

January 26, 2021

Mr. Kyle Lu
Xing Hua Group, Ltd.
6770 Churchill Street
Vancouver, BC V6P581
Canada

**Re: Building Permit Plan Review and Minimum Risk Statement
Mercer Island Mixed Use
2885 78th Avenue SE
Mercer Island, Washington
19413-00**

Dear Mr. Lu:

This letter provides Hart Crowser's Building Permit plan review and minimum risk statement for the foundation design to grade of the Mercer Island Mixed Use project at 2885 78th Avenue SE in Mercer Island, Washington.

Building Permit Plan Review

We have reviewed the following items of the project permit plan submittal prepared by Johnston Architects (dated January 22, 2021) to be submitted to the City of Mercer Island:

- Geopier Soil Reinforcement memorandum (dated January 15, 2021) and the Geopier plans (dated December 22, 2020) prepared by Geopier Northwest
- Structural plans (dated January 22, 2021) prepared by PCS Structural Solutions

In our opinion, the plans generally conform to the recommendations provided in our geotechnical engineering design study report for the project (dated November 3, 2020).

Minimum Risk Statement

In accordance with the currently adopted Mercer Island City Code 19.07.160 B(3), we include the following statement:



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January 26, 2021

19413-00
Page 2

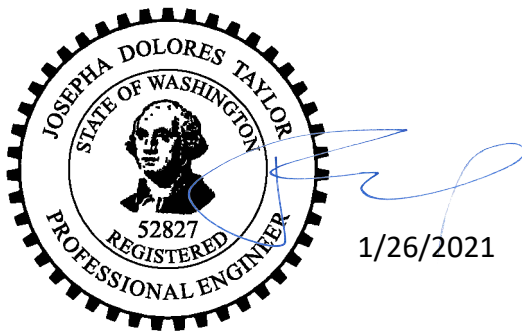
The landslide hazard area or seismic hazard area will be modified or the development has been designed so that the risk to the site and adjacent property is eliminated or mitigated such that the site is determined to be safe.

Regardless of the precautions taken and the level of engineering applied to development on the geologic hazard area, it is not possible to state that risks associated with the development do not exist. However, it is our opinion that the risk of damage to the proposed development or to the adjacent properties from soil instability will be minimal, provided that construction is carried out in accordance with the project plans, specifications, and our recommendations. By “minimal”, we mean the risk is at a level generally considered acceptable in the local industry.

We trust this letter meets your project needs. If you have questions or if we can be of further assistance, please call.

Sincerely,

HART CROWSER, A DIVISION OF HALEY & ALDRICH



JOSEPHA (JoDEE) TAYLOR, PE
Project Manager
Senior Associate, Geotechnical Engineer

DAVID G. WINTER, PE
General Manager
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