 Residential Multi, Planned
- 4 Institutional/Residential Multi, Planned
- 5 Industrial, Light/Planned
- 6 Residential Single
- 7 Residential Single
- 8 Residential Multi, Planned
- 9 Institutional, Planned
- 10 Industrial, Light/Planned
- 11 Comm./Indus./Residential Multi, Mixed/Planned
- 12 Residential Single
- 13 Institutional, Whatcom Community College
- 14 Industrial, Light/Planned
- 15 Commercial, Planned
- 16 Residential Multi, Planned
- 17 Commercial, Planned
- 17A Commercial, Planned
- 18 Residential Multi, Planned
- 19 Commercial, Planned
- 20 Residential Single
- 21 Industrial, Planned
- 22 Public, Park



0 610 1,220 1,830 2,440 Feet

*The City of Bellingham has compiled this information for its own use and is not responsible for any use of this information by others. The information found herein is provided simply as a courtesy to the public and is not intended for any third party use in any official, professional or other authoritative capacity. Persons using this information do so at their own risk and by such use agree to defend, indemnify and hold harmless the City of Bellingham as to any claims, damages, liability, losses or suits arising out of such use.*



<b>Area</b>	<b>Zoning</b>	<b>Use Qualifier</b>	<b>Density</b>	<b>Special Conditions</b>	<b>Prerequisite Considerations</b>	<b>Special Regulations</b>
8	Residential	Planned; Whatcom County PUD Ord., Chapter <a href="#">20.85 WCC</a> ; Whatcom County Subdivision Ord., Chapter 21.30 WCC	High. Density as specified in the Cordata Planned Unit Development.	All development shall comply with the Cordata master plan conditions, protective covenants, and all design and development guidelines; the Cordata design review committee shall review all proposals and give final approval prior to issuance of a building permit.	All stage 1 conditions of the Cordata master plan shall be met as required in the phasing schedule.	None
<b>Area</b>	<b>Zoning</b>	<b>Use Qualifier</b>	<b>Density</b>	<b>Special Conditions</b>	<b>Prerequisite Considerations</b>	<b>Special Regulations</b>
9	Institutional	Planned; allowed uses are office uses allowed per the definition of "Office" in BMC 20.08.020 and those per Whatcom County PUD Ord., Chapter <a href="#">20.85 WCC</a> ; Whatcom County Subdivision Ord., Chapter 21.30 WCC	Density as specified in the Cordata master plan and protective covenants.	All development shall comply with the Cordata master plan conditions, protective covenants, and all design and development guidelines; the Cordata design review committee shall review all proposals and give final approval prior to issuance of a building permit.	All stage 1 conditions of the Cordata master plan shall be met as required in the phasing schedule.	None

# Whatcom County Assessor & Treasurer

## 45521 CORDATA BUSINESS PARK ASSOCIATION for Year 2025 - 2026

### Property

#### Account

Property ID:	45521	Abbreviated Legal Description:	THAT PTN OF TRACT A CORDATA SPECIFIC BINDING SITE PLAN NO 10 AS REC BOOK 1 BINDING SITE PLANS PG 55 WH LIES WITHIN VAC BLKS 50-71 BAKerview ADD TO BELLINGHAM
Parcel # / Geo ID:	3802122253900000	Agent Code:	
Type:	Real		
Tax Area:	0100 - BELLINGHAM 501 AH	Land Use Code	76
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	T38N	Section:	12
Range:	R02E	Legal Acres:	10.1200

#### Location

Address:	CORDATA PKWY BELLINGHAM, WA	Mapsco:	
Neighborhood:	6190000000 (ZERO VALUE PROP)	Map ID:	6JG_MERID2
Neighborhood CD:	6190000000		

#### Owner

Name:	CORDATA BUSINESS PARK ASSOCIATION	Owner ID:	510526
Mailing Address:	PO BOX 2794 BELLINGHAM, WA 98227-2794	% Ownership:	100.0000000000%
		Exemptions:	

### Pay Tax Due

There is currently No Amount Due on this property.

### Taxes and Assessment Details

#### Values

#### Map List

#### Taxing Jurisdiction

#### Improvement / Building

#### Sketch

No sketches available for this property.

