REDMOND GEOTECHNICAL SERVICES

Geotechnical Investigation and Consultation Services

Proposed La Center Hotel and Commercial Development Project

Parcel #209708000

NW La Center Road

La Center (Clark County), Washington

for

Timberland, Inc.

Project No. 1171.009.G
April 16, 2024

REDMOND GEOTECHNICAL SERVICES

April 16, 2024

Mr. Luke Sasse
Timberland, Inc.
9321 NE 72nd Avenue, Building C#7
Vancouver, Washington 98665

Dear Mr. Sasse:

**Re: Geotechnical Investigation and Consultation Services,
Proposed La Center Hotel and Commercial Development Site, Parcel #209708000,
NW La Center Road, La Center (Clark County), Washington**

Submitted herewith is our report entitled "Geotechnical Investigation and Consultation Services, Proposed La Center Hotel and Commercial Development Site, Parcel #209708000, NW La Center Road, La Center (Clark County), Washington". The scope of our services was outlined in our formal proposal to Mr. Luke Sasse of Timberland, Inc dated January 22, 2024. Written authorization of our services was provided by Mr. Luke Sasse of Timberland, Inc on January 22, 2024.

During the course of our investigation, we have kept you and/or others advised of our schedule and preliminary findings. We appreciate the opportunity to assist you with this phase of the project. Should you have any questions regarding this report, please do not hesitate to call.

Sincerely,

Daniel M. Redmond, P.E., G.E.
President/Principal Engineer

DANIEL M. REDMOND
STATE OF WASHINGTON
28881
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES 3-22-26

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PARCEL #209708000
NW LA CENTER ROAD
LA CENTER (CLARK COUNTY) WASHINGTON

INTRODUCTION

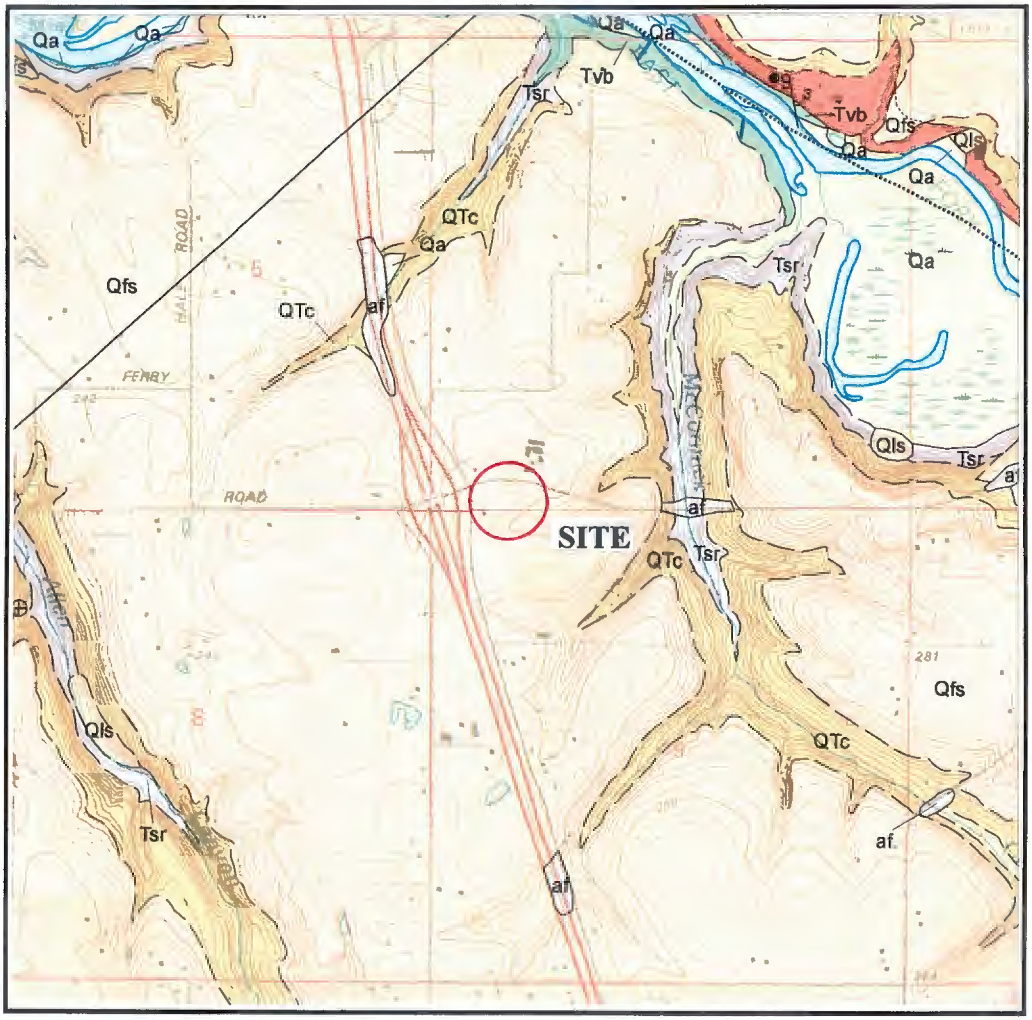
Redmond Geotechnical Services, LLC is please to submit to you the results of our Geotechnical Investigation and Consultation Services at the site of the proposed new La Center hotel and commercial development located to the south of NW La Center Road and to the east of NW Paradise Park Road in La Center (Clark County), Washington. The general location of the subject site is shown on the Site Vicinity and Geologic Map, Figure No. 1. The purpose of our geotechnical investigation and consultation services at this time was to explore the existing subsurface soils and/or groundwater conditions across the subject site and to evaluate any potential concerns with regard to development at the site as well as to develop and/or provide appropriate geotechnical design and construction recommendations for the proposed new La Center hotel and commercial development project.

PROJECT DESCRIPTION

Based on a review of the proposed site development plan, we understand that present plans for the project will consist of the construction of a new hotel as well as a new L-shaped commercial building which will include a new restaurant and drive through coffee business (see Proposed Site Development Plan, Figure No. 2). Reportedly, the new hotel will be a five-story structure with a base and/or ground floor footprint of approximately 10,000 square feet while the new restaurant and drive through coffee commercial building will be a single-story structure with a footprint of approximately 3,900 and 2,200 square feet, respectively. Additionally, we understand that the new hotel and commercial buildings will be wood-frame structures with concrete slab-on-grade floors.

Structural loading information, although currently unavailable, is expected to result in maximum dead plus live continuous (strip) and individual (spread) column-type footings loads on the order of about 2.0 to 5.0 kips per lineal foot (klf) and 10 to 100 kips, respectively.

