1ST SECURITY BANK

FS BANCORP, INC.

INVESTOR PRESENTATION

September 2026 – Raymond James U.S. Bank and Banking on Tech Conference

"Build a truly great place to work and bank."

-FSBW Vision Statement

Disclosure Statement

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Forward Looking Statements

This presentation may contain forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. Forward-looking statements often include the words or phrases "believe," "will," "will likely result," "are expected to," "will continue," "is anticipated," "estimate," "project," "plans," or similar expressions. Forward looking statements are not historical facts but instead represent management's current expectations and forecasts regarding future events, many of which are inherently uncertain and outside of our control. Actual results may differ, possibly materially, from those currently expected or projected in these forward-looking statements.

Factors that could cause the Company's actual results to differ materially from those described in the forward-looking statements, include but are not limited to, the following: potential adverse impacts to economic conditions in the Company's local market areas, other markets which the Company has lending relationships, or other aspects of the Company's business operations or financial markets, including, without limitation, as a result of employment levels; labor shortages, the effects of inflation, a potential recession or slowed economic growth; changes in the interest rate environment, including the past increases in the Federal Reserve benchmark rate and duration at which such increased interest rate levels are maintained, which could adversely affect our revenues and expenses, the values of our assets and obligations, and the availability and cost of capital and liquidity; the impact of continuing high inflation and the current and future monetary policies of the Federal Reserve in response thereto; the effects of any federal government shutdown; increased competitive pressures, changes in the interest rate environment, adverse changes in the securities markets, the Company's ability to execute its plans to grow its residential construction lending, mortgage banking, and warehouse lending operations, and the geographic expansion of its indirect home improvement lending; challenges arising from expanding into new geographic markets, products, or services; secondary market conditions for loans and the Company's ability to originate loans for sale and sell loans in the secondary market; volatility in the mortgage industry; fluctuations in deposits; liquidity issues, including our ability to borrow funds or raise additional capital, if necessary; the impact of bank failures or adverse developments at other banks and related negative press about the banking industry in general on investor and depositor sentiment; legislative and regulatory changes, including changes in banking, securities and tax law, in regulatory policies and principles, or the interpretation of regulatory capital or other rules; disruptions, security breaches, or other adverse events, failures or interruptions in, or attacks on, our information technology systems or on the third-party vendors who perform critical processing functions for us; environmental, social and governance goals; the effects of climate change, severe weather events, natural disasters, pandemics, epidemics and other public health crises, acts of war or terrorism, and other external events on our business; and other factors described in the Company's latest Annual Report on Form 10-K, Quarterly Reports on Form 10-Q, and other reports filed with or furnished to the SEC which are available on the Company's website at www.fsbwa.com and on the SEC's website at www.sec.gov.

Further, statements about the potential effects of the Company's proposed merger with Pacific West on the Company's business, financial results, and condition may constitute forward-looking statements and are subject to the risk that the actual effects may differ, possibly materially, from what is reflected in the forward-looking statements due to factor and future developments which are uncertain, unpredictable, and in many cases, beyond the Company's control, including the following: the expected cost savings, synergies and other financial benefits from the merger might not be realized within the expected time frames or at all; governmental approval of the merger may not be obtained, or adverse regulatory conditions may be imposed in connection with governmental approvals of the merger; conditions to the closing of the merger may not be satisfied; the shareholders of Pacific West may fail to approve the consummation of the merger; the integration of the combined company, including the retention of key personnel, might not proceed as planned; and the combined company might not perform as well as expected.

Forward Looking Statements (continued)

Any of the forward-looking statements that the Company makes in this presentation and in the other public statements are based upon management's beliefs and assumptions at the time they are made and may turn out to be incorrect because of the inaccurate assumptions the Company might make, because of the factors illustrated above or because of other factors that cannot be foreseen by the Company. Therefore, these factors should be considered in evaluating the forward- looking statements, and undue reliance should not be placed on such statements. The Company does not undertake and specifically disclaim any obligation to revise any forward-looking statements to reflect the occurrence of anticipated or unanticipated events or circumstances after the date of such statements except as required by securities laws. These risks could cause the Company's actual results for 2026 and beyond to differ materially from those expressed in any forward-looking statements made by, or on behalf of the Company and could negatively affect its operating and stock performance.

1ST SECURITY BANK

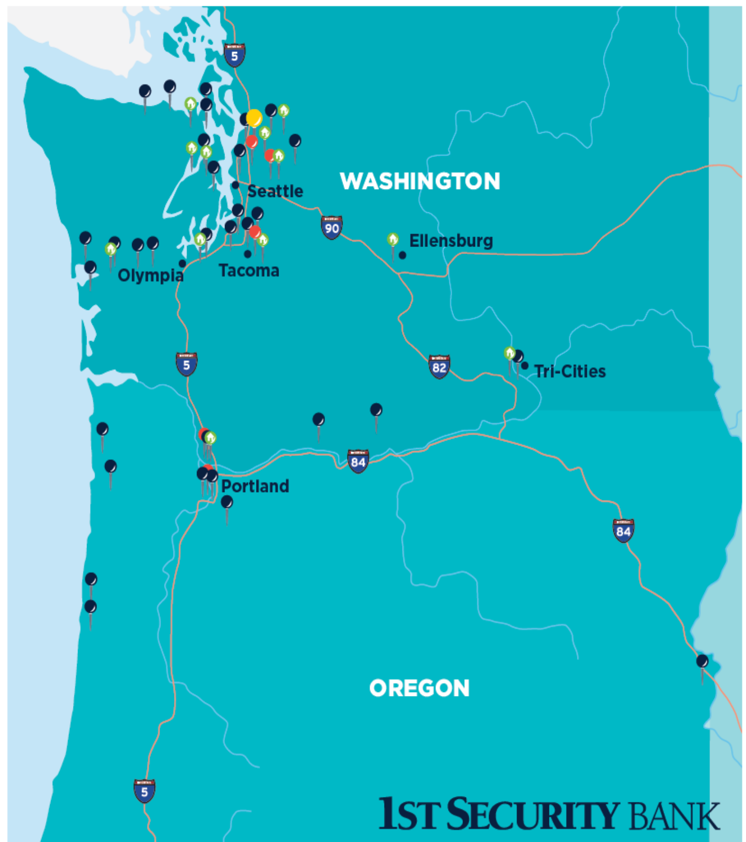
FS BANCORP, INC.

FRANCHISE OVERVIEW

- **Total Assets:** $3.18 billion (at June 30, 2026)
- **Headquartered:** Mountlake Terrace, WA
- **Branches:** 32 *
- **Loan Production Offices:** 16
- **ATM Locations:** 25
- **Year Established:** 1907 **
- **Quarterly Dividend:** $0.29

* Including headquarters and drive through banking in Aberdeen, WA.

** Predecessor to Anchor Bank, Aberdeen Federal Savings and Loan, established in 1907.



1st Security Bank Locations

Bank Branches

WA: Aberdeen, Capitol Hill, Crossroads, Edmonds, Elma, Goldendale, Hadlock, Lacey, Lynnwood, Mill Creek, Montesano, Ocean Shores, Olympia, Port Angeles, Port Townsend, Poulsbo, Puyallup, Sequim, Silverdale, South Hill, Tri-Cities, Vancouver*, Westport, White Salmon

OR: Lake Oswego, Manzanita, Newport, Ontario, Portland*, Tillamook, Waldport, West Linn

Home Lending

WA: Aberdeen, Bellevue, Ellensburg, Lacey, Mill Creek, Mountlake Terrace, Olympic Peninsula, Poulsbo, Puyallup, Tri-Cities, Vancouver

Commercial Lending

WA: Bellevue, Mountlake Terrace, Tacoma, Vancouver*

OR: Portland*

Administrative Center

WA: Mountlake Terrace

* By appointment only, no cash

CULTURE & HISTORY

Vision

Build a truly great place to work and bank

Mission

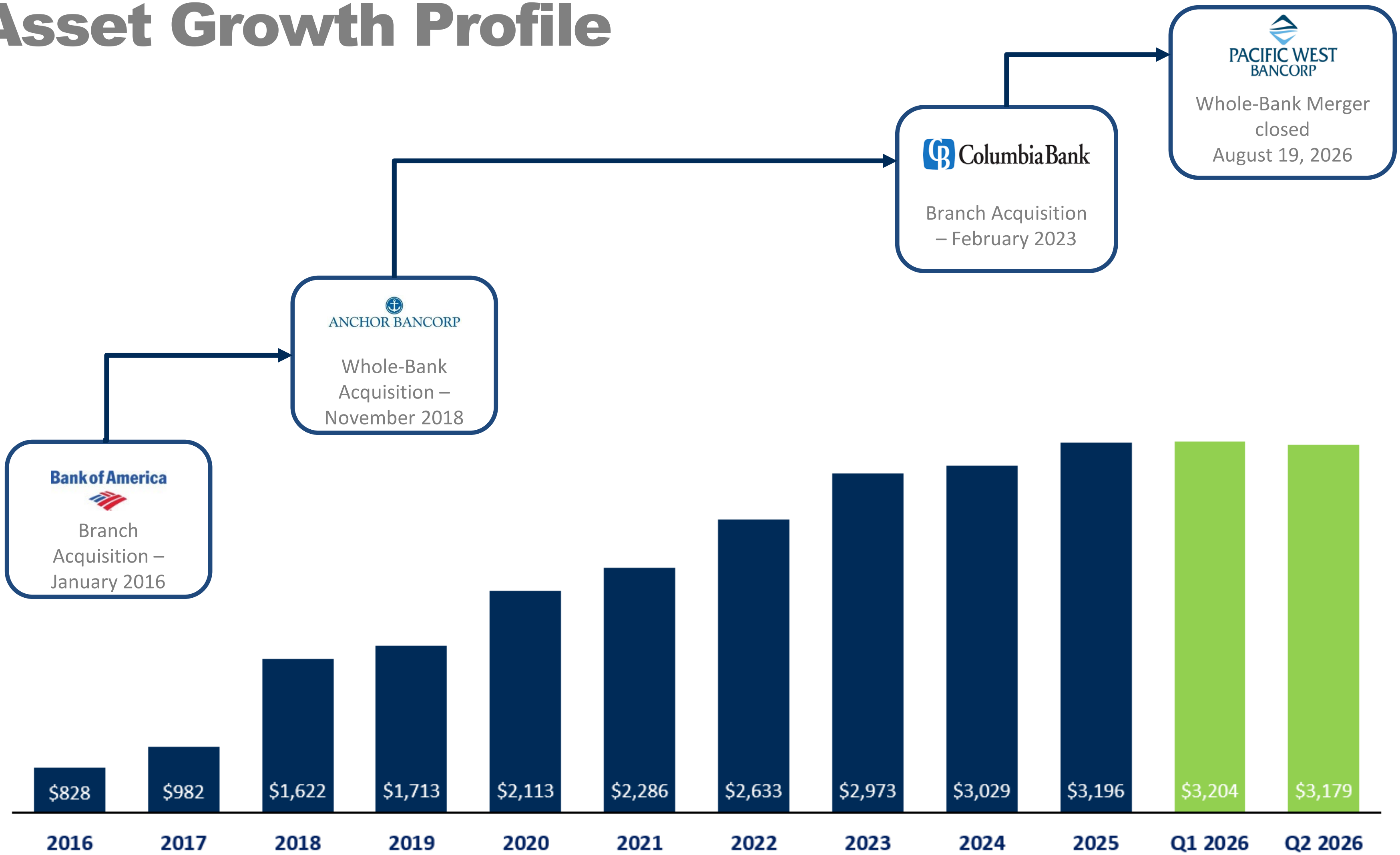
Live our Core Values and 'WOW' each other and our customers every day

