

January 18, 2019

Eric Hansen
Hansen Real Estate, LLC
5712 E. Lk Sammamish Pkwy SE, #100
Issaquah, WA 98029
Via email: eric@hansencre.com

Re: Critical Area Reconnaissance Memorandum

The Watershed Company Reference Number: 181230

Dear Eric:

We are pleased to present you with the findings of our critical area reconnaissance on the property located at 2825 W Mercer Way in the City of Mercer Island (parcel #2174502425). On January 15, 2019 Ecologist Roen Hohlfeld visited the property to screen for jurisdictional wetlands, watercourses, or any identifiable wildlife habitat conservation areas within or adjacent to property boundaries.

As shown on the attached sketch, there are two non-jurisdictional ditches on or near the subject parcel. One ditch is located along W Mercer Way near the eastern parcel boundary, and the second ditch is along 62nd Avenue SE at the west parcel line. No wetlands or streams were identified on the parcel and no identifiable wildlife habitat conservation areas were observed at the time of the site visit.

Climatic conditions were considered normal on the day of the site visit. The subject parcel is a 2.87-acre property located within the City of Mercer Island, and zoned R-8.4. The parcel slopes slightly to the west. A vacant building is located in the south/central portion of the parcel, with two parking lots on either side. These impervious surfaces cover approximately 2/3 of the parcel.

The remaining third of the parcel is landscaped with a maintained lawn and ornamental shrubs and trees. Lawn areas included common weeds such as Queen Anne's lace, hairy cat's ear, dandelion, plantain, and dock. Common trees on the subject parcel included pine, plum,

Leyland cypress, and madrone. This community of plants is not generally indicative of wetland conditions, and soil and hydrology wetland indicators were not present.

U.S. Fish and Wildlife Service National Wetland Inventory (NWI) maps do not depict any wetlands or streams on the subject parcel. NWI depicts Lake Washington approximately 825 feet west of the subject parcel. No wetlands, streams, or wildlife networks are identified within this area.

Please note: The information contained in this memo is based on the application of technical guidelines currently accepted as the best available science. All discussions, conclusions and recommendations reflect the best professional judgment of the author(s) and are based upon information available to us at the time the study was conducted. All work was completed in good faith, within the constraints of budget, scope, and timing. The findings of this report are subject to verification and agreement by the appropriate local, State and Federal regulatory authorities. No warranty, expressed or implied, is made.

Should you have any questions or concerns regarding our findings, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, consisting of the letters 'RH' in a cursive, stylized font.

Roen Hohlfeld, Ecologist



Site Sketch – Wetland and Stream Reconnaissance

Site Address: 2825 W Mercer Way, Mercer Island Prepared for: Eric Hansen
Parcel Number: 2174502425 TWC Ref. No.: 181230
Site Visit Date: January 15, 2019



Note: Field sketch only. Features depicted are approximate and not to scale.

LEGEND

-  Subject Parcel
-  Ditch