



Cobalt Geosciences, LLC
P.O. Box 1792
North Bend, WA 98045

January 12, 2026

Boreth Long
Terry.long.re@gmail.com

RE: Plan Review
Proposed Two Lot Development
6905 96th Avenue SE
Mercer Island, Washington

In accordance with your authorization, Cobalt Geosciences, LLC has prepared a plan review letter for the project. We have reviewed the following documents:

- Architectural plans by Architects NW dated August 15, 2025
- Structural plans by Zvelt dated August 8, 2025
- Civil plans by Interlaken Engineering and Design, PLLC (presumed August 2025)

We have reviewed the plans and have no comments at this time. We should be on site during construction to monitor relevant aspects of earthwork; including but not limited to soil bearing, foundation drains, slab on grade, excavations, and soil compaction.

Statement of Risk

Per Section 19.07.160B3 of the Mercer Island City Code, development within geologic hazard areas require that a Geotechnical Engineer licensed within the State of Washington provide a statement of risk with supporting documentation indicating that one of the following conditions can be met:

- a. The geologic hazard area will be modified, or the development has been designed so that the risk to the lot and adjacent property is eliminated or mitigated such that the site is determined to be safe; or
- b. An evaluation of site specific subsurface conditions demonstrates that the proposed development is not located in a geologic hazard area; or
- c. Development practices are proposed for the alteration that would render the development as safe as if it were not located in a geologic hazard area; or
- d. The alteration is so minor as not to pose a threat to the public health, safety and welfare.

The project meets the criteria of b from above. Based on our explorations, online geologic mapping review, and site reconnaissance work, it is our opinion that no geologic hazards are present on the site. We estimate that erosion and potential landslide hazards are present further east of 96th Avenue SE extending toward Lake Washington.

Sincerely,

Cobalt Geosciences, LLC



1/12/2026
Phil Haberman, PE, LG, LEG
Principal