Guiding Principles

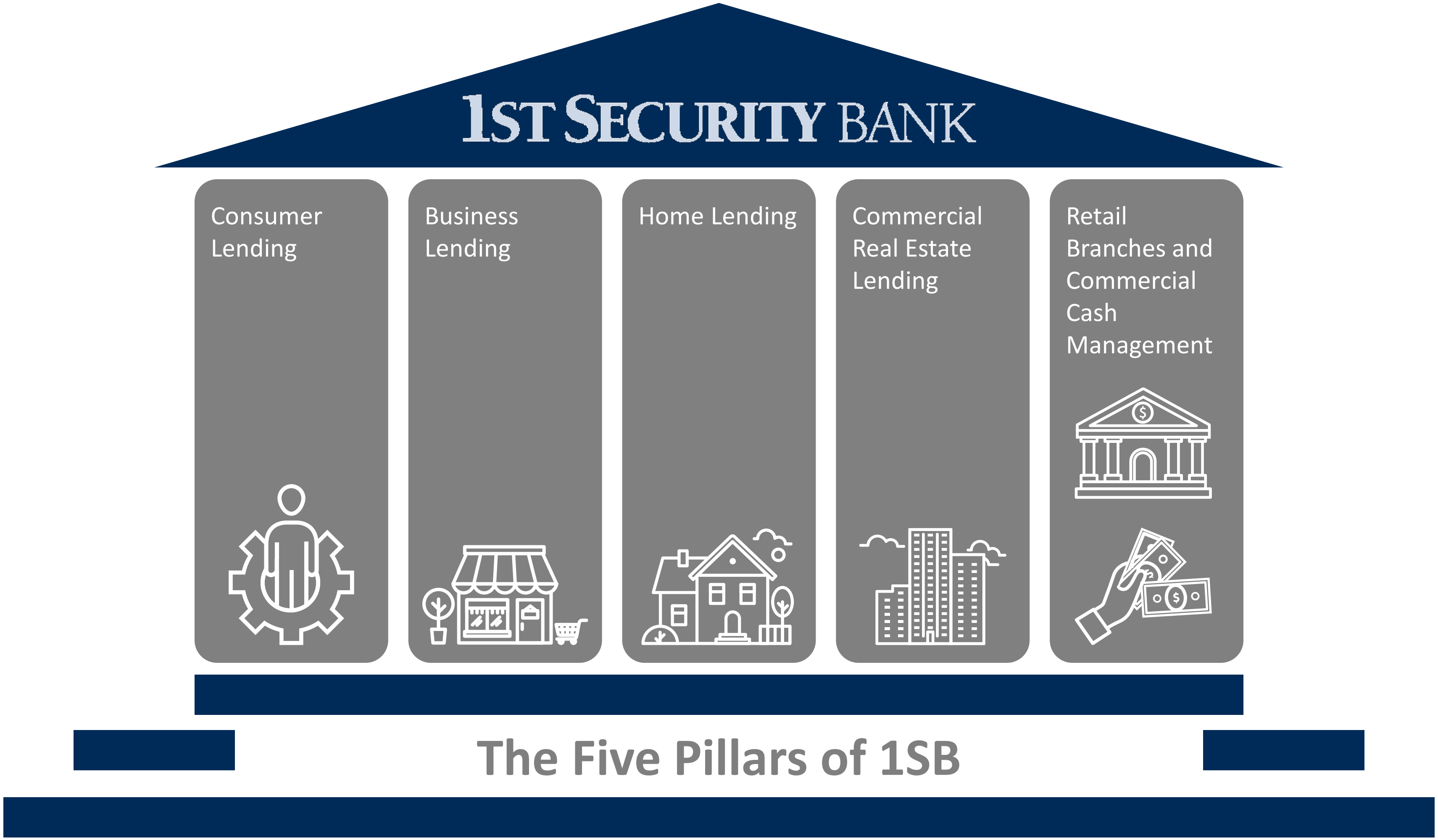
- Employ smart, driven, and nice people
- Emphasis on collaboration
- Best idea wins
- Jim Collins' Good-to-Great Lessons

1907	Predecessor to Anchor Bank, founded in 1907
2012	Converted to a stocksavings bank on July 9, 2012
2016	Four-branch acquisition in Q1 2016 resulting in $186.0M in new relationship-based deposits
2017	Raised $27.6M in Capital ($25.7M net) w/secondary offering
2018	Completed Anchor Bancorp acquisition on November 15, 2018
2023	Seven-branch acquisition in Q1 2023 resulting in $425.5M in deposits
2026	54th consecutive quarterly dividend of $0.29 per share

Asset Growth Profile



Source: Company Documents
Note: Dollar amounts in millions


1ST SECURITY BANK
Consumer Lending
Business Lending
Home Lending
Commercial Real Estate Lending
Retail Branches and Commercial Cash Management
The Five Pillars of 1SB

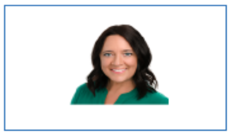
LONG-TERM STRATEGIC PLAN

- Continued expansion of our commercial business lending programs
- Originations of residential mortgage loans which are primarily sold into the secondary market through our mortgage banking platform
- Remain focused on maintaining strong asset quality
- Emphasizing lower cost core deposits to reduce the costs of funding growth
- Offer a wide range of products and services to meet our customers' banking needs
- Expand into new markets based on current product offerings

MISSION AND PURPOSE (MAP) TEAM

	Name	Position	Years with 1st Security Bank	Years in Industry
	Matthew Mullet	*President and Chief Executive Officer*	*15*	*25+*
	Erin Burr	*Chief Risk Officer*	*17*	*25+*
	Phil Whittington	*Chief Financial Officer*	*6*	*10+*
	Kelli Nielsen	*Chief Retail Banking Officer*	*10*	*30+*
	Ben Crowl	*Chief Lending Officer*	*8*	*15+*
	Vickie Jarman	*Chief Human Resources Officer*	*24*	*20+*

MAP TEAM cont.

	Name	Position	Years with 1st Security Bank	Years in Industry
	Donn Costa	*Chief Home Lending Officer*	*14*	*30+*
	Shana Allen	*Chief Information Officer*	*16*	*30+*
	Robert Nesbitt	*Chief Credit Operations Officer*	*9*	*20+*
	May-Ling Sowell	*Chief Compliance Officer*	*19*	*30+*
	Sean McCormick	*Chief Credit Administration Officer*	*14*	*20+*
	Susan Dumontet	*Director of Finance*	*4*	*25+*

Banks Headquartered in Snohomish County: December 31, 2008
Total Assets $9.4B

- $4.1B* — Frontier Bank
- $1.6B* — Cascade Financial Corporation
- $1.3B* — CityBank
- $520M* — Golf Savings Bank
- $350M* — North County Bank
- $255M — 1st Security Bank
- $243M — Coastal Community Bank
- $207M* — First Heritage Bank
- $206M* — The Bank of Washington
- $185M* — Prime Pacific Bank
- $149M — Pacific Crest Savings Bank
- $133M — Mountain Pacific Bank
- $123M — UniBank
- $45M* — Bank of Everett

Banks Headquartered in Snohomish County: June 30, 2026
Total Assets $10.3B

- $5.5B — Coastal Community Bank
- $3.2B — 1st Security Bank
- $901M — Mountain Pacific Bank
- $393M — UniBank
- $318M — Pacific Crest Savings Bank

*Denotes a financial institution no longer headquartered in Snohomish County
Note: Dollar amount are for assets
Source: FFIEC Central Data Repository's Public Bank Data Distribution website & S&P Capital IQ

SECOND QUARTER 2026 HIGHLIGHTS

Financial Highlights Q2 2026	▪ Net Income of $7.9 million ▪ Total assets of $3.2 billion ▪ Gross portfolio loans of $2.7 billion
Q2 2026 Capital	▪ Diluted earnings per share of $1.04 ▪ Tangible book value per share growth of $1.23 to $41.84(1) ▪ Announced 54th consecutive quarterly cash dividend of $0.29
Selected Performance Ratios	▪ ROAA of 1.00% ▪ ROAE of 9.94% ▪ Net Interest Margin of 4.30% ▪ Efficiency Ratio of 67.28%
Credit Quality Ratios	▪ Nonperforming Assets (NPAs) as a percentage of total assets of 0.49% ▪ Allowance for credit losses on loans as a percentage of gross loans receivable, excluding loans held for sale of 1.17%
Capital Position	▪ Repurchased 87,000 shares at an average price of $41.81

(1) Non-GAAP financial measures. See appendix for reconciliation to book value per share (GAAP)

TRANSACTION OVERVIEW

Structure	▪ Pacific West Bancorp ("PWBK") will merge into FS Bancorp, Inc. ("FSBW") ▪ Pacific West Bank will merge into 1st Security Bank
Consideration	▪ 430,176 shares of FSBW common stock and $16.8 million in cash ▪ 51% stock consideration / 49% cash consideration for PWBK shareholders
Transaction Value(1)	▪ $34.6 million in aggregate consideration for PWBK
Transaction Multiples(1)	▪ Price / Tangible Book Value: 95% ▪ Price / 2027E Earnings: 22.1x ▪ Price / 2027E Earnings + Fully Realized Cost Savings: 7.8x
Ownership and Board	▪ Pro forma ownership of 94.6% for FSBW / 5.4% for PWBK ▪ No changes to FSBW Board of Directors
Approvals	▪ Subject to PWBK shareholder approvals and customary regulatory approvals ▪ No financing contingencies to complete the transaction
Timing	▪ Estimated Q3 2026, pending regulatory and shareholder approval

(1) Based on FSBW closing stock price as of 2/25/2026

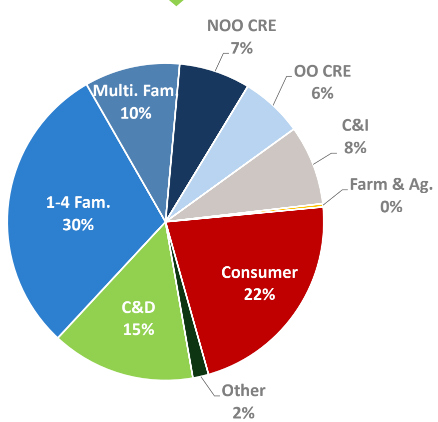
1ST SECURITY BANK

FS BANCORP, INC.

