

VEAL EXHIBIT 18

AFFIDAVIT OF RONALD D. KLUGER

STATE OF WASHINGTON
COUNTY OF KING

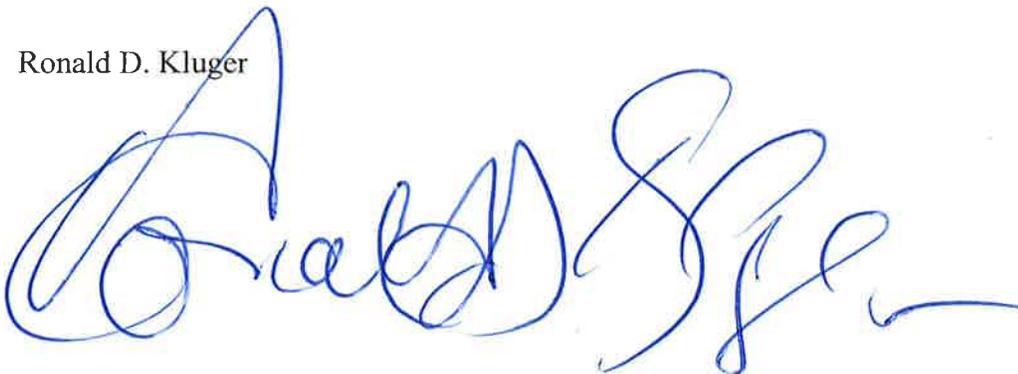
The undersigned, RONALD D. KLUGER, being duly sworn, hereby deposes and says:

1. I am over the age of 21 and am a resident of the State of Washington. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.
2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.
3. My name is Ronald D. Kluger, I am 70 years old and I reside at 20502 Wildwood St., Indianola, WA 98342. For the better part of my life I have been self-employed as a real estate developer.
4. I declare that the information herein is true, correct and complete.
5. From 1980 to 1998 I owned the property known as Lots 1,2,3,4 of Short Plat 197903200768 located at approximately NE 101st St and Redmond Woodinville Rd NE, Redmond, WA.
6. In 1990 I filed a subdivision application with the City of Redmond in regards the above mentioned property for a plat to be called Redwood Manor (File No. 90-06).
7. Pursuant to the State Environmental Policy Act (SEPA) the City of Redmond was designated as the lead agency for the environmental review of the proposed plat. After review by the City Staff, on July 31, 1991 a Determination of Non-Significance was issued by the City of Redmond.
8. On Sept. 9, 1991, a Technical Committee Report was issued by the City of Redmond. No mention is made in that report of a stream or wetlands on the Redwood Manor site.
9. At the time of application the Redmond land use codes and policies required that streams and wetlands on a development site/application be identified.
10. No streams or wetlands were identified on the site by private consultants or City of Redmond Staff.
11. I visited the site repeatedly prior to and during the plat process and testify that there was no stream (as defined in the Redmond code) on the property at any time during my ownership.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Executed this 8th day of July, 2019

Ronald D. Kluger



NOTARY ACKNOWLEDGEMENT

STATE OF WASHINGTON, COUNTY OF KING, SS:

On this 8th day of July, 2019, before me personally appeared Ronald D. Kluger, to me known to be the person described in and who executed the foregoing Affidavit, and, being first duly sworn on oath according to law, deposes and says that he/she has read the foregoing Affidavit subscribed by him/her, and that the matters stated herein are true to the best of his/her information, knowledge and belief.



Notary Address:

19917 7th Ave NE Suite 101
Poulsbo WA 98370

Jenna Coll
Notary Public

notary public
Title (and rank)

My commission expires 4/25/22