



GOLDSMITH
LAND DEVELOPMENT SERVICES

December 11, 2015

BDR Kirkland II LLC
11100 Main Street
Suite: 201
Bellevue, WA 98004

Attention: Erik Mosvold

Re: House Height Verification Letter for 1118 2nd Street - Kirkland, WA

Dear Erik,

On December 10, 2015, Goldsmith surveyed the as-built elevation of the top of the framed roof for a house height verification of the house being constructed at 1118 2nd Street (Tax No. 1245002862) in the City of Kirkland, Washington.

Elevations were based on the City of Kirkland vertical datum (NAVD 1988) and directly relate to the site benchmark established by Goldsmith as part of a topographic survey of the site in June 2014. Said site benchmark is a set concrete nail and tag on the South line of driveway to house No. 1118 projected West and 4.8 feet +/- West of the face of curb on East side of 2nd Street with an elevation of 235.82 feet. The master benchmark for this site was City of Kirkland benchmark #128 described as a found chiseled square at the Northwest corner of concrete pathway/cross walk in the centerline of Market Street on South side of 9th Avenue with an elevation of 142.96 feet.

The as-built elevation of the roof of the existing house was found to be 264.56 feet which is 24.76 above the A.B.E. (average building elevation) of 239.80 feet, per architectural building site plan sheet AO.1. The as-built roof elevation is 0.24 feet below the highest allowable point and therefore within the City of Kirkland's Maximum height limits of 25.0 feet above the A.B.E.

Sincerely,

Lee D. Nyquist, P.L.S. | GOLDSMITH

Director of Survey | 425.462.1080
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