Loan Portfolio Composition and Comparison

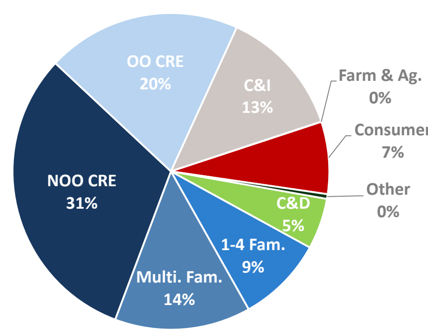
	FSBW			PWBK			Pro Forma[1]		
Construction & Development	$	396,707	15%	$	14,428	5%	$	411,135	14%
1-4 Family	$	803,265	30%	$	24,511	9%	$	827,776	28%
Multifamily	$	263,189	10%	$	38,496	14%	$	301,685	10%
Non-Owner Occupied CRE	$	196,188	7%	$	86,566	31%	$	282,754	10%
Owner-Occupied CRE	$	171,417	6%	$	54,984	20%	$	226,401	8%
Commercial & Industrial	$	218,911	8%	$	36,228	13%	$	255,139	9%
Farm & Ag.	$	9,068	0%	$	91	0%	$	9,159	0%
Consumer	$	596,881	22%	$	20,417	7%	$	617,298	21%
Other	$	43,239	2%	$	1,311	0%	$	44,550	1%
Total Loans	**$**	**2,698,865**	**100%**	**$**	**277,032**	**100%**	**$**	**2,975,897**	**100%**

FSBW



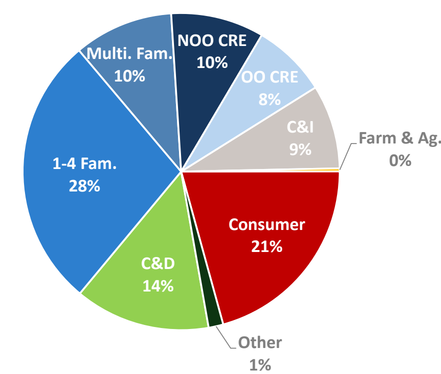
Yield on Loans: 7.00%

PWBK



Yield on Loans: 5.97%

Pro Forma[1]



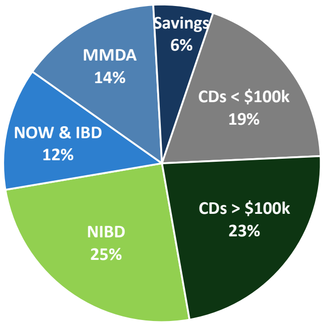
Yield on Loans: 6.91%

Source: S&P Capital IQ Pro, bank-level data as of the quarter ended 12/31/2025
Note: All dollars in thousands
(1) Excludes merger adjustments

Deposit Portfolio Composition and Comparison

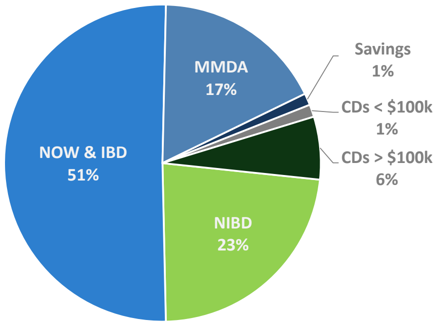
	FSBW			PWBK			Pro Forma (1)		
Noninterest-Bearing Demand	$	675,799	25%	$	78,712	23%	$	754,511	25%
NOW & Interest-Bearing Demand	$	335,513	12%	$	173,532	51%	$	509,045	17%
MMDA	$	385,636	14%	$	59,736	17%	$	445,372	15%
Savings	$	164,040	6%	$	4,122	1%	$	168,162	6%
CDs < $100k	$	512,808	19%	$	4,327	1%	$	517,135	17%
CDs > $100k	$	617,588	23%	$	21,900	6%	$	639,488	21%
Total Deposits	**$**	**2,691,384**	**100%**	**$**	**342,329**	**100%**	**$**	**3,033,713**	**100%**
Non-CDs	$	1,560,988	58%	$	316,102	92%	$	1,877,090	62%

FSBW



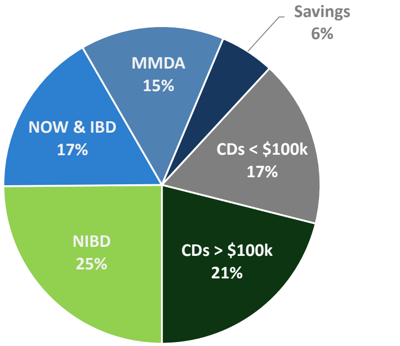
Cost of Deposits: 2.26%

PWBK



Cost of Deposits: 2.18%

Pro Forma (1)



Cost of Deposits: 2.25%

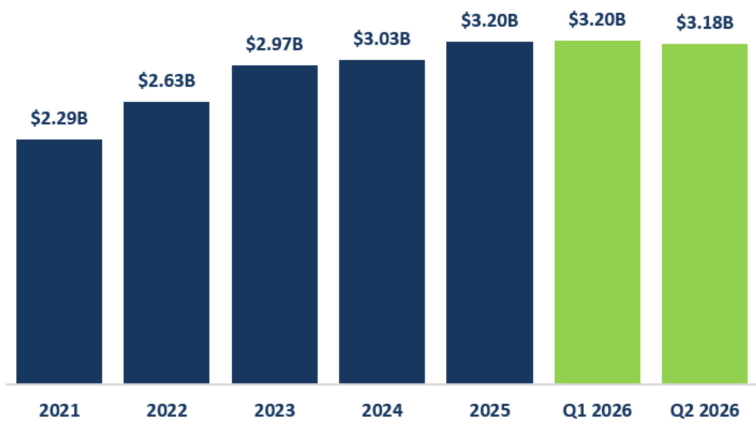
Source: S&P Capital IQ Pro, bank-level data as of the quarter ended 12/31/2025
Note: All dollars in thousands
(1) Excludes merger adjustments

1ST SECURITY BANK

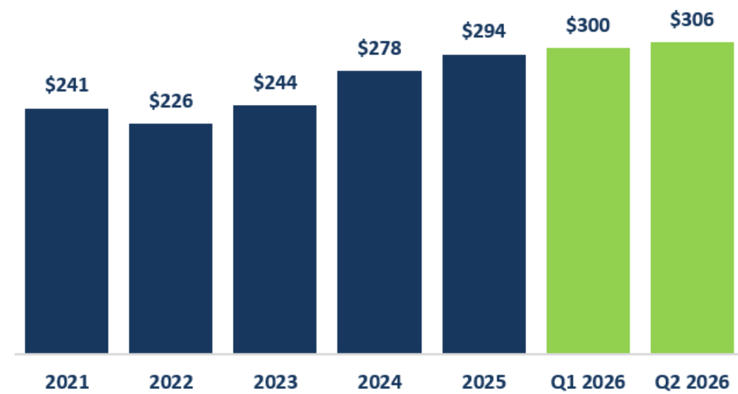
FS BANCORP, INC.

FRANCHISE GROWTH

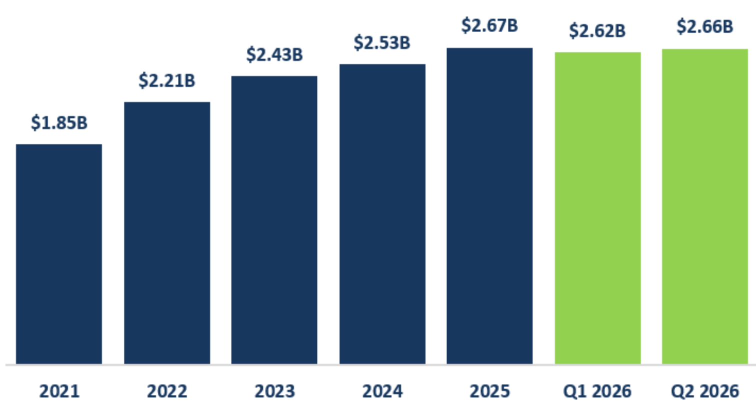
Total Assets ($B)



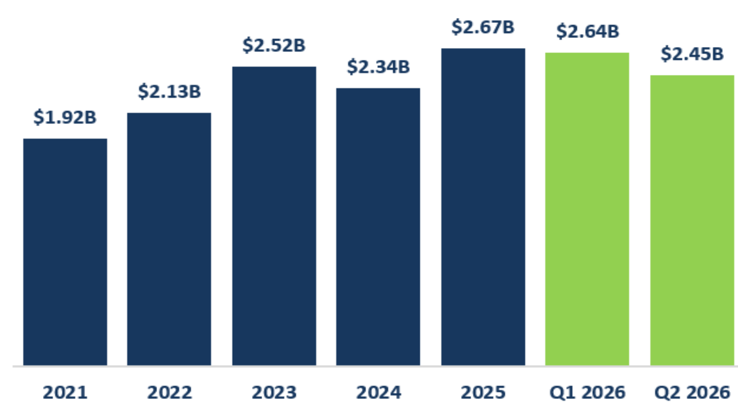
Tangible Common Equity ($M) (1)



Total Net Loans ($B) (2)



Total Deposits ($B)