Although a specific site grading plan is not available at this time, we understand that both cuts and fills are presently planned for the project. In general, both cuts and/or fills of between five (5) to ten (10) feet are generally anticipated across the site. In this regard, due to the gently sloping nature of the existing and/or finish grade sloping site conditions, we generally do not anticipate that development of the site will require construction of a partial and/or below grade floor(s). However, the construction and/or use of retaining wall(s) is anticipated.



RIDGEFIELD QUADRANGLE
WASHINGTON
7.5-MINUTE SERIES

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

SITE VICINITY AND GEOLOGIC MAP

Project No. 1171.009.G	LA CENTER HOTEL SITE #209708000, NW LA CENTER ROAD	Figure No. 1

Other associated site improvements for the project will include construction of new paved access drives and parking areas. Additionally, the project will include the construction of new underground utility services as well as new concrete curbs and sidewalks. Further, we anticipate that development of the site may also include the collection of storm water for on-site treatment and possible on-site disposal.

SCOPE OF WORK

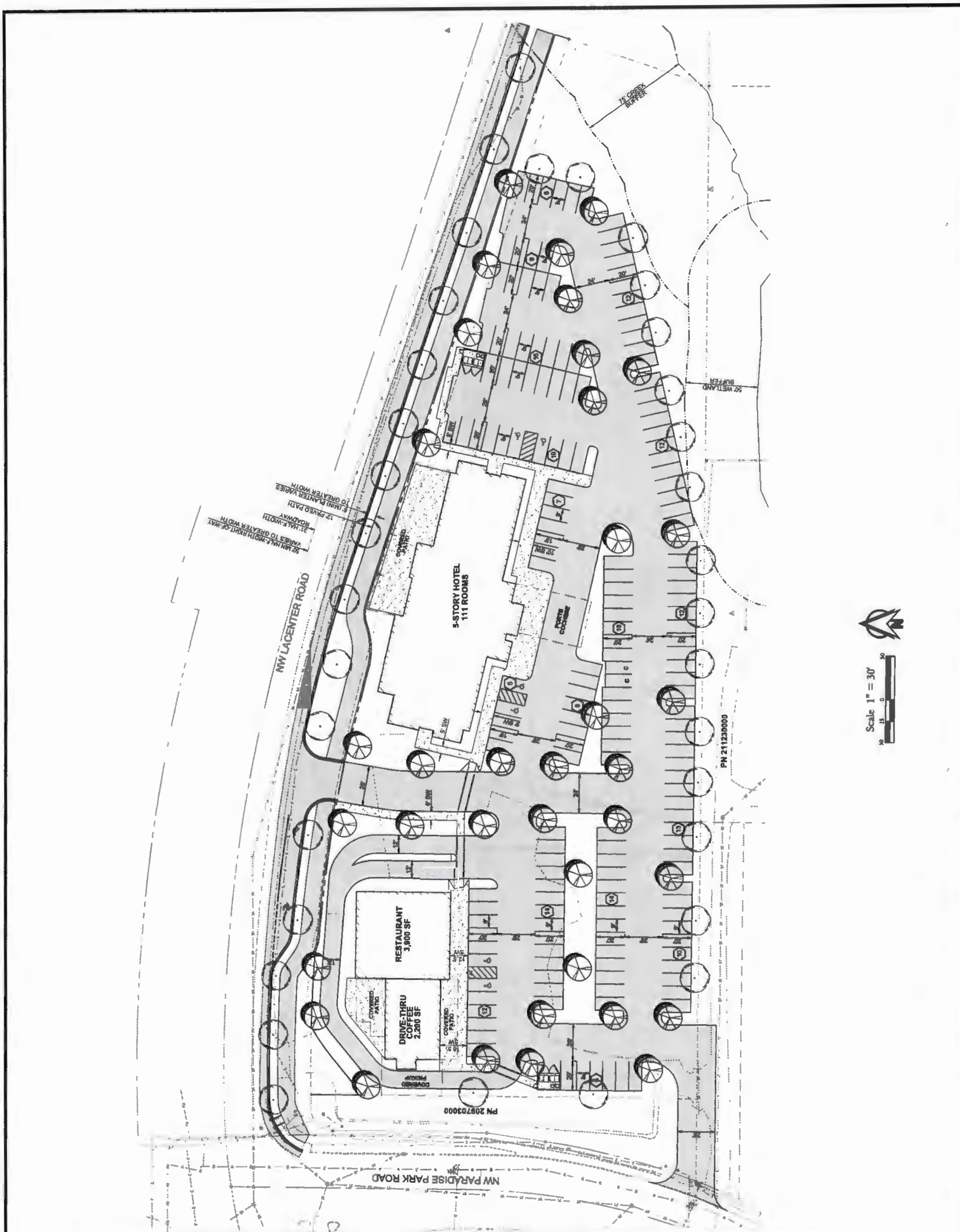
The subject site has reportedly been flagged by the City of La Center as a potential landslide hazard area. However, the "Relative Earthquake Hazard Map (NEHRP) of Ridgefield and/or Clark County, Washington" indicates that the subject property is located in Site Class C which is a low Relative Hazard. Additionally, the subject site is shown as having very low to low liquefaction susceptibility. In this regard, the purpose of our geotechnical studies was to evaluate the overall subsurface soil and/or groundwater conditions underlying the subject site with regard to the proposed new hotel and commercial development and construction at the site and any associated impacts or concerns with respect to development at the site as well as provide appropriate geotechnical design and construction recommendations for the project. Specifically, our geotechnical investigation included the following scope of work items:

1. Review of available and relevant geologic and/or geotechnical investigation reports for the subject site and/or area.

2. A detailed field reconnaissance and subsurface exploration program of the soil and ground water conditions underlying the site by means of seven (7) exploratory test pit excavations and three (3) drilled test borings. The exploratory test pits were excavated to depths ranging from about six (6) to seven (7) feet beneath existing site and/or surface grades while the test borings were drilled to depths of between twenty-one and one-half (21.5) to twenty-six and one-half (26.5) feet beneath the existing site and/or surface grades at the approximate locations as shown on the Site Exploration Plan, Figure No. 3. Additionally, field infiltration testing was also performed within various test pits excavated across the subject site.

3. Laboratory testing to evaluate and identify pertinent physical and engineering properties of the subsurface soils encountered relative to the planned site development and construction at the site. The laboratory testing program included tests to help evaluate the natural (field) moisture content and dry density, maximum dry density and optimum moisture content, Atterberg Limits and gradational characteristics, consolidation tests and (remolded) direct shear strength tests as well as "R"-value tests.

4. A literature review and engineering evaluation and assessment of the regional seismicity to evaluate the potential ground motion hazard(s) at the subject site. The evaluation and assessment included a review of the regional earthquake history and sources such as potential seismic sources, maximum credible earthquakes, and reoccurrence intervals as well as a discussion of the possible ground response to the selected design earthquake(s), fault rupture, landsliding, liquefaction, and tsunami and seiche flooding.



