



Permits have expired, and the site is now non-strategic to the seller's on-going operations.

The Declarant of Use Covenant, which restricts the site to hotel use and incidental retail uses, expires on December 31, 2017, providing a new owner the option to develop the site for both commercial and general office uses and benefitting from the existing foundation wall.

There is an estimated balance of \$500,000 in system development charges pertaining to the property, based on its current proposed use. Please see Supplemental Information Package for copies of pertinent documents.



Sketch of proposed Residence Inn

The seller has discounted the last asking price by 40%, and is also providing short-term seller financing, as incentives in order to accelerate the sale of this development site at Issaquah Highlands.

LOCATION: 1100 10th Avenue N.E.

APN# 3630360050

SEALED BIDS DUE NO LATER THAN 5:00 PM, June 5, 2015