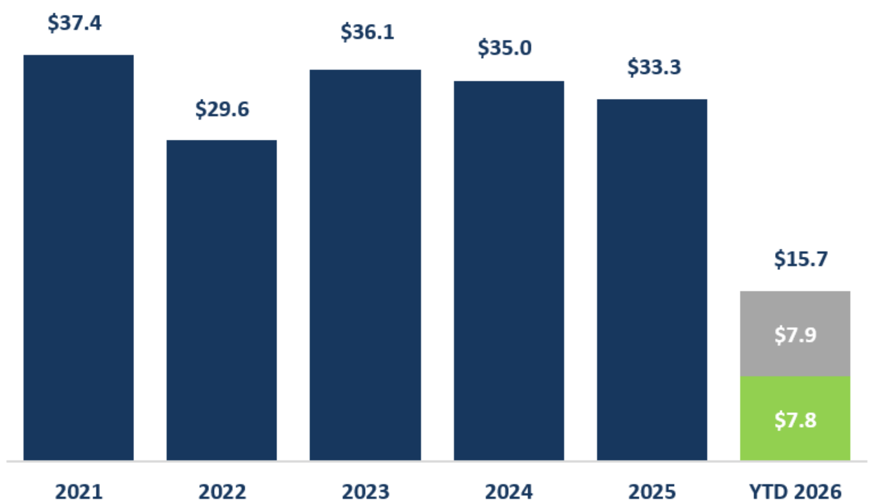
Source: Company documents

(1) Non-GAAP financial measure

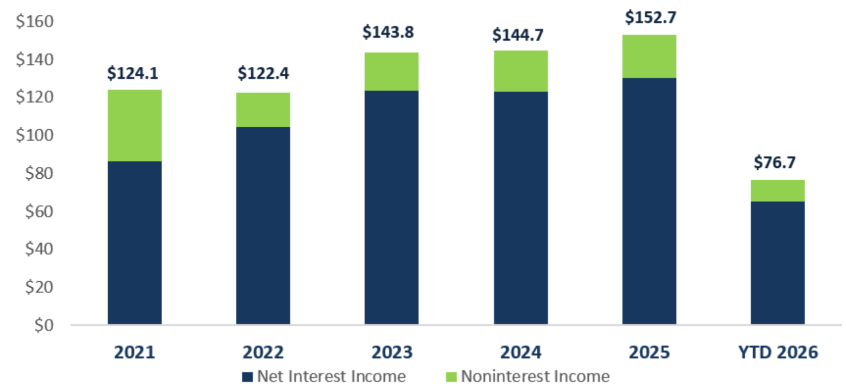
(2) Includes loans held for sale

INCOME STATEMENT TRENDS

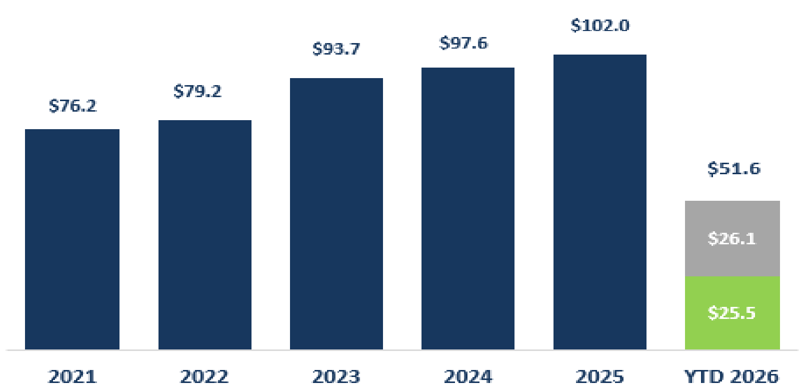
Net Income ($M)



Total Revenues ($M)



Total Noninterest Expense ($M)



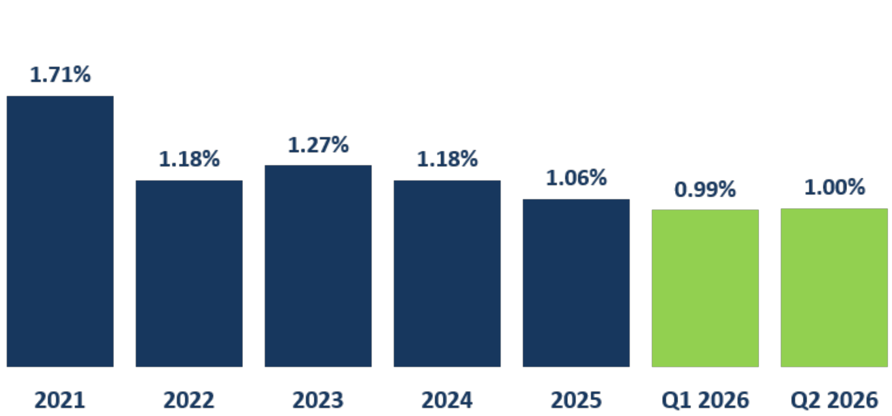
Source: Company documents

1ST SECURITY BANK

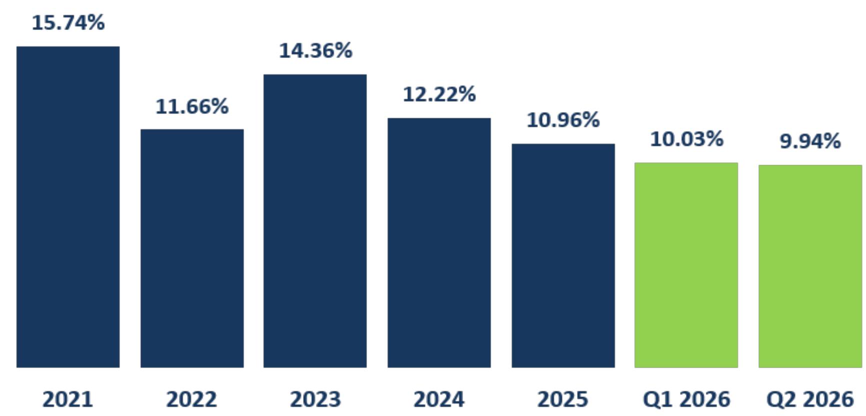
FS BANCORP, INC.

SELECTED PERFORMANCE RATIO TRENDS

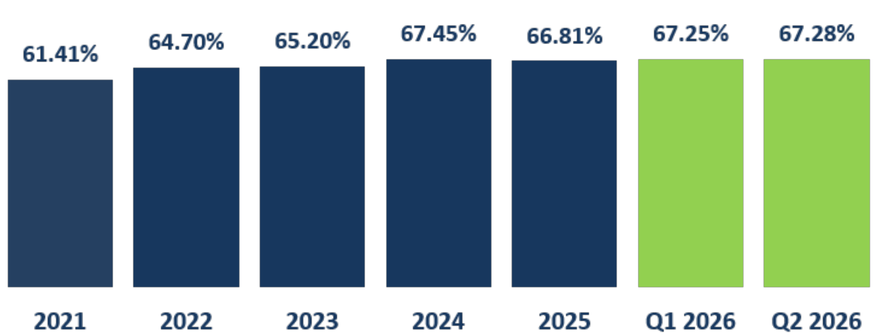
ROAA



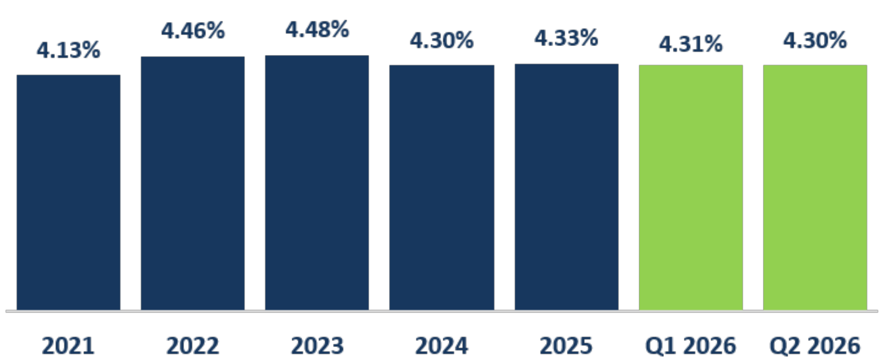
ROAE



Efficiency Ratio



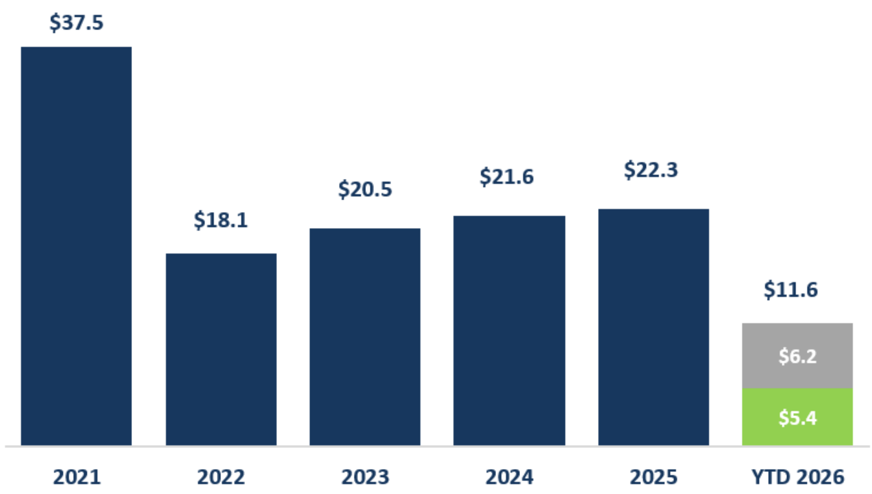
Net Interest Margin



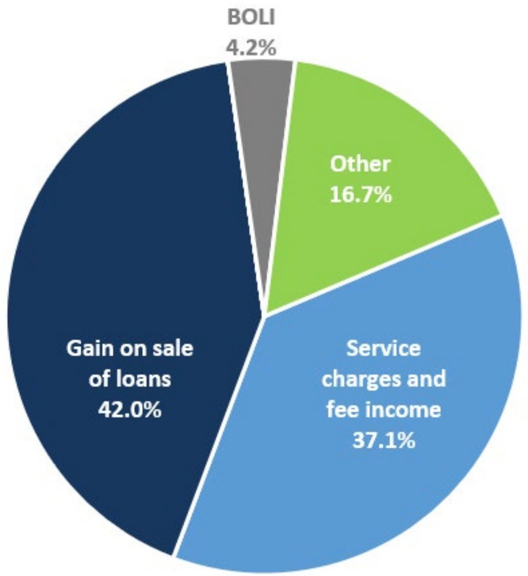
Source: Company documents

NONINTEREST INCOME

Noninterest Income ($M)