PROPOSED SITE DEVELOPMENT PLAN

Project No. 1171.009.G	**LA CENTER HOTEL SITE** **#209708000, NW LA CENTER ROAD**	Figure No. 2

5. Engineering analyses utilizing the field and laboratory data as a basis for furnishing recommendations for foundation support of the proposed new apartment structures. Recommendations include maximum design allowable contact bearing pressure(s), depth of footing embedment, estimates of foundation settlement, lateral soil resistance, and foundation subgrade preparation. Additionally, construction and/or permanent subsurface water drainage considerations have also been prepared. Further, our report includes recommendations regarding site preparation, placement and compaction of structural fill materials, suitability of the on-site soils for use as structural fill, criteria for import fill materials, and preparation of foundation, pavement and/or floor slab subgrades.

6. Flexible pavement design and construction recommendations for the proposed new private access drives and parking area improvements.

SITE CONDITIONS

Site Geology

The subject site and/or area is underlain by cataclysmic-flood deposits and/or fine-grained facies (Qfs) of Pleistocene age (Geologic Map of the Ridgefield Quadrangle, Clark and Cowlitz Counties, Washington dated 2004). Characteristics include unconsolidated clay, silt and fine to medium sand; grain size decreases gradually to the north. Throughout the quadrangle mantel low-relief surfaces below about Elevation 300 feet but above Holocene floodplains. Rare fresh exposures reveal rhythmite beds several centimeters thick, each bed probably the product of a separate flood event (Waitt, 1980, 1985, 1994; Clague and others, 2003), but in most exposures deposit is oxidized light brown, and bedding is inconspicuous. Composed largely of quartz, feldspar, and conspicuous muscovite, which indicate deposition by the Columbia River rather than by local streams. Interpreted as slack-water deposits of large floods initiated by the failure of the ice dam at Glacial Lake Missoula in western Montana during the late Pleistocene (Bretz, 1925, 1959; Bretz and others, 1956, Waitt, 1980, 1985, 1994, 1996; Barker and Bunker, 1985; Atwater 1986; O'Connor and Baker, 1992; Benito and O'Connor, 2003).

Surface Conditions

The subject proposed new La Center hotel and commercial development property consists of one (1) generally irregular shaped tax lot (Parcel #209708000) which encompasses a total plan area of approximately 3.36 acres. The proposed hotel and commercial development property is roughly located to the south of NW La Center Road and to the east of NW Paradise Park Road.

The subject property is presently unimproved. However, the westerly portion of the site is currently being used to stockpile, crush and/or recycle asphalt and concrete rubble. Surface vegetation across the easterly portion of the site generally consists of a light to moderate growth of grass and weeds.

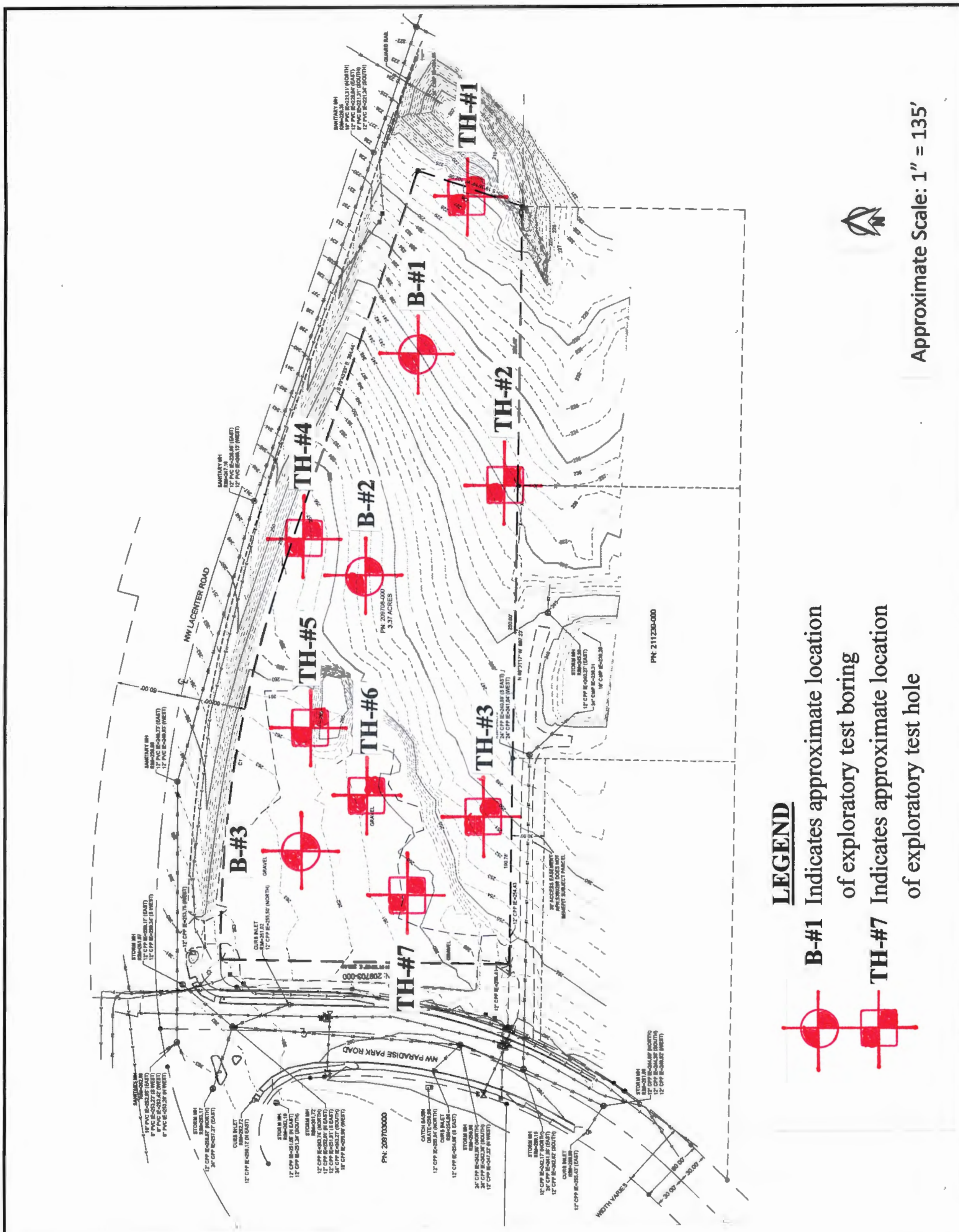
Topographically, the westerly/northwesterly portion of the site is characterized as relatively flat-lying terrain (i.e., less than 5 percent) descending downward towards the east/southeast while the central and easterly portions of the site are characterized by gently sloping terrain (i.e., 5 to 15 percent) descending downward towards the southeast with overall topographic relief estimated at about fifty-two (52) feet and ranges from a low about Elevation 211 feet near the southeasterly portion of the subject site to a high of about Elevation 263 near the northwesterly corner of the site. Additionally, the easterly southeasterly portion of the site is bounded by a seasonal drainage basis and/or stormwater facility associated with McCormick Creek. However, our site reconnaissance performed on February 6, 2024, did not reveal any evidence of existing and/or past landsliding in and/or near the lower easterly portion of the site.

