

Record Date: 10/22/2025 2:10 PM

Electronically Recorded King County, WA

After recording, mail to:
LCRE Holdings 1 LLC
11250 Kirkland Way, Suite 100
Kirkland, WA 98033

DISCLOSURE AND NOTICE

Grantor:	LCRE Holdings 1 LLC
Grantee:	LCRE Holdings 1 LLC
Address:	5236 W Mercer Way, Mercer Island, WA 98040
For Permit Number:	CAO25-004
Abbreviated Legal:	PTN NW 1/4, SEC 19-24-SE, W.M.
Tax Parcel Number:	192405-9324

Legal Description:

APPEARS ON EXHIBIT A HERETO

Notice:

The City of Mercer Island's critical areas code applies to this property. This property contains critical areas and/or critical area buffers. Limitations may exist on action in or affecting the critical areas or their buffer area that are present on this property. For more information regarding limitations, please contact the permitting department of the city of Mercer Island. This notice shall run with the land in perpetuity.

LCRE Holdings 1 LLC, hereby certifies that it is the owner of 5236 W Mercer Way, Mercer Island, WA 98040.

DATED: October 22, 2025



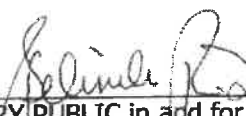
Jason Zwicker, Authorized Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 22nd day of October, 2025, before me, a Notary Public in and for the State of Washington, personally appeared **Jason Zwicker**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the **Authorized Representative of LCRE Holdings 1 LLC** to be the free and voluntary act and deed of said company for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.





NOTARY PUBLIC in and for the State of
Washington,
residing at Bothell
My appointment expires 4/12/2028

EXHIBIT A

Legas Description of Property

For APN/Parcel ID(s): 192405-9324-06

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 88°31'54" WEST 20.00 FEET;
THENCE NORTH 01°13'54" EAST 117.77 FEET;
THENCE NORTH 77°51'08" WEST 91.68 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 01°13'23" EAST 194.37 FEET TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE NORTH 88°28'25" WEST, ALONG SAID NORTH LINE, 259.63 FEET TO THE EASTERLY RIGHT-OF-WAY OF WEST MERCER WAY;
THENCE SOUTHERLY, ALONG SAID RIGHT OF WAY, ALONG A CURVE TO THE RIGHT WHICH RADIUS BEARS NORTH 42°45'13" WEST AND HAS A CENTRAL ANGLE OF 5°14'28" AND A LENGTH OF 55.17 FEET AND A RADIUS OF 603.14 FEET;
THENCE SOUTH 37°34'18" EAST 21.90 FEET TO A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET;
THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°25'42", 54.90 FEET TO A POINT OF REVERSE CURVATURE;
THENCE SOUTHEASTERLY, ALONG AN ARC OF CURVE TO THE RIGHT WITH A RADIUS OF 90 FEET THROUGH A 27°00'00", 42.41 FEET TO A CURVE TO THE RIGHT WITH A RADIUS OF 41 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°30'00", 20.39 FEET;
THENCE SOUTH 34°30'00" EAST 12.00 FEET TO A CURVE TO THE LEFT WITH A RADIUS OF 135.00 FEET;
THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°15'00", 61.85 FEET; THENCE SOUTH 60°45'00" EAST 76.21 FEET;
THENCE SOUTH 77°51'08" EAST 63.45 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS REVISED PARCEL A, AS DELINEATED IN THE CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB08-003, RECORDED UNDER RECORDING NO. 20090710900001, CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED UNDER RECORDING NO. 20090901000805, RECORDS OF KING COUNTY, WASHINGTON).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

After recording, mail to:
LCRE Holdings 1 LLC
11250 Kirkland Way, Suite 100
Kirkland, WA 98033

DISCLOSURE AND NOTICE

Grantor:	LCRE Holdings 1 LLC
Grantee:	LCRE Holdings 1 LLC
Address:	5236 W Mercer Way, Mercer Island, WA 98040
For Permit Number:	CAO25-004
Abbreviated Legal:	PTN NW ¼, SEC 19-24-SE, W.M.
Tax Parcel Number:	192405-9324

Legal Description:

APPEARS ON EXHIBIT A HERETO

Notice:

The City of Mercer Island's critical areas code applies to this property. This property contains critical areas and/or critical area buffers. Limitations may exist on action in or affecting the critical areas or their buffer area that are present on this property. For more information regarding limitations, please contact the permitting department of the city of Mercer Island. This notice shall run with the land in perpetuity.

LCRE Holdings 1 LLC, hereby certifies that it is the owner of 5236 W Mercer Way, Mercer Island, WA 98040.

DATED: October 22, 2025



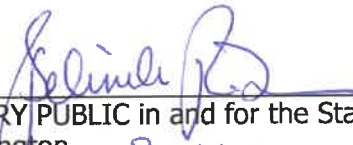
Jason Zwicker, Authorized Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 22nd day of October, 2025, before me, a Notary Public in and for the State of Washington, personally appeared **Jason Zwicker**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the **Authorized Representative of LCRE Holdings 1 LLC** to be the free and voluntary act and deed of said company for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.