Noninterest Income Composition(1)



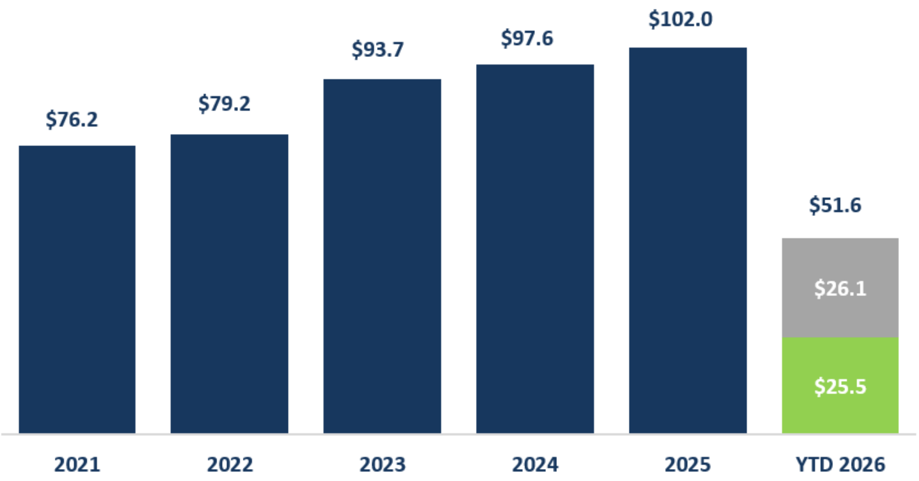
(1) Quarter ended June 30, 2026

1ST SECURITY BANK

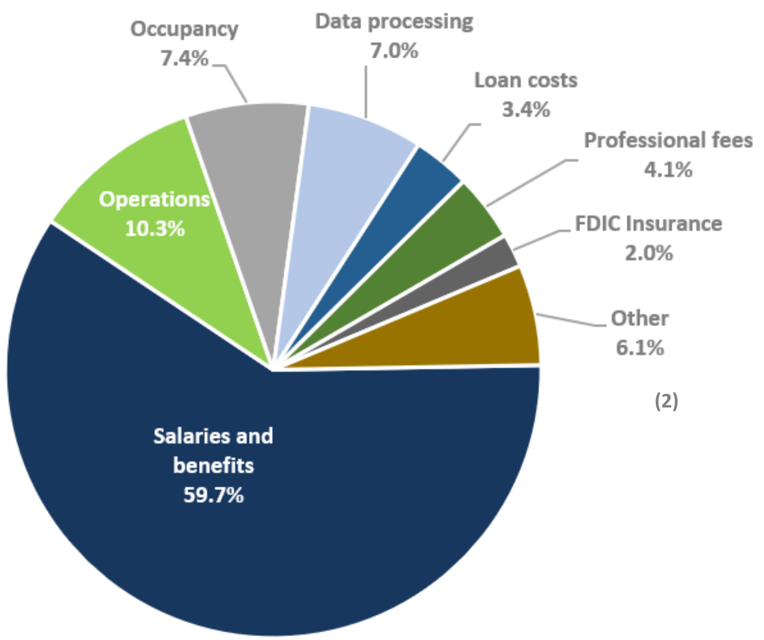
FS BANCORP, INC.

NONINTEREST EXPENSE

Noninterest Expense ($M)



Noninterest Expense Composition[1]



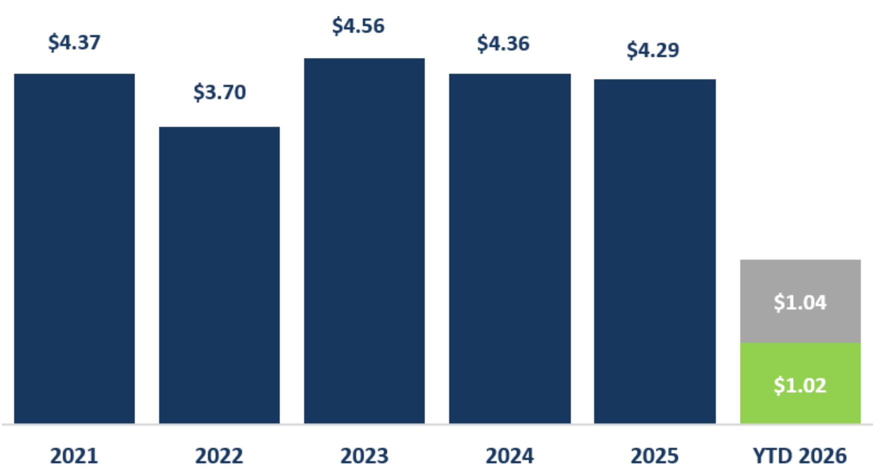
(1) Quarter ended June 30, 2026
(2) Other = marketing and advertising, acquisition cost, amortization of core deposit intangible and recovery of servicing rights

1ST SECURITY BANK

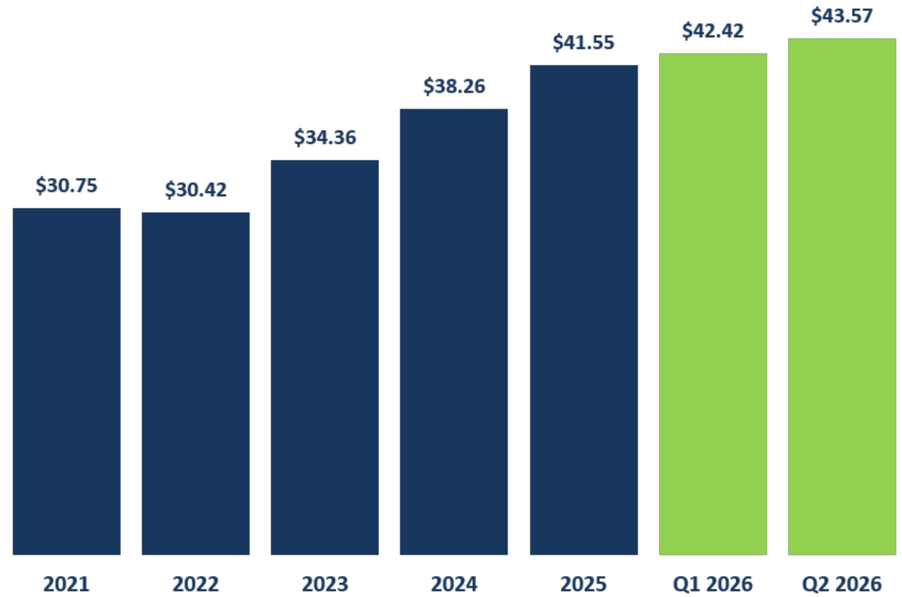
FS BANCORP, INC.

BUILDING STOCKHOLDER VALUE

Diluted Earnings Per Share



Book Value Per Share



Source: Company documents

1ST SECURITY BANK

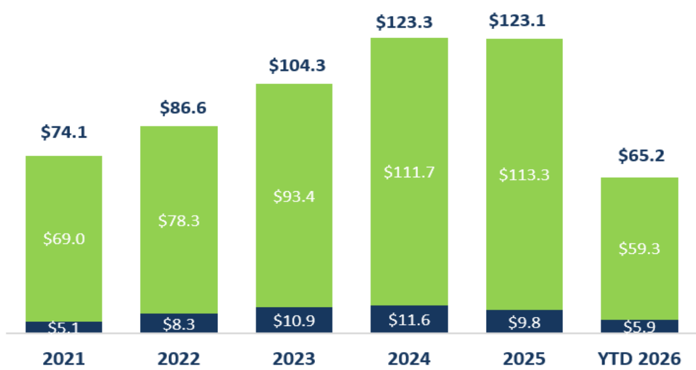
FS BANCORP, INC.