Subsurface Soil Conditions

Our understanding of the subsurface soil conditions underlying the site was developed by means of seven (7) exploratory test pits excavated to depths ranging from about six (6) to seven (7) feet beneath existing site grades on February 6, 2024 with a track-mounted excavator and three (3) exploratory test borings drilled to depths ranging from twenty-one and one-half (21.5) to twenty-six and one-half (26.5) feet beneath the existing site and or surface grades on February 17, 2024 with tracked Geoprobe drilling equipment. The location of the exploratory test pits and test borings were located in the field by marking off distances from existing and/or known site features and are shown in relation to the existing site features and/or site improvements on the Site Exploration Plan, Figure No. 3. Detailed logs of the test borings and test pit explorations, presenting conditions encountered at each location explored, are presented in the Appendix, Figure No's. A-5 through A-11.

The exploratory test borings and test pit excavations were observed by staff from Redmond Geotechnical Services, LLC who logged each of the test boring and test pit explorations and obtained representative samples of the subsurface soils encountered across the site. Additionally, the elevation of the exploratory test borings and test it excavations were referenced from an existing conditions site survey performed by PLS Engineering and should be considered as approximate. All subsurface soils encountered at the site and/or within the exploratory test borings and test pit excavations were logged and classified in general conformance with the Unified Soil Classification System (USCS) which is outlined on Figure No. A-4.

The test boring and test pit explorations revealed that the subject site is generally underlain by native soil deposits comprised of fine-grained facies and/or cataclysmic flood deposits (Qfs) of Pleistocene age. However, existing fill materials were also encountered across the upper westerly portion of the site. Specifically, the native soil deposits are composed of a surficial layer of dark brown, wet, soft to very soft, organic to highly organic, sandy, clayey silt topsoil materials to depths of about 12 to 14 inches. These surficial topsoil materials were inturn underlain by medium to gray-brown with gray mottling, very moist, medium stiff, clayey, sandy silt to the maximum depth explored of about twenty-six and one-half (26.5) feet beneath the existing site and/or surface grades. These clayey, sandy silt subgrade soils become stiff at a depth of about ten (10) feet and wet to saturated below a depth of about fifteen (15) to twenty (20) feet and are best characterized by relatively moderate strength and low to moderate compressibility.



SITE EXPLORATION PLAN

Project No. 1171.009.G	LA CENTER HOTEL SITE #209708000, NW LA CENTER ROAD	Figure No. 3

In addition, fill soil materials were also encountered across the westerly portion of the site and consist of about one (1) foot of asphalt grindings over about two (2) to three (3) feet of a mixture of clayey, sandy silt to silty sand with organics and gravel as well as construction debris (i.e., brick fragments and concrete rubble). In general, the existing fill materials were found to be poorly to moderately compacted and are best characterized by relatively moderate to high compressibility and moderate to low strength.

Groundwater

Groundwater was encountered within two (2) of the exploratory test borings (B-#1 and B-#2) at the time of drilling at depths of about fifteen (15) to twenty (20) feet beneath existing surface grades except. Additionally, the easterly portion of the subject property is bounded by an existing seasonal drainage basin and/or stormwater facility associated with drainage to McCormick Creek..

In this regard, groundwater elevations at the site may fluctuate seasonally in accordance with rainfall conditions and/or associated with runoff across the site as well as changes in site utilization. As such, we are generally of the opinion that the static water levels and/or surface water ponding observed and/or not observed during our recent field exploration work generally reflect a seasonal groundwater level at and/or beneath the site of at least ten (10) feet.

Slope Hazards

We evaluated potential slope hazards by examining historic aerial photographs of the subject site, reviewing available topographic and geologic maps, LiDAR imagery, and conducting a geologic reconnaissance of the subject property. During the reconnaissance, we observed existing roadways and/or structures for indications of slope movement. We also made a visual examination of the slopes and/or road cuts in the immediate area of the subject property.

There are no steep slopes (i.e., greater than 25 percent) at and/or on the subject property. The steepest existing slope gradient at the subject property is approximately 10 to 15 percent which is located within the central and/or easterly portion(s) of the subject site.

Our site reconnaissance of the subject property found it to be as shown on available maps, LiDAR and aerial photos - moderately easterly/southeasterly sloping terrain and showing no evidence of anomalous topography, nor any evidence of present and/or past slope instability. Given that the subject property as well as adjacent properties to the north, south, east and west have been developed for several years, one would expect to find fairly obvious evidence of existing slope movement and/or slope failures if the slopes at and/or near to the subject property are marginally stable. However, our review of LiDAR imagery and aerial photos found no evidence of slope instability at and/or on other undeveloped and/or developed properties located immediately adjacent to the subject property. Additionally, the existing seasonal drainage basin and/or stormwater facility located to the east of the subject property shows no evidence of landsliding and/or slope movement.

INFILTRATION TESTING

We performed one (1) field infiltration test at the site on February 6, 2024. The infiltration test was performed in test hole TH-#1 at depths of about four (4) feet beneath the existing site and/or surface grades. The subgrade soil encountered in the infiltration test hole consisted of clayey, sandy silt. The infiltration testing was performed in general conformance with current EPA and/or the Clark County Encased Falling Head test method which consisted of advancing a 6-inch diameter PVC pipe approximately 6 inches into the exposed soil horizon at the test location. Using a steady water flow, water was discharged into the pipe and allowed to penetrate and saturate the subgrade soils. The water level was adjusted over a two (2) hour period and allowed to achieve a saturated subgrade soil condition consistent with the bottom elevation of the surrounding test pit excavation. Following the required saturating period, water was again added into the PVC pipe and the time and/or rate at which the water level dropped was monitored and recorded. Each measurable drop in the water level was recorded until a consistent infiltration rate was observed and/or repeated.

Based on the results of the field infiltration testing at the site (see Field Infiltration Test Results, Figure No. A-17), we have found that the native clayey, sandy silt subgrade soil deposits possess an ultimate infiltration rate of about 1.4 inches per hour (in/hr).