**Property Image**



**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	7630	GREEN WY/BLT	10.1200	4408.27	0.00	0.00	0.00	N/A	N/A

**Roll Value History**

**Deed and Sales History**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	02/22/2013	QUIT CLAIM	QUIT CLAIM DEED	TRILLIUM CORPORATION	CORDATA BUSINESS PARK ASSOCIATION			\$0.00	179962	2140300213

**Payout Agreement**

[Assessor Home](#)

[Treasurer Home](#)

**This year is not certified and ALL values will be represented with "N/A".**

# Whatcom County Assessor & Treasurer

## 44915 CORDATA BUSINESS PARK ASSOCIATION for Year 2025 - 2026

### Property

#### Account

Property ID:	44915	Abbreviated Legal Description:	THAT PTN OF TRACT A CORDATA SPECIFIC BINDING SITE PLAN NO 10 AS REC BOOK 1 BINDING SITE PLANS PG 55 WH LIES WITHIN VAC BLKS 48-51 BAKERVIEW ADD TO BELLINGHAM
Parcel # / Geo ID:	3802121554150000	Agent Code:	
Type:	Real		
Tax Area:	0100 - BELLINGHAM 501 AH	Land Use Code	76
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	T38N	Section:	12
Range:	R02E	Legal Acres:	5.5000

#### Location

Address:	CORDATA PKWY BELLINGHAM, WA	Mapsc0:	
Neighborhood:	6190000000 (ZERO VALUE PROP)	Map ID:	6JG_MERID2
Neighborhood CD:	6190000000		

#### Owner

Name:	CORDATA BUSINESS PARK ASSOCIATION	Owner ID:	510526
Mailing Address:	PO BOX 2794 BELLINGHAM, WA 98227-2794	% Ownership:	100.0000000000%
		Exemptions:	

### Pay Tax Due

There is currently No Amount Due on this property.

### Taxes and Assessment Details

### Values

### Map List

### Taxing Jurisdiction

### Improvement / Building



### Sketch

No sketches available for this property.

### Property Image



### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	7630	GREEN WY/BLT	5.5000	2395.80	0.00	0.00	0.00	N/A	N/A

### Roll Value History

### Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	02/22/2013	QUIT CLAIM	QUIT CLAIM DEED	DAVID R SYRE	CORDATA BUSINESS PARK ASSOCIATION			\$0.00	179964	2140300212
2	01/10/2009	CIVIL	CIVIL ACTION	KAY E SYRE	DAVID R SYRE	0		\$0.00	200900000	2090203658
3	11/28/2008	QUIT CLAIM	QUIT CLAIM DEED	KAY E SYRE	DAVID SYRE CVL #07-3-03920-5 SEA	0		\$0.00	2008146450	2081201612

### Payout Agreement

[Assessor Home](#)

[Treasurer Home](#)

**This year is not certified and ALL values will be represented with "N/A".**

Website version: 9.0.50.1004

Database last updated on: 1/31/2025 2:09 AM

© N. Harris Computer Corporation



2140300212

Page: 1 of 4

3/04/2014 2:53 PM

DEED \$75.00

Whatcom County, WA

Request of: CORDATA BUSINESS PARK ASSOC

RETURN DOCUMENT TO:

CORDATA BUSINESS PARK ASSOCIATION  
c/o SARATOGA COMMERCIAL REAL ESTATE  
228 E. CHAMPION STREET, SUITE 102  
P.O. BOX 2794  
BELLINGHAM, WA 98227

DOCUMENT TITLE: QUIT CLAIM DEED  
RELATED DOCUMENT: N/A  
GRANTOR: DAVID R. SYRE, a single man  
GRANTEE: CORDATA BUSINESS PARK ASSOCIATION, a Washington non-profit corporation  
ABBREVIATED LEGAL: PTN TR A, CORDATA SBSP NO. 10  
(Additional Legal Located on Page 3-4 of Document.)  
ASSESSOR'S TAX PARCEL NO.: 380212 155415/44915; 380212 353541/46036;  
380212 361513/46046; 380212 445248/46151;  
380212 450360/46158

QUIT CLAIM DEED

THE GRANTOR, DAVID R. SYRE, a single man, for and in consideration of One Dollar and other valuable consideration, in hand paid, conveys and warrants to CORDATA BUSINESS PARK ASSOCIATION, a Washington non-profit corporation, the following described real estate, situated in Whatcom County, State of Washington, together with all after acquired title of the Grantor therein:

SEE ATTACHED EXHIBIT "A"

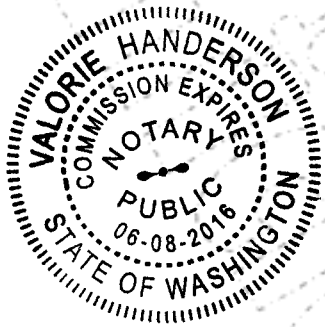
Dated this 22<sup>nd</sup> day of February, 2013.

*David R. Syre*  
\_\_\_\_\_  
DAVID R. SYRE

STATE OF WASHINGTON }  
 } ss.  
COUNTY OF WHATCOM }

I certify that I know or have satisfactory evidence that DAVID R. SYRE is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 22<sup>nd</sup> day of February, 2013.