SEGMENT REPORTING ANALYSIS

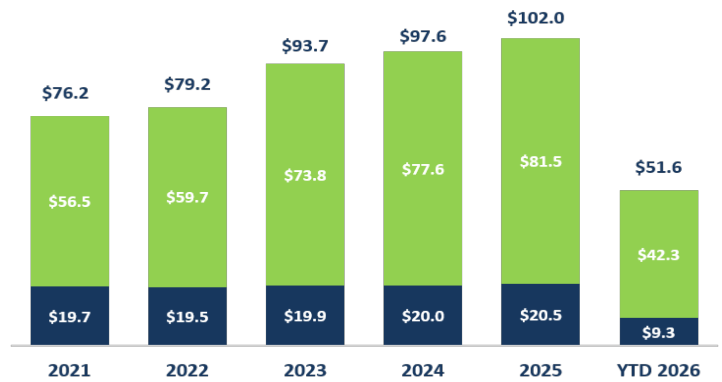
Mortgage Banking

Commercial & Consumer

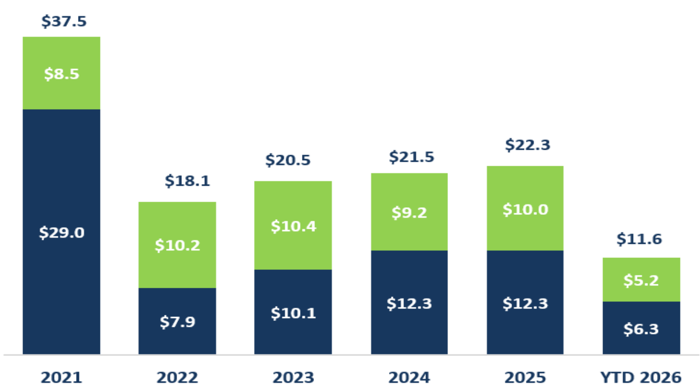
Net Interest Income



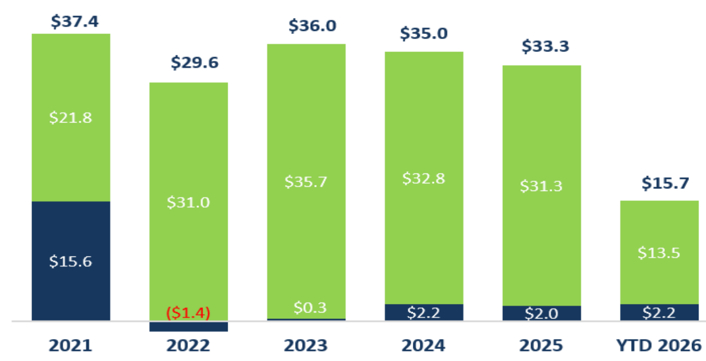
Noninterest Expense



Noninterest Income



Net Income

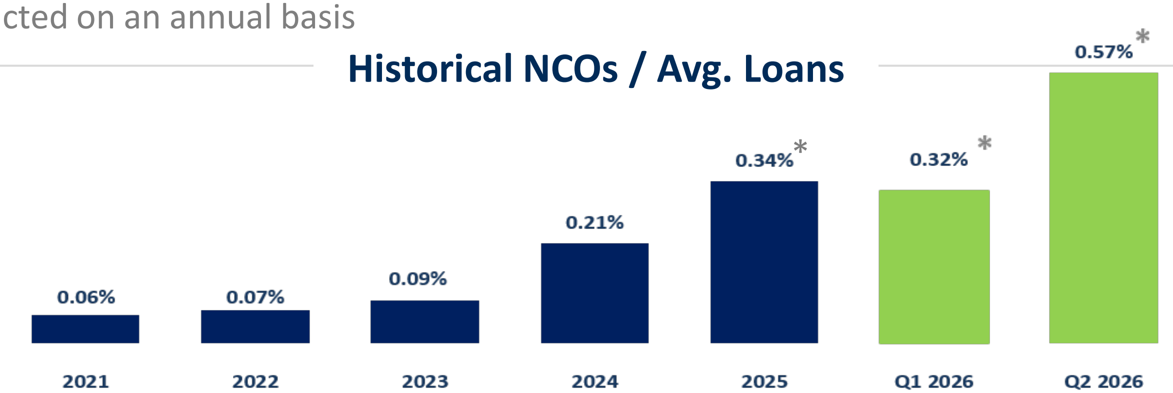


Source: Company Documents
Note: Dollar amounts in millions

DISCIPLINED CREDIT CULTURE

- The Company employs Board and Committee oversight and reporting, with the Chief Risk Officer, Chief Compliance Officer, SVP and Director of Internal Audit, SVP reporting directly to the Audit Committee
- FSBW has a disciplined underwriting approach with generally standard LTV and DSC coverage requirements with firm concentration limits and designated focused lending channels
  - Construction and Development (C&D) Weighted Average LTV = 64.7% (as of June 30, 2026)
  - Commercial Real Estate (CRE) Weighted Average LTV= 56.4% (as of June 30, 2026)
- Loans greater than $10 million are reported to the Asset Quality Committee, while loans between $20 million and $35 million require approval from the Senior Loan Committee
- The legal lending limit is $76.6 million while the in-house limit is $35 million
- The CRE and C&D portfolios are stressed on a quarterly basis with a third-party review of the commercial portfolio conducted on an annual basis

Historical NCOs / Avg. Loans

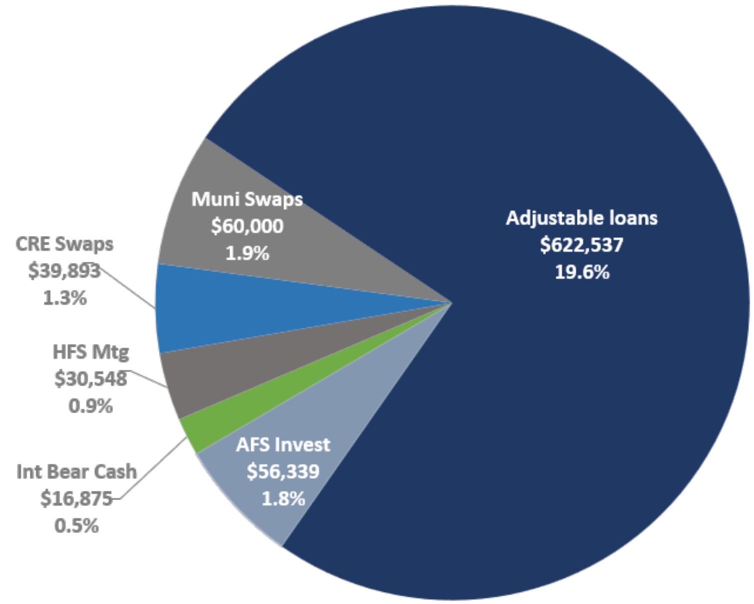


* attributable to a single commercial construction loan charge-off

ASSETS WITH SHORT-TERM REPRICING

Assets Repricing – Three Months or less ($M)

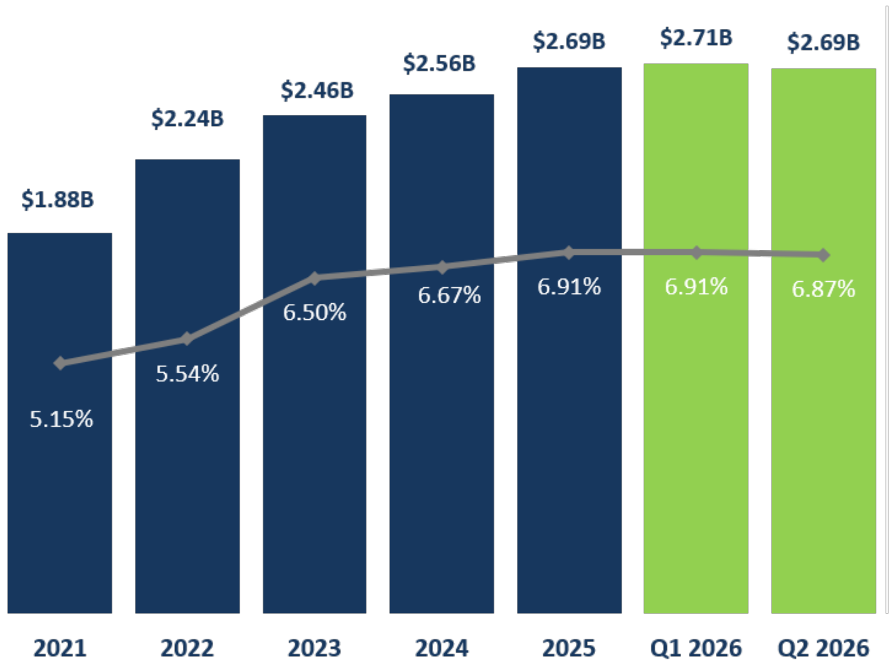
- Assets repricing within three months or less as of June 30, 2026, were $826.2 million, or 26.0% of total assets



Source: Company documents

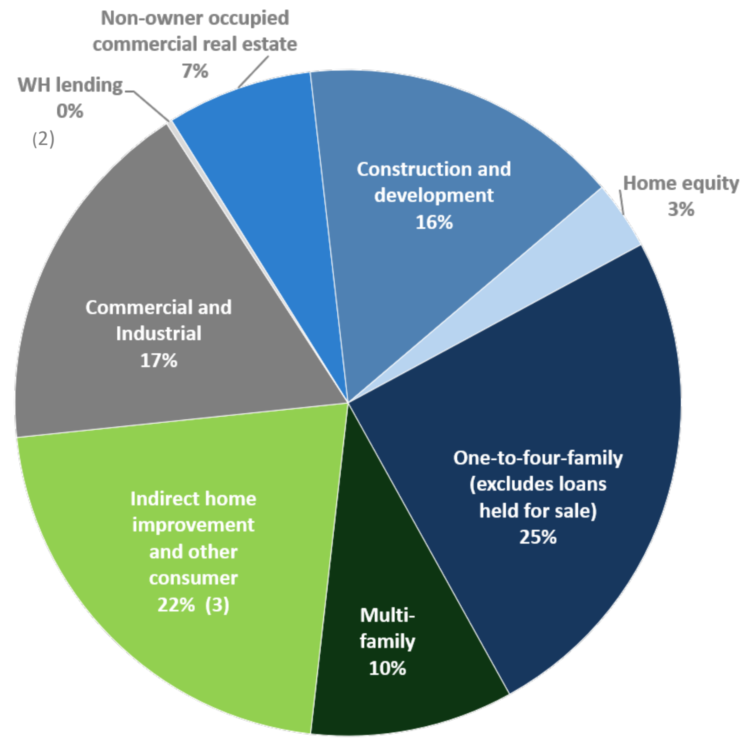
LOAN PORTFOLIO SUMMARY

Gross Loans and Loan Yield ($B) (1)



Loan Composition at June 30, 2026

Total Gross Loans (excl. loans held for sale): $2.7B



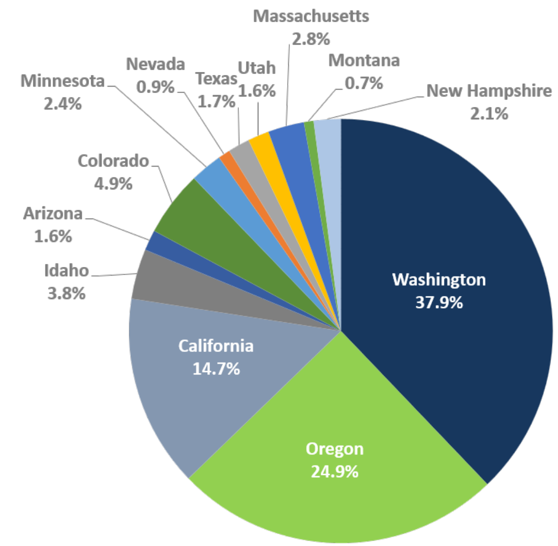
(1) Loans including loans held for sale
(2) WH = Warehouse
(3) Other consumer includes marine loans

CONSUMER LENDING

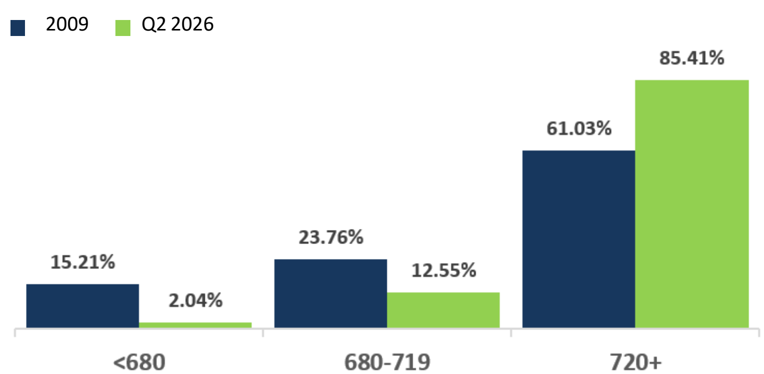
Q2 2026 Highlights

- Primarily home improvement and marine, UCC-2 or title secured
- Offered on an indirect basis and largely automated (with underwriter verification)
- $573 million outstanding as of Q2 2026:
  - $33 million in dealer originations
  - $26 million, or 77%, with the top 10 dealers
  - Average outstanding portfolio yield of 8.03%, down from 8.08% in Q1 2026

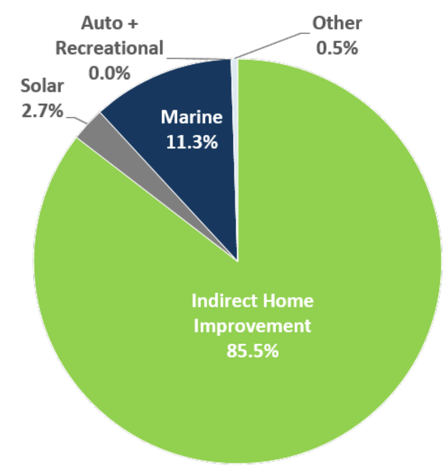
Q2 2026 Dealer Production by State



2009 vs. Q2 2026 Portfolio Credit Quality



Consumer Portfolio Characteristics



Source: Company documents

1ST SECURITY BANK

FS BANCORP, INC.