LABORATORY TESTING

Representative samples of the on-site subsurface soils were collected at selected depths and intervals from various test pit excavations and returned to our laboratory for further examination and testing and/or to aid in the classification of the subsurface soils as well as to help evaluate and identify their engineering strength and compressibility characteristics. The laboratory testing consisted of visual and textural sample inspection, moisture content and dry density determinations, maximum dry density and optimum moisture content, Atterberg Limits and gradation analyses as well as consolidation, direct shear strength and "R"-value tests. Results of the various laboratory tests are presented in the Appendix, Figure No's. A-12 through A-17.

SEISMICITY AND EARTHQUAKE SOURCES

The seismicity of the southwest Washington and northwest Oregon area, and hence the potential for ground shaking, is controlled by three separate fault mechanisms. These include the Cascadia Subduction Zone (CSZ), the mid-depth intraplate zone, and the relatively shallow crustal zone. Descriptions of these potential earthquake sources are presented below.

The CSZ is located offshore and extends from northern California to British Columbia. Within this zone, the oceanic Juan de Fuca Plate is being subducted beneath the continental North American Plate to the east. The interface between these two plates is located at a depth of approximately 15 to 20 kilometers (km). The seismicity of the CSZ is subject to several uncertainties, including the maximum earthquake magnitude and the recurrence intervals associated with various magnitude earthquakes. Anecdotal evidence of previous CSZ earthquakes has been observed within coastal marshes along the Washington and Oregon coastlines.

Sequences of interlayered peat and sands have been interpreted to be the result of large Subduction zone earthquakes occurring at intervals on the order of 300 to 500 years, with the most recent event taking place approximately 300 years ago. A study by Geomatrix (1995) and/or USGS (2008) suggests that the maximum earthquake associated with the CSZ is moment magnitude (Mw) 8 to 9. This is based on an empirical expression relating moment magnitude to the area of fault rupture derived from earthquakes that have occurred within Subduction zones in other parts of the world. An Mw 9 earthquake would involve a rupture of the entire CSZ. As discussed by Geomatrix (1995) this has not occurred in other subduction zones that have exhibited much higher levels of historical seismicity than the CSZ. However, the 2008 USGS report has assigned a probability of 0.67 for a Mw 9 earthquake and a probability of 0.33 for a Mw 8.3 earthquake. For the purpose of this study an earthquake of Mw 9.0 was assumed to occur within the CSZ.

The intraplate zone encompasses the portion of the subducting Juan de Fuca Plate located at a depth of approximately 30 to 50 km below western Washington and western Oregon. Very low levels of seismicity have been observed within the intraplate zone in western Oregon and western Washington. However, much higher levels of seismicity within this zone have been recorded in Washington and California. Several reasons for this seismic quiescence were suggested in the Geomatrix (1995) study and include changes in the direction of Subduction between Oregon, Washington, and British Columbia as well as the effects of volcanic activity along the Cascade Range. Historical activity associated with the intraplate zone includes the 1949 Olympia magnitude 7.1 and the 1965 Puget Sound magnitude 6.5 earthquakes. Based on the data presented within the Geomatrix (1995) report, an earthquake of magnitude 7.25 has been chosen to represent the seismic potential of the intraplate zone.

The third source of seismicity that can result in ground shaking within the Vancouver and southwest Washington area is near-surface crustal earthquakes occurring within the North American Plate. The historical seismicity of crustal earthquakes in this area is higher than the seismicity associated with the CSZ and the intraplate zone. The 1993 Scotts Mills (magnitude 5.6) and Klamath Falls (magnitude 6.0), Oregon earthquakes were crustal earthquakes.

Liquefaction

Seismic induced soil liquefaction is a phenomenon in which lose, granular soils and some silty soils, located below the water table, develop high pore water pressures and lose strength due to ground vibrations induced by earthquakes. Soil liquefaction can result in lateral flow of material into river channels, ground settlements and increased lateral and uplift pressures on underground structures. Buildings supported on soils that have liquefied often settle and tilt and may displace laterally. Soils located above the ground water table cannot liquefy, but granular soils located above the water table may settle during the earthquake shaking.

Our review of the subsurface soil test boring logs from our exploratory field explorations (B-#1 through B-#3) and laboratory test results indicate that the site is generally underlain by medium stiff to stiff, clayey, sandy silt soils to depths of at least twenty-six and one-half (26.5) feet beneath existing site grades. Additionally, groundwater was generally not encountered above a depth of about fifteen (15) feet at the time of our field work.

As such, due to the medium stiff to stiff and/or cohesive nature of the clayey, sandy silt subgrade soil deposits beneath the site, it is our opinion that the native clayey, sandy silt subgrade soil deposits located beneath the subject site have a very low potential for liquefaction during the design earthquake motions previously described.

Landslides

No ancient and/or active landslides were observed or are known to be present on the subject site. Additionally, the subject property does not contain any steep slopes. As such, development of the subject site into the planned hotel and commercial development does not appear to present a potential geologic and/or landslide hazard provided that the site grading and development activities conform with the recommendations presented within this report.

Surface Rupture

Although the site is generally located within a region of the country known for seismic activity, no known faults exist on and/or immediately adjacent to the subject site. As such, the risk of surface rupture due to faulting is considered negligible.

Tsunami and Seiche

A tsunami, or seismic sea wave, is produced when a major fault under the ocean floor moves vertically and shifts the water column above it. A seiche is a periodic oscillation of a body of water resulting in changing water levels, sometimes caused by an earthquake. Tsunami and seiche are not considered a potential hazard at this site because the site is not near to the coast and/or there are no adjacent significant bodies of water.

Flooding and Erosion

Stream flooding is a potential hazard that should be considered in lowland areas of Clark County and La Center. The FEMA (Federal Emergency Management Agency) flood maps should be reviewed as part of the design for the proposed new hotel and commercial structures and the associated site improvements. Elevations of structures on the site should be designed based upon consultants reports, FEMA (Federal Emergency Management Agency), and Clark County requirements for the 100-year flood levels of any nearby creeks, streams and/or drainage basins.

CONCLUSIONS AND RECOMMENDATIONS

General

Our review of available geologic maps, examination of historic aerial photographs and LiDAR imagery as well as our site reconnaissance found no evidence of landslides at and/or immediately adjacent to the subject property. As such, it appears that the potential for instability and/or landsliding at the subject property by the City of La Center is likely based on the presence of moderately steep slopes (i.e., 15 to 25 percent) located within the existing seasonal drainage basin and/or stormwater facility located adjacent to the easterly portion of the site.

In this regard, based on the results of our field explorations, laboratory testing, and engineering analyses, it is our opinion that the site is presently stable and suitable for the proposed new La Center hotel and commercial development and its associated site improvements provided that the recommendations contained within this report are properly incorporated into the design and construction of the project.

