

April 17, 2020

Toll Bros., Inc.
8815 122nd Avenue NE, Suite 200
Kirkland, Washington 98033

Attention: Aaron Hollingbery

Subject: Third-Party Review Letter
Proposed Rose Hill Cottages
Redmond, Washington
File No. 23201-003-00

This letter summarizes our review of the proposed Rose Hill Cottages development in Redmond, Washington. The property consists of 10.85 acres and is located east of the intersection of NE 112th Place and 132nd Avenue NE. The proposed development consists of 28 single-family residential homes, five parking structures, and associated site improvements including retaining walls, access driveway, underground utilities, and landscaping/hardscape. Our services are provided in accordance with Contract Amendment No. 1 dated April 7, 2020.

Associated Earth Sciences, Inc. (AESI) is the geotechnical engineer of record for the project and they issued two initial reports for the proposed development:

- Revised Geotechnical Engineering and Hydrologic Report, dated April 3, 2019, and
- Revised Critical Areas Report, dated April 3, 2019.

On behalf of the City of Redmond, Golder Associates reviewed the geotechnical engineering documents for the project and the City issued their review comments on June 12, 2019. In response to the City's review comments, AESI performed additional work and issued a Summary of Slope Modeling in their letter dated April 4, 2020. As part of our third-party review services, GeoEngineers reviewed these documents.

Based on our review of the documents listed above and AESI's Summary of Slope Modeling dated April 4, 2020, it is our opinion that the geotechnical aspects of the project are consistent with and meet the standard of practice at this time. Provided that the project is completed in accordance with the recommendations provided by AESI and that the geotechnical engineer of record provides construction observation and testing services, it is our opinion that the risk of damage as a result of soil instability will be minimal on the property being developed and on adjacent properties. It is also our opinion that the recommended minimum setbacks from the surrounding slopes are adequate and provide appropriate protection from potential shallow soil failures on adjacent slopes in the future.



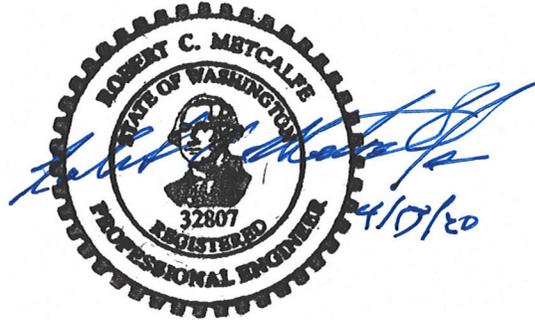
We trust this letter serves your current needs for the proposed Rose Hill Cottages project. Please call if you have questions or require additional information.

Sincerely,
GeoEngineers, Inc.



Robert C. Metcalfe, PE, LEG
Principal Geotechnical Engineer

RCM:nld



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