Valorie Handerson  
Notary Public in and for the State of Washington,  
Residing at: Sumas  
My commission expires: 6/8/16

EXHIBIT "A"

380212 155415 / 44915

THAT PORTION OF TRACT A, CORDATA SPECIFIC BINDING SITE PLAN NO. 10 AS RECORDED IN BOOK 1 OF BINDING SITE PLANS, PAGE 55, WHICH LIES WITHIN VACATED BLOCKS 48-51 OF BAKERVIEW ADDITION TO BELLINGHAM.

380212 353541 / 46036

THAT PORTION OF BLOCK 51, BAKERVIEW ADDITION TO THE CITY OF BELLINGHAM, DESCRIBED AS FOLLOWS: BEGINNING AT THE MONUMENT MARKING THE NORTHEAST CORNER OF BLOCK 51, THENCE NORTH 88°39'03" WEST ALONG THE NORTH LINE 933.34 FEET TO A POINT ON THE CURVE INTERSECTING WITH THE EASTERLY MARGIN OF CORDATA PARKWAY, THE CENTER POINT OF WHICH BEARS SOUTH 80°17'59" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THE MARGIN TO THE RIGHT HAVING A RADIUS OF 1390 FEET THROUGH CENTER ANGLE OF 04°51'50" ARC A DISTANCE OF 118 FEET TO THE POINT OF BEGINNING, THENCE NORTH 85°09'49" EAST, RADIAL TO SAID CURVE 217.02 FEET, THENCE SOUTH 03°11'59" WEST 197.38 FEET, THENCE SOUTH 26°24'00" EAST 119.30 FEET, THENCE NORTH 67°11'59" WEST 280.90 FEET, THENCE SOUTH 34°17'59" EAST 87.10 FEET, THENCE SOUTH 35°18'00" WEST 100.50 FEET, THENCE SOUTH 18°54'00" WEST 157.50 FEET, THENCE SOUTH 04°11'59" EAST 96.20 FEET, THENCE NORTH 75°35'59" WEST 136.20 FEET, THENCE SOUTH 57° WEST 143.20 FEET, THENCE NORTH 48°24'01" WEST 107 FEET, THENCE NORTH 14°12'00" WEST 93.80 FEET, THENCE NORTH 48°42'00" WEST 119.80 FEET, THENCE NORTH 25°11'59" EAST 72.90 FEET, THENCE NORTH 74°00'33" WEST 53 FEET TO A POINT ON A CURVE ON EASTERLY MARGIN OF CORDATA PARKWAY CENTER POINT WHICH BEARS NORTH 83°24'00" WEST, THENCE NORTHERLY ALONG SAID CURVE TO LEFT HAVING RADIUS OF 1390 FEET THROUGH CENTER ANGLE OF 11°26'11" ARC A DISTANCE OF 277.45 FEET TO POINT OF BEGINNING LYING NORTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A MONUMENT MARKING THE CENTER LINE OF HORTON ROAD ON THE EASTERLY BOUNDARY OF THE AMENDED CORDATA GENERAL BINDING SITE PLAN TRACT, THENCE SOUTH 01°18' 24" WEST ALONG SAID EASTERLY BOUNDARY 1270.62 FEET TO THE POINT OF BEGINNING OF THIS LINE THENCE SOUTH 59°37'13" WEST 1096.75 FEET TO A POINT ON THE EASTERLY MARGIN OF CORDATA PARKWAY - TERMINUS OF SAID LINE.

380212 361513 / 46046

THAT PORTION OF BLOCK 51, BAKERVIEW ADDITION TO THE CITY OF BELLINGHAM, DESCRIBED AS FOLLOWS: BEGINNING AT A MONUMENT MARKING THE NORTHEAST CORNER OF BLOCK 51, THENCE NORTH 88°39'03" WEST ALONG THE NORTH LINE 933.34 FEET TO A POINT ON A CURVE INTERSECTING EASTERLY MARGIN OF CORDATA PARKWAY CENTER POINT OF WHICH BEARS SOUTH 80°17'59" WEST, THENCE SOUTHERLY ALONG ARC OF SAID CURVE-MARGIN TO RIGHT HAVING A RADIUS OF 1390 FEET THROUGH CENTER ANGLE OF 04°51'50" ARC A DISTANCE OF 118 FEET TO POINT OF BEGINNING, THENCE NORTH 85°09'49" EAST RADIAL TO SAID CURVE 217.02 FEET-THENCE SOUTH 03°11'59" WEST 197.38 FEET, THENCE SOUTH 26°24'00" EAST 119.30 FEET, THENCE NORTH 67°11'59" EAST 280.90 FEET, THENCE SOUTH 34°17'59" EAST 87.10 FEET, THENCE SOUTH 35°18'00" WEST 100.50 FEET, THENCE SOUTH 18°54'00" WEST 157.50 FEET, THENCE SOUTH 04°11'59" EAST 96.20 FEET, THENCE NORTH 75°35'59" WEST 136.20 FEET, THENCE SOUTH 57° WEST 143.20 FEET, THENCE NORTH 48°24'01" WEST 107 FEET, THENCE NORTH 14°12'00" WEST 93.80 FEET, THENCE NORTH 48°42'00" WEST 119.80 FEET, THENCE NORTH 25°11'59" EAST 72.90 FEET, THENCE NORTH 74°00'33" WEST 53 FEET TO A POINT ON A CURVE ON THE EASTERLY MARGIN OF CORDATA PARKWAY CENTER POINT WHICH BEARS