The primary features of concern at the site are 1) the presence of moisture sensitive clayey and silty subgrade soils across the site, 2) the presence of gently sloping site conditions across the central and easterly portions of the site, 3) the presence of the existing fill materials, and 4) the relatively low infiltration rates anticipated within the near surface clayey and silty subgrade soils.

With regard to the moisture sensitive clayey and silty subgrade soils, we are generally of the opinion that all site grading and earthwork activities be scheduled for the drier summer months which is typically June through September. In regard to the gently sloping site conditions across the central and easterly portions of the site, we are of the opinion that the existing slopes across the central and easterly portions of the site are stable. However, site grading and/or structural fill placement should be minimized where possible and should generally limit cuts and/or fills to about five (5) to ten (10) feet unless approved by the Geotechnical Engineer. Additionally, where existing site slopes and/or surface grades exceed about 20 percent (1V:5H) and/or in order to construct the proposed new site improvements, benching and keying of all fills into the natural site slopes may be required. With regard to the presence of the existing fill materials, we are of the opinion that the existing fill materials are unsuitable for support of the proposed new site improvements. As such, we recommend that all of the existing fill materials be removed in their entirety down to an approved native subgrade soil. In this regard, close monitoring by the Geotechnical Engineer during the site grading and earthwork operations will be required. In regard to the relatively low infiltration rates anticipated within the clayey and silty subgrade soils beneath the site, we generally do not recommend any storm water infiltration within structural fills and/or near the top of any cut and/or fill slope. However, some limited storm water infiltration may be feasible across the easterly portion of the site and/or within low lying areas of the site where the existing and/or finish slope gradients are no steeper than about 15 percent (1V:5H). In this regard, we recommend that all proposed storm water detention and/or infiltration systems for the project be reviewed and approved by Redmond Geotechnical Services, LLC.

The following sections of this report provide specific recommendations regarding subgrade preparation and grading as well as foundation and floor slab design and construction for the new La Center hotel and commercial development project.

Site Preparation

As an initial step in site preparation, we recommend that the proposed new hotel and commercial buildings as well as their associated structural and/or site improvement area(s) be stripped and cleared of all existing improvements, any existing fill materials, surface debris, existing vegetation, topsoil materials, and/or any other deleterious materials present at the time of construction. In general, we envision that the site stripping to remove existing vegetation and topsoil materials will generally be about 12 to 14 inches. However, localized areas requiring deeper removals, such as the existing undocumented and/or unsuitable fill materials as well as any old foundation remnants, will likely be encountered and should be evaluated at the time of construction by the Geotechnical Engineer. The stripped and cleared materials should be properly disposed of as they are generally considered unsuitable for use/reuse as fill materials.

Following the completion of the site stripping and clearing work and prior to the placement of any required structural fill materials and/or structural improvements, the exposed subgrade soils within the planned structural improvement area(s) should be inspected and approved by the Geotechnical Engineer and possibly proof-rolled with a half and/or fully loaded dump truck. Areas found to be soft or otherwise unsuitable should be over-excavated and removed or scarified and recompacted as structural fill. During wet and/or inclement weather conditions, proof rolling and/or scarification and recompaction as noted above may not be appropriate.

The on-site native clayey, sandy silt subgrade soil materials are generally considered suitable for use/reuse as structural fill materials provided that they are free of organic materials, debris, and rock fragments in excess of about 6 inches in dimension. However, if site grading is performed during wet or inclement weather conditions, the use of some of the on-site native soil materials which contain significant silt and clay sized particles will be difficult at best. In this regard, during wet or inclement weather conditions, we recommend that an import structural fill material be utilized which should consist of a free-draining (clean) granular fill (sand & gravel) containing no more than about 5 percent fines. Representative samples of the materials which are to be used as structural fill materials should be submitted to the Geotechnical Engineer and/or laboratory for approval and determination of the maximum dry density and optimum moisture content for compaction.

In general, all site earthwork and grading activities should be scheduled for the drier summer months (June through September) if possible. However, if wet weather site preparation and grading is required, it is generally recommended that the stripping of topsoil materials be accomplished with a tracked excavator utilizing a large smooth-toothed bucket working from areas yet to be excavated. Additionally, the loading of strippings into trucks and/or protection of moisture sensitive subgrade soils will also be required during wet weather grading and construction.

In this regard, we recommend that areas in which construction equipment will be traveling be protected by covering the exposed subgrade soils with a geotextile fabric such as Mirafi FW404 followed by at least 12 inches or more of crushed aggregate base rock. Further, the geotextile fabric should have a minimum Mullen burst strength of at least 250 pounds per square inch for puncture resistance and an apparent opening size (AOS) between the U.S. Standard No. 70 and No. 100 sieves.