COMMERCIAL BUSINESS LENDING

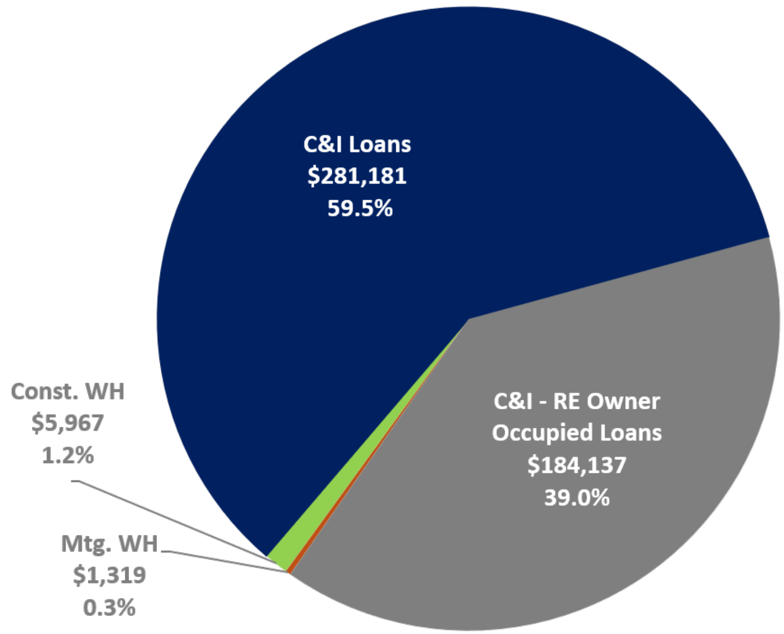
Q2 2026 Commercial & Industrial (C&I)

- C&I commitments: $729.6 million at June 30, 2026
- Outstanding balances were $472.6 million at June 30, 2026, compared to $504.9 million at March 31, 2026
- The $32.3 million of quarter over sequential quarter decrease in outstanding balances was attributed to decreases of $10.9 million in warehouse lending and $23.3 million in C&I loans and an increase of $1.9 million in CRE owner occupied

Year over Year Commercial & Industrial (C&I)

- Outstanding balances were $472.6 million at June 30, 2026, compared to $492.8 million at June 30, 2025
- The $20.2 million of year over year decrease in outstanding balances is attributable to a decrease of $10.7 million in warehouse lending and $13.4 million in C&I loans and an increase of $3.9 million in CRE owner occupied

Q2 2026 Product Mix ($M)



Source: Company documents

1ST SECURITY BANK

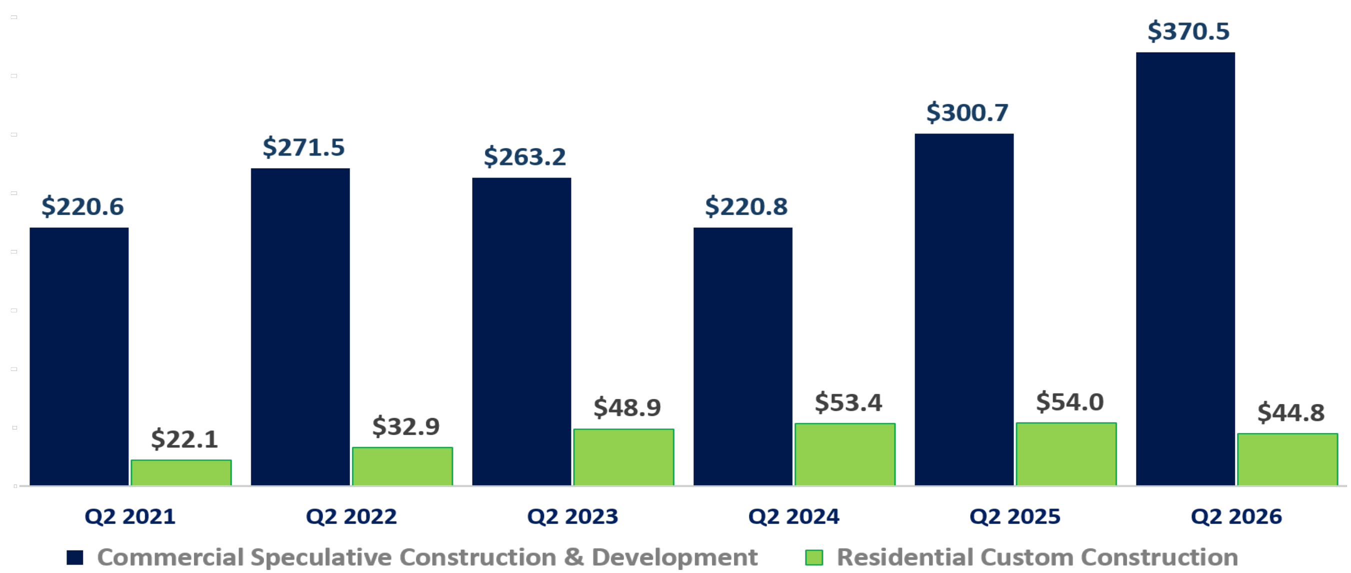
FS BANCORP, INC.

CONSTRUCTION & DEVELOPMENT LENDING

Q2 2026 Highlights

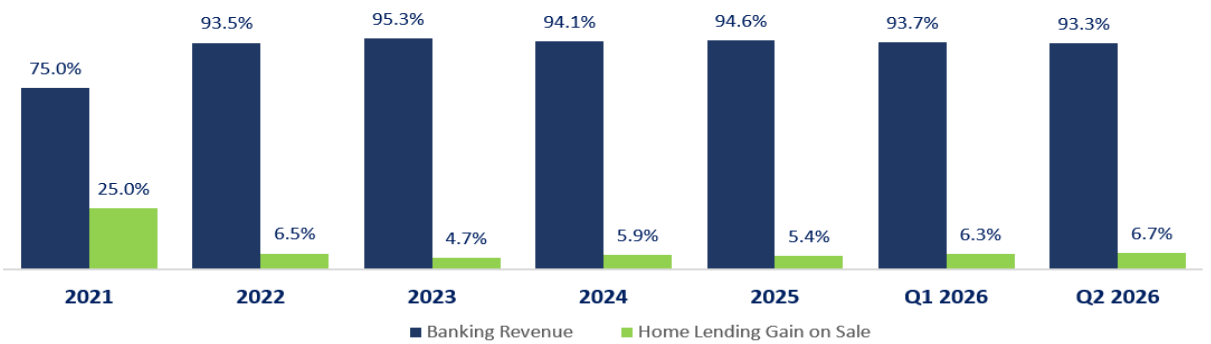
- Overall construction: $620.3million committed / $415.3 million outstanding
- 7.81% weighted average coupon rate
- Majority of speculative construction originations were in King County, with a focus on "in-city", infill lending to a select group of relationship customers
- Custom construction originations are widely disbursed throughout our footprint

Quarterly C&D Loans Outstanding ($M)

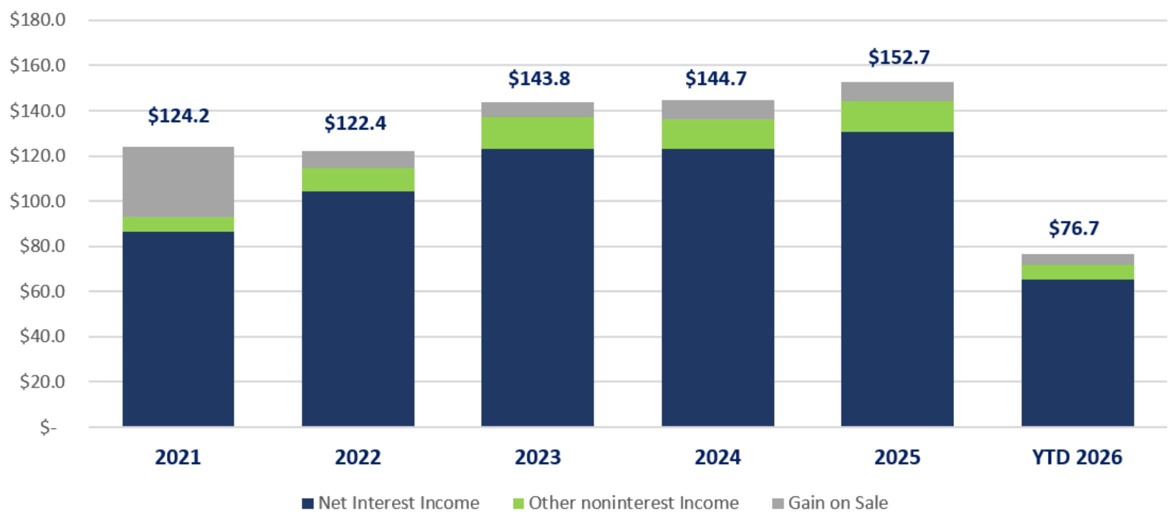


Source: Company documents

Home Lending Gain on Sale Revenue as a Percentage of Total Revenue



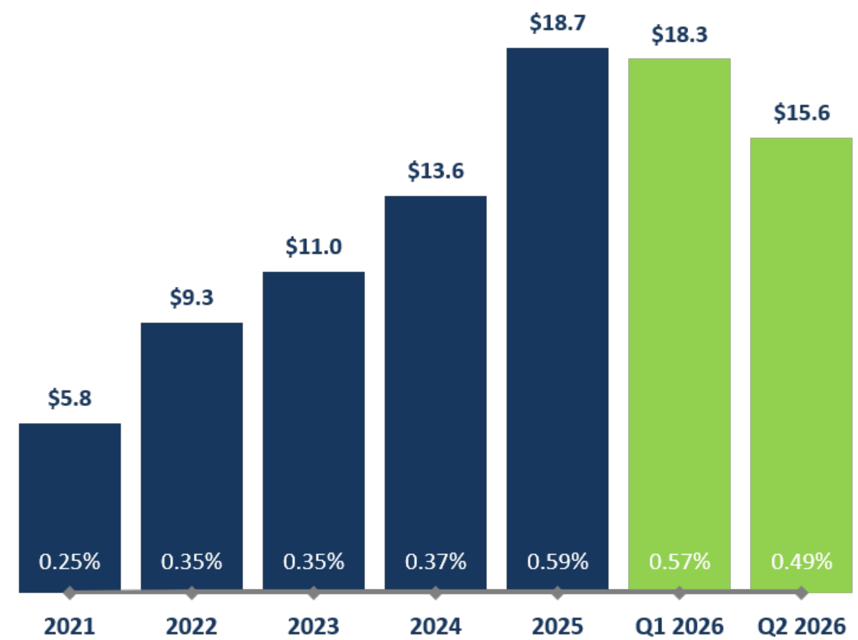
Total Revenues ($M)