NOTARY PUBLIC in and for the State of
Washington,
residing at Bothell
My appointment expires 4/12/2028

EXHIBIT A

Legas Description of Property

For APN/Parcel ID(s): 192405-9324-06

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 88°31'54" WEST 20.00 FEET;
THENCE NORTH 01°13'54" EAST 117.77 FEET;
THENCE NORTH 77°51'08" WEST 91.68 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 01°13'23" EAST 194.37 FEET TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE NORTH 88°28'25" WEST, ALONG SAID NORTH LINE, 259.63 FEET TO THE EASTERLY RIGHT-OF-WAY OF WEST MERCER WAY;
THENCE SOUTHERLY, ALONG SAID RIGHT OF WAY, ALONG A CURVE TO THE RIGHT WHICH RADIUS BEARS NORTH 42°45'13" WEST AND HAS A CENTRAL ANGLE OF 5°14'28" AND A LENGTH OF 55.17 FEET AND A RADIUS OF 603.14 FEET;
THENCE SOUTH 37°34'18" EAST 21.90 FEET TO A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET;
THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°25'42", 54.90 FEET TO A POINT OF REVERSE CURVATURE;
THENCE SOUTHEASTERLY, ALONG AN ARC OF CURVE TO THE RIGHT WITH A RADIUS OF 90 FEET THROUGH A 27°00'00", 42.41 FEET TO A CURVE TO THE RIGHT WITH A RADIUS OF 41 FEET;
THENCE SOUTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°30'00", 20.39 FEET;
THENCE SOUTH 34°30'00" EAST 12.00 FEET TO A CURVE TO THE LEFT WITH A RADIUS OF 135.00 FEET;
THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°15'00", 61.85 FEET; THENCE SOUTH 60°45'00" EAST 76.21 FEET;
THENCE SOUTH 77°51'08" EAST 63.45 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS REVISED PARCEL A, AS DELINEATED IN THE CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB08-003, RECORDED UNDER RECORDING NO. 20090710900001, CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED UNDER RECORDING NO. 20090901000805, RECORDS OF KING COUNTY, WASHINGTON).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

E-Recording Report of Recorded Documents

Itemized Fee View

Prepared for: Level Capital LLC (WARLGJ)
 Cost center: WARLGJ
 Report generated: 10/22/2025 04:16 PM MDT

Documents Recorded

NAME	TYPE	PG	ENTRY	RECORD DATE	AMT	SF	SALES TAX	TOTAL PROCESSED TAX
King County Auditor, WA								
Oct 22, 2025								
Disclosure and Notice-KB Document 2	MISCELLANEOUS 3	E	20251022000510	10/22/2025 02:10 PM PDT	No fee	10.00	1.03	11.03
					0.00	Submission Fee	0.00	0.00
					305.50	Recording Fee	0.00	305.50
					305.50	10.00	1.03	316.53
Totals for King County Auditor, WA								
					305.50	10.00	1.03	316.53
					305.50	10.00	1.03	316.53

Recording Fee Totals

COUNTY	RECORD DATE	AMT	SF	SALES TAX	TOTAL
King County Auditor, WA	10/22/2025	305.50	10.00	1.03	316.53
Totals for King County Auditor, WA		305.50	10.00	1.03	316.53
Total of All Recording Fees		305.50	10.00	1.03	316.53

Document Count: 1
 Package Count: 1

Questions Contact:
 Simplifile Support 800.460.5657, option 3
 5072 North 300 West
 Provo, UT 84604

AFFIDAVIT OF OWNERSHIP

AFFIDAVIT

STATE OF WASHINGTON)
COUNTY OF KING)
CITY OF MERCER ISLAND)

Keith Tibbles, being duly sworn depose and say, that I am (we are) the owner(s) of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge and belief. The permit number is: CAO25-004
The address is: 5236 W MERCER WAY

[Signature] 10/21/25
Owner's Signature Date

Owner's Signature Date

Mailing Address: 11250 Kirkland Way, Suite 100 Kirkland, WA 98033
Street City State Zip

Phone: _____ 425-406-2277
Home Business

Subscribed and sworn to before me this 21 day of October, 20 25.



[Signature]
Notary Public in and for the STATE OF WASHINGTON, residing at Bothell, WA

**AFFIDAVIT OF
AGENT AUTHORITY**

AFFIDAVIT

STATE OF WASHINGTON)
COUNTY OF KING)
CITY OF MERCER ISLAND)

I/we, Keith Tibbles, being duly sworn depose and say, that I am (we are) the owner(s) of the property legally described below, and that N5 ARCHITECTURE / SETH HALE has my/our permission to act as my/our agent in my/our behalf for this application for a NEW SINGLE FAMILY DWELLING for the subject property with the City of Mercer Island. The permit number is: CAO25-004
The address is: 5236 W MERCER WAY

Legal Description: LOT 4A OF THE REVISED MILLS LOT LINE REVISION. PORTION OF NW 1/4, SW 1/4, NW 1/4. SECTION 19, T, 24N, R S E W M

[Signature] 10/21/25
Owner's Signature Date Owner's Signature Date

Mailing Address: 11250 Kirkland Way, Suite 100 Kirkland, WA 98033
Street City State Zip

Phone: 425-406-2277
Home Business

Subscribed and sworn to before me this 21 day of October, 20 25.



[Signature]
Notary Public in and for the
STATE OF WASHINGTON, residing at
Bothell, WA