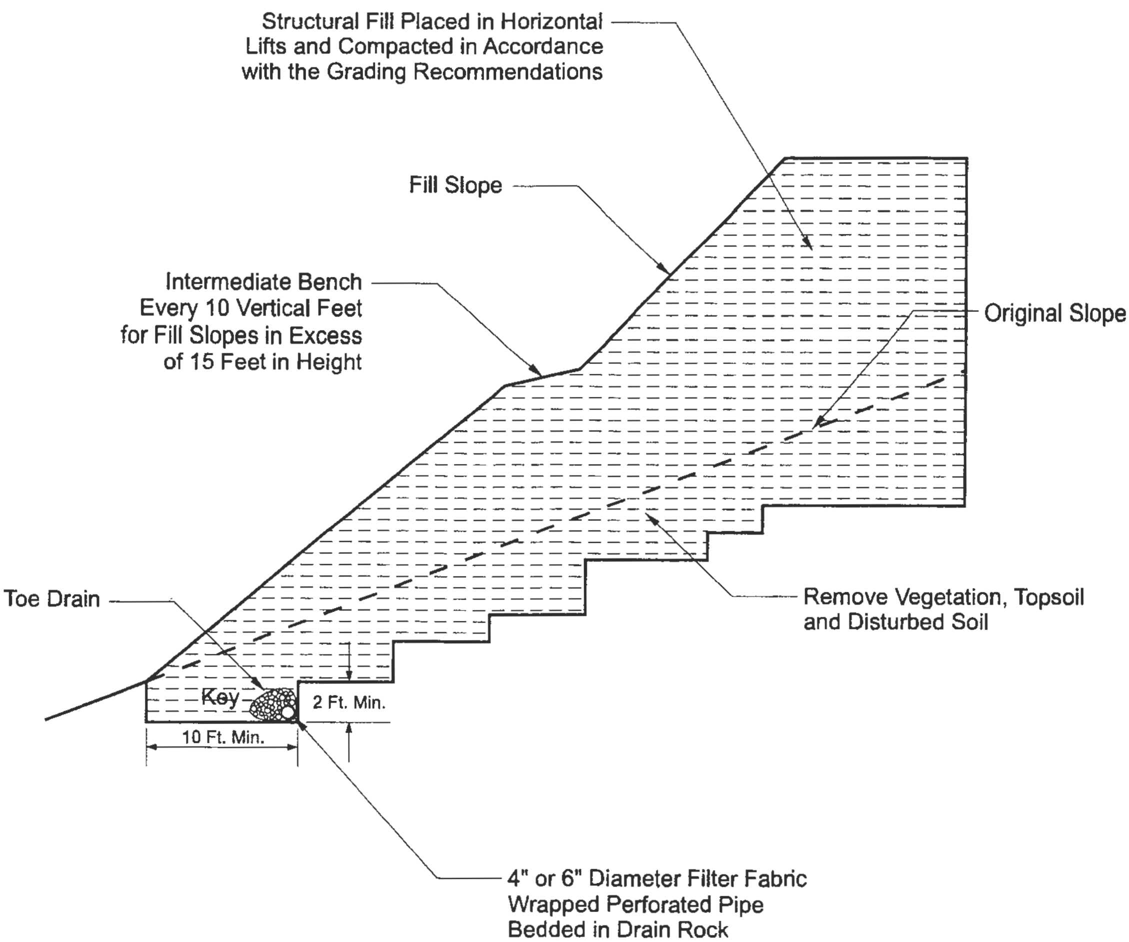
All structural fill materials placed within the new building and/or pavement areas should be moistened or dried as necessary to near (within 3 percent) optimum moisture conditions and compacted by mechanical means to a minimum of 92 percent of the maximum dry density as determined by the ASTM D-1557 (AASHTO T-180) test procedures. Structural fill materials should be placed in lifts (layers) such that when compacted do not exceed about 8 inches. Additionally, all fill materials placed within five (5) lineal feet of the perimeter (limits) of the proposed hotel and commercial structures and/or pavements should be considered structural fill. Additionally, due to the sloping site conditions, we recommend that all structural fill materials planned in areas where existing surface and/or slope gradients exceed about 20 percent (1V:5H) be properly benched and/or keyed into the native (natural) slope subgrade soils (see Typical Key and Bench Fill Slope Detail, Figure No. 4). In general, a bench width of at least eight (8) feet and a keyway depth of at least one (1) foot is recommended. However, the actual bench width and keyway depth should be determined at the time of construction by the Geotechnical Engineer. Further, all fill slopes should be constructed with a finish slope surface gradient no steeper than about 2H:1V. All aspects of the site grading, including a review of the proposed site grading plan(s), should be approved and/or monitored by a representative of Redmond Geotechnical Services, LLC.

Foundation Support

Based on the results of our investigation, it is our opinion that the site of the proposed new hotel and commercial development is suitable for support of the planned single- and/or five-story wood-frame structures provided that the following foundation design recommendations are followed. The following sections of this report present specific foundation design and construction recommendations for the planned new hotel and commercial structures.

Shallow Foundations

In general, conventional shallow continuous (strip) footings and individual (spread) column footings may be supported by approved native (untreated) subgrade soil materials and/or clayey, sandy silt structural fill soils based on an allowable contact bearing pressure of about 2,500 pounds per square foot (psf). However, an allowable contact bearing pressure of up to 3,000 pounds per square foot (psf) may be used for design where foundations are supported by at least 8 inches or more of import crushed rock structural fill placed above an approved native subgrade soil. These recommended allowable contact bearing pressures are intended for dead loads and sustained live loads and may be increased by one-third for the total of all loads including short-term wind or seismic loads.



TYPICAL KEY AND BENCH FILL SLOPE DETAIL

Project No. 1171.009.G	**LA CENTER HOTEL SITE** **#209708000, NW LA CENTER ROAD**	Figure No. 4

In general, continuous strip footings should have a minimum width of at least 16 inches and be embedded at least 18 inches below the lowest adjacent finish grade (includes frost protection). Individual column footings (where required) should be embedded at least 18 inches below grade and have a minimum width of at least 24 inches. Additionally, if foundation excavation and construction work is planned to be performed during wet and/or inclement weather conditions, we recommend that a 2- to 4-inch layer of compacted crushed rock be used to help protect the exposed foundation bearing surfaces until the placement of concrete.

Total and differential settlements of foundations constructed as recommended above and supported by approved native subgrade soils or by properly compacted structural fill materials are expected to be well within the tolerable limits for this type of single- and/or five-story wood-frame structure and should generally be less than about 1-inch and 1/2-inch, respectively.

Allowable lateral frictional resistance between the base of the footing element and the supporting subgrade bearing soil can be expressed as the applied vertical load multiplied by a coefficient of friction of 0.30 and 0.45 for native silty subgrade soils and/or import gravel fill materials, respectively. In addition, lateral loads may be resisted by passive earth pressures on footings poured "neat" against in-situ (native) subgrade soils or properly backfilled with structural fill materials based on an equivalent fluid density of 300 pounds per cubic foot (pcf). This recommended value includes a factor of safety of approximately 1.5 which is appropriate due to the amount of movement required to develop full passive resistance.

Floor Slab Support

In order to provide uniform subgrade reaction beneath concrete slab-on-grade floors, we recommend that the floor slab area be underlain by a minimum of 6 inches of free-draining (less than 5 percent passing the No. 200 sieve), well-graded, crushed rock. The crushed rock should help provide a capillary break to prevent migration of moisture through the slab. However, additional moisture protection can be provided by using a 10-mil polyolefin geo-membrane sheet such as StegoWrap.

The base course materials should be compacted to at least 95 percent of the maximum dry density as determined by the ASTM D-1557 (AASHTO T-180) test procedures. Where floor slab subgrade materials are undisturbed, firm and stable and where the underslab aggregate base rock section has been prepared and compacted as recommended above, we recommend that a modulus of subgrade reaction of 150 pci be used for design.

Retaining/Below Grade Walls

Retaining and/or below grade walls should be designed to resist lateral earth pressures imposed by native soils or granular backfill materials as well as any adjacent surcharge loads. For walls which are unrestrained at the top and free to rotate about their base, we recommend that active earth pressures be computed on the basis of the following equivalent fluid densities:

Non-Restrained Retaining Wall Pressure Design Recommendations

Slope Backfill (Horizontal/Vertical)	Equivalent Fluid Density/Silt (pcf)	Equivalent Fluid Density/Gravel (pcf)
Level	35	30
3H:1V	60	50
2H:1V	90	80

For walls which are fully restrained at the top and prevented from rotation about their base, we recommend that at-rest earth pressures be computed on the basis of the following equivalent fluid densities:

Restrained Retaining Wall Pressure Design Recommendations

Slope Backfill (Horizontal/Vertical)	Equivalent Fluid Density/Silt (pcf)	Equivalent Fluid Density/Gravel (pcf)
Level	55	50
3H:1V	75	70
2H:1V	95	90

The above recommended values assume that the walls will be adequately drained to prevent the buildup of hydrostatic pressures. Where wall drainage will not be present and/or if adjacent surcharge loading is present, the above recommended values will be significantly higher. For seismic loading, we recommend an additional uniform pressure of 7H where H is the height of the wall in feet.