NORTH 83°24'00" WEST, THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1390 FEET THROUGH CENTER ANGLE OF 11°26'11" ARC A DISTANCE OF 277.45 FEET TO POINT OF BEGINNING; EXCEPT ANY PORTION LYING NORTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A MONUMENT MARKING THE CENTER LINE OF HORTON ROAD ON THE EASTERLY BOUNDARY OF THE AMENDED CORDATA GENERAL BINDING SITE PLAN TRACT, THENCE SOUTH 01°18'24" WEST ALONG SAID EASTERLY BOUNDARY 1270.62 FEET TO THE POINT OF BEGINNING OF THIS LINE, THENCE SOUTH 59°37'13" WEST 1096.75 FEET TO A POINT ON THE EASTERLY MARGIN OF CORDATA PARKWAY TERMINUS OF SAID LINE.

380212 445248 / 46151

THAT PORTION OF TRACT B, CORDATA SPECIFIC BINDING SITE PLAN NO. 9A AS RECORDED IN BOOK 2 OF BINDING SITE PLANS, PAGE 64 LYING WITHIN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M.

380212 450360 / 46158

THAT PORTION OF TRACT B, CORDATA SPECIFIC BINDING SITE PLAN NO. 9A AS RECORDED IN BOOK 2 OF BINDING SITE PLANS, PAGE 64, WHICH LIES WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M.



2140300213

Page: 1 of 3  
3/04/2014 2:53 PM  
DEED \$74.00  
Whatcom County, WA

Request of: CORDATA BUSINESS PARK ASSOC

RETURN DOCUMENT TO:

CORDATA BUSINESS PARK ASSOCIATION  
c/o SARATOGA COMMERCIAL REAL ESTATE  
228 E. CHAMPION STREET, SUITE 102  
P.O. BOX 2794  
BELLINGHAM, WA 98227

DOCUMENT TITLE: QUIT CLAIM DEED  
RELATED DOCUMENT: N/A  
GRANTOR: TRILLIUM CORPORATION, a Washington corporation  
GRANTEE: CORDATA BUSINESS PARK ASSOCIATION, a Washington non-profit corporation  
ABBREVIATED LEGAL: LOT 6, AM CORDATA SBSP NO. 24  
(Additional Legal Located on Page 3 of Document.)  
ASSESSOR'S TAX PARCEL NO.: 380201-311245/42556; 380212-225390/45521;  
380212-399338/46095;

QUIT CLAIM DEED

THE GRANTOR, TRILLIUM CORPORATION, a Washington corporation, for and in consideration of One Dollar and other valuable consideration, in hand paid, conveys and warrants to CORDATA BUSINESS PARK ASSOCIATION, a Washington non-profit corporation, the following described real estate, situated in Whatcom County, State of Washington, together with all after acquired title of the Grantor therein:

SEE ATTACHED EXHIBIT "A"

Dated this 22<sup>nd</sup> day of February, 2013.

TRILLIUM CORPORATION, a Washington corporation

By: Jonathan Syre  
Its: President and CEO





EXHIBIT "A"

<sup>-0000</sup>  
380201-311245/42556

LOT 6, AS DELINEATED ON THE AMENDED CORDATA SPECIFIC BINDING SITE PLAN NO. 24, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR NO. 1990300851, RECORDS OF WHATCOM COUNTY, WASHINGTON.

<sup>-0000</sup>  
380212-225390/45521

THAT PORTION OF TRACT A OF THE CORDATA SPECIFIC BINDING SITE PLAN NO. 10 AS RECORDED IN BOOK 1 OF BINDING SITE PLANS, PAGE 55, WHICH LIES WITHIN VACATED BLOCKS 50-71 OF THE BAKERVIEW ADDITION TO BELLINGHAM, RECORDS OF WHATCOM COUNTY, WASHINGTON.

<sup>-0000</sup>  
380212-399338/46095

THAT PORTION OF TRACT B, CORDATA SPECIFIC BINDING SITE PLAN NO. 9A AS RECORDED IN BOOK 2 OF BINDING SITE PLANS, PAGE 64, LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M., RECORDS OF WHATCOM COUNTY, WASHINGTON.