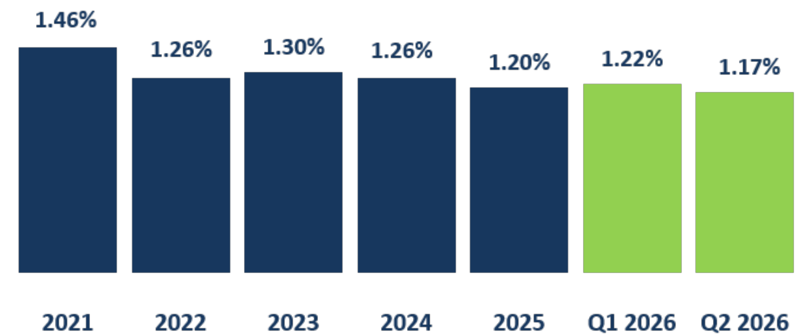
Source: Company documents

ASSET QUALITY

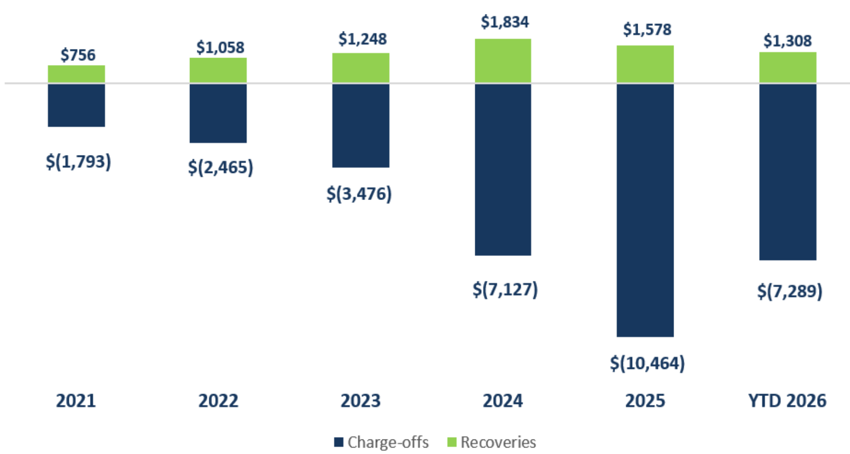
Nonperforming Assets ($M)[1] & NPAs/ Assets



Reserves/Gross Loans[2]



Charge-offs & Recoveries ($000's)

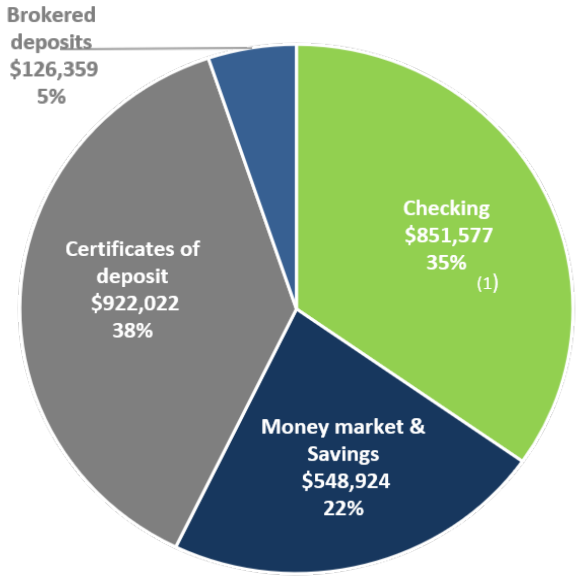


(1) Nonperforming assets consists of nonperforming loans which include nonaccruing loans, foreclosed real estate and other repossessed assets
(2) Excluding HFS loans

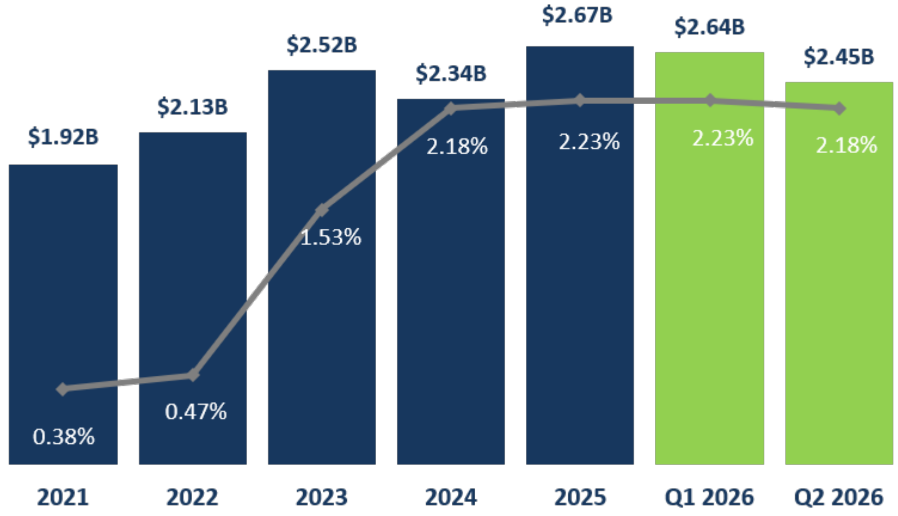
DEPOSIT COMPOSITION AND GROWTH

Q2 2026 Product Mix

Total Deposits: $2.4 billion



Total Deposits ($B) and Cost of Deposits (%)



(1) Includes noninterest-bearing checking, interest-bearing checking and escrow accounts related to mortgages serviced

CAPITAL STRATEGY

Franchise Growth	▪ Continued organic asset growth across our diverse group of lending channels ▪ Expand commercial business lending including construction lending inline with regulatory guidance for oversight on construction concentrations above 100% of total risk-based capital ▪ Continued investment in the Bank's business lending platform and small business administration lending ▪ Focus on core deposit generation to fund asset growth
Dividends	▪ Regular dividend reflects a 27.9% payout ratio compared to diluted earnings per share in the second quarter ▪ 54^{th} consecutive quarterly cash dividend of \$0.29 per share
Shareholder Value	▪ Continued focus on increasing shareholder value through our business plan execution ▪ Tangible book value per share increased \$1.23 to \$41.84 at June 30, 2026

APPENDIX – NON-GAAP RECONCILIATION

RECONCILIATION OF GAAP TO NON-GAAP FINANCIAL MEASURES – EQUITY

Non-GAAP Financial Measures

This presentation contains the tangible book value per share, a non-GAAP financial measure. Tangible common stockholders' equity is calculated by excluding intangible assets from stockholders' equity. For this financial measure, the Company's intangible assets are goodwill and core deposit intangible. Tangible book value per share is calculated by dividing tangible common shareholders' equity by the number of common shares outstanding. The Company believes that this non-GAAP measure is consistent with the capital treatment utilized by the investment community, which excludes intangible assets from the calculation of risk-based capital ratios and presents this measure to facilitate comparison of the quality and composition of the Company's capital over time and in comparison to its competitors.

($ in 000's)	June 30, 2026	March 31, 2026	December 31, 2025	September 30, 2025	June 30, 2025
Tangible Book Value Per Share:					
Stockholders' equity	$ 318,960	$ 313,852	$ 307,694	$ 300,511	$ 297,203
Goodwill and core deposit intangible, net	(12,644)	(13,366)	(14,110)	(14,876)	(15,663)
Tangible common stockholders' equity	$ 306,316	$ 300,486	$ 293,584	$ 285,635	$ 281,540
Common shares outstanding at end of period	7,320,801	7,398,571	7,404,548	7,432,359	7,515,480
Common stockholders' equity (book value) per share (GAAP)	$ 43.57	$ 42.42	$ 41.55	$ 40.43	$ 39.55
Tangible common stockholders' equity (tangible book value)*	$ 41.84	$ 40.61	$ 39.65	$ 38.43	$ 37.46
Tangible Common Equity Ratio:					
Total Assets	$ 3,179,080	$ 3,203,515	$ 3,196,847	$ 3,208,825	$ 3,176,013
Goodwill and core deposit intangible, net	(12,644)	(13,366)	(14,110)	(14,876)	(15,663)
Tangible assets	$ 3,166,436	$ 3,190,149	$ 3,182,737	$ 3,193,949	$ 3,160,350
Common Equity	$ 318,960	$ 313,852	$ 307,694	$ 300,511	$ 297,203
Common equity ratio (GAAP)	10.03%	9.80%	9.62%	9.37%	9.36%
Tangible common equity ratio (non-GAAP)	9.67%	9.42%	9.22%	8.94%	8.91%

***Per share (non-GAAP)**

Source: Press Release

CONTACT INFORMATION

Kelli Nielsen
kelli.nielsen@fsbwa.com
Chief Retail Banking Officer, EVP
(425) 275-4347

Matt Mullet
mattm@fsbwa.com
President & CEO
(425) 697-8026

Sean McCormick
seanm@fsbwa.com
Chief Credit Administration Officer, EVP
(425) 697-8080

Administrative Center
6920 220th Street Southwest
Mountlake Terrace, Washington 98043