BRISTOL LANE DEVELOPMENT SITE

14216 97TH AVE NE
Kirkland, WA 98034

LOT SIZE
3.75 Acres

ASKING PRICE
$2,500,000

OFFICE
Vladimir Olyanich
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OFFERING SUMMARY

<table>
<thead>
<tr>
<th>Sale Price:</th>
<th>$2,500,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>14216 97th Ave NE Kirkland, WA 98034</td>
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<tr>
<td>Parcel #:</td>
<td>192605-9085</td>
</tr>
<tr>
<td>Lot Size:</td>
<td>3.75 Acres</td>
</tr>
<tr>
<td>Zoning:</td>
<td>RSA 4</td>
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</tbody>
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PROPERTY OVERVIEW

Bristol Lane is a 9 lot development project located in Kirkland’s Juanita neighborhood. Plans include homes ranging in size from 3,339 sq. ft. to 4,787 sq. ft. built on large lots spanning 7,600 sq. ft. to 20,108 sq. ft.

A number of studies/reports are available, including geotech report, survey, mass grading plan, civil engineering drawings, arborist report, bids for public improvements and many more.

The property is conveniently located with proximity to I-405, retail, shopping, parks and schools.

ENTITLEMENTS, PERMITS AND DRAWINGS APPROVED

- City of Kirkland Pre-Plat Approval
- City of Kirkland Land Surface Modification (LSM) Permit to construct public and utility improvements
- City of Kirkland Building Permit to Construct Storm Water Detention Vault
- Northshore Utility District (NUD) Water and Sanitary Sewer Approved Plans and Developer Extension Agreements Ready for Signature and Permit Ready to Pick Up
- Hydraulic Project Approval (HPA) for Stormwater Discharge Across Wetlands into Juanita Creek
- Puget Sound Energy (PSE) Approved Drawings for Gas and Electric Dry Utilities

*Buyer to verify all information. Some of the permits will have to be renewed or new application might be required.
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Architectural Rendering and Site Plan