



2/12/2026

MMC LLC
Attn: Mark Mehlhaff
2336 Alki Ave SW
Seattle, WA 98116

Subject: Mehlhaff Mercer Island Plan Review Memo
4854 E Mercer Way, Mercer Island, WA 98040
Project Number: QG25-100

Quality Geo NW was requested by the client to review the current structural plans for the subject project to ensure design was completed in accordance with our geotechnical specifications. QG Reviewed Civil plans by NWPS dated 10/7/2025.

Foundation and soil assumptions match our recommended values, and foundation details appear suitable based on our analysis. Proposed foundations do not encroach within our specified setbacks from existing structures. QG finds to the best of our knowledge that the plans conform to the recommendations outlined in our report dated 7/24/2025 (Revised 1/23/2026).

Additionally, QG was requested to evaluate the condition of existing landscape walls on site. During our previous site explorations, the various walls were noted to be in suitable condition, with no signs of toppling, bulging, settlement, erosion, or distress. The walls are of a height and distance from structures that they do not pose any risk to the existing site or proposed improvements.

Per MICC 19.07.160.B.3

“Alteration of landslide hazard areas, seismic hazard areas and associated buffers may occur if the conditions listed in subsection (B)(2) of this section are satisfied and the geotechnical professional provides a statement of risk matching one of the following:

- a. An evaluation of site-specific subsurface conditions demonstrates that the proposed development is not located in a landslide hazard area or seismic hazard area;*
- b. 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;*

Quality Geo NW, PLLC

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- c. Construction practices are proposed for the alteration that would render the development as safe as if it were not located in a geologically hazardous area and do not adversely impact adjacent properties; or*
- d. The development is so minor as not to pose a threat to the public health, safety and welfare.”*

We trust this letter satisfies your project needs currently and thank you for the opportunity to be of service.

Respectfully submitted,

Quality Geo NW, PLLC

Approved by:



2/12/2026

Luke Preston McCann, L.E.G.
Principal Licensed Engineering Geologist