

4 October 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  
0202744-000 (19413-00)**

Dear Mr. Lu:

This letter provides Hart Crowser's Building Permit plan review and minimum risk statement for the revised 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 revised permit plan submittal prepared by Johnston Architects (dated 30 September 2021) to be resubmitted to the City of Mercer Island:

- Geopier plans (dated 22 December 2020) prepared by Geopier Northwest
- Design Memorandum (dated 22 September 2020 and revised 25 August 2021) prepared by Ground Support, PLLC
- Temporary Shoring Wall Plans (dated 20 August 2021) for Mercer Island Mixed Use, 2885 78th Avenue SE, Mercer Island, WA prepared by Ground Support, PLLC
- Structural plans (Building Permit Corrections #1 dated 30 September 2021) prepared by PCS Structural Solutions
- Revised Draft Dewatering Design Recommendations (dated 2 July 2021), 2885 78th Avenue SE, Mercer Island, WA prepared by Bender Consulting, LLC
- Civil plans (Building Permit Corrections #1 dated 30 September 2021) prepared by KPFF



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

## Minimum Risk Statement

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

*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  
Senior Principal, Geotechnical Engineer