Backfill materials behind walls should be compacted to 90 percent of the maximum dry density as determined by the ASTM D-1557 (AASHTO T-180) test procedures. Special care should be taken to avoid over-compaction near the walls which could result in higher lateral earth pressures than those indicated herein. In areas within three (3) to five (5) feet behind walls, we recommend the use of hand-operated compaction equipment.

Pavements

Flexible pavement design for the project was determined on the basis of projected (anticipated) traffic volume and loading conditions relative to laboratory subgrade soil strength ("R"-value) characteristics. Based on an average laboratory subgrade "R"-value of 28 (Resilient Modulus = 5,000 to 10,000) and utilizing the Asphalt Institute Flexible Pavement Design Procedures and/or the American Association of State Highway and Transportation Officials (AASHTO) 1993 "Design of Pavement Structures" manual, we recommend that the asphaltic concrete pavement section(s) for the new apartment development areas at the site consist of the following:

Automobile Parking and Access Drives

The following documents and/or design input parameters were used to help determine the flexible pavement section design for new private automobile parking and access drive areas:

	Asphaltic Concrete Thickness (inches)	Crushed Base Rock Thickness (inches)
Automobile Parking Areas	3.0	8.0
Automobile Drive Areas	3.0	10.0

Note: Where heavy vehicle traffic is anticipated such as those required for fire and/or garbage trucks, we recommend that the automobile drive area pavement section be increased by adding 0.5 inches of asphaltic concrete and 2.0 inches of aggregate base rock. Additionally, the above recommended flexible pavement section(s) assumes a design life of 20 years.

Pavement Subgrade, Base Course & Asphalt Materials

The above recommended pavement section(s) were based on the design assumptions listed herein and on the assumption that construction of the pavement section(s) will be completed during an extended period of reasonably dry weather. All thicknesses given are intended to be the minimum acceptable. Increased base rock sections and the use of a woven geotextile fabric may be required during wet and/or inclement weather conditions and/or in order to adequately support construction traffic and protect the subgrade during construction. Additionally, the above recommended pavement section(s) assume that the subgrade will be prepared as recommended herein, that the exposed subgrade soils will be properly protected from rain and construction traffic, and that the subgrade is firm and unyielding at the time of paving. Further, it assumes that the subgrade is graded to prevent any ponding of water which may tend to accumulate in the base course.

Pavement base course materials should consist of well-graded 1-1/4 inch and/or 5/8-inch minus crushed base rock having less than 5 percent fine materials passing the No. 200 sieve. The base course and asphaltic concrete materials should conform to the requirements set forth in the latest edition of the Washington Department of Transportation, Standard Specifications for Highway Construction. The base course materials should be compacted to at least 95 percent of the maximum dry density as determined by the ASTM D-1557 (AASHTO T-180) test procedures. The asphaltic concrete paving materials should be compacted to at least 92 percent of the theoretical maximum density as determined by the ASTM D-2041 (Rice Gravity) test method.

Wet Weather Grading and Soft Spot Mitigation

Construction of the proposed new paved site improvements is generally recommended during dry weather. However, during wet weather grading and construction, excavation to subgrade can proceed during periods of light to moderate rainfall provided that the subgrade remains covered with aggregate.

A total aggregate thickness of 8- to 12-inches may be necessary to protect the subgrade soils from heavy construction traffic. Construction traffic should not be allowed directly on the exposed subgrade but only atop a sufficient compacted base rock thickness to help mitigate subgrade pumping. If the subgrade becomes wet and pumps, no construction traffic shall be allowed on the road alignment. Positive site drainage shall be maintained if site paving will not occur before the on-set of the wet season.

Depending on the timing for the project, any soft subgrade found during proof-rolling or by visual observations can either be removed and replaced with properly dried and compacted fill soils or removed and replaced with compacted crushed aggregate. However, and where approved by the Geotechnical Engineer, the soft area may be covered with a bi-axial geogrid and covered with compacted crushed aggregate.

Soil Shrink-Swell and Frost Heave

The results of the laboratory "R"-value tests indicate that the native subgrade soils possess a low to moderate expansion potential. As such, the exposed subgrade soils should not be allowed to completely dry and should be moistened to near optimum moisture content (plus or minus 3 percent) at the time of the placement of the crushed aggregate base rock materials. Additionally, exposure of the subgrade soils to freezing weather may result in frost heave and softening of the subgrade. As such, all subgrade soils exposed to freezing weather should be evaluated and approved by the Geotechnical Engineer prior to the placement of the crushed aggregate base rock materials.

Excavation/Slopes

Temporary excavations of up to about four (4) feet in depth may be constructed with near vertical inclinations. Temporary excavations greater than about four (4) feet but less than eight (8) feet should be excavated with inclinations of at least 1 to 1 (horizontal to vertical) or properly braced/shored. Where excavations are planned to exceed about eight (8) feet, this office should be consulted. All shoring systems and/or temporary excavation bracing for the project should be the responsibility of the excavation contractor. Permanent slopes should be constructed no steeper than about 2H to 1V unless approved by the Geotechnical Engineer.

Depending on the time of year in which trench excavations occur, trench dewatering may be required in order to maintain dry working conditions if the invert elevations of the proposed utilities are located at and/or below the groundwater level. If groundwater is encountered during utility excavation work, we recommend placing trench stabilization materials along the base of the excavation. Trench stabilization materials should consist of 1-foot of well-graded gravel, crushed gravel, or crushed rock with a maximum particle size of 4 inches and less than 5 percent fines passing the No. 200 sieve. The material should be free of organic matter and other deleterious material and placed in a single lift and compacted until well keyed.

Surface Drainage/Groundwater

We recommend that positive measures be taken to properly finish grade the site so that drainage waters from the hotel and commercial structures and landscaping areas as well as adjacent properties or buildings are directed away from the new hotel and commercial structures foundations and/or floor slabs. All roof drainage should be directed into conduits that carry runoff water away from the hotel and commercial structures to a suitable outfall. Roof downspouts should not be connected to foundation drains. A minimum ground slope of about 2 percent is generally recommended in unpaved areas around the proposed new hotel and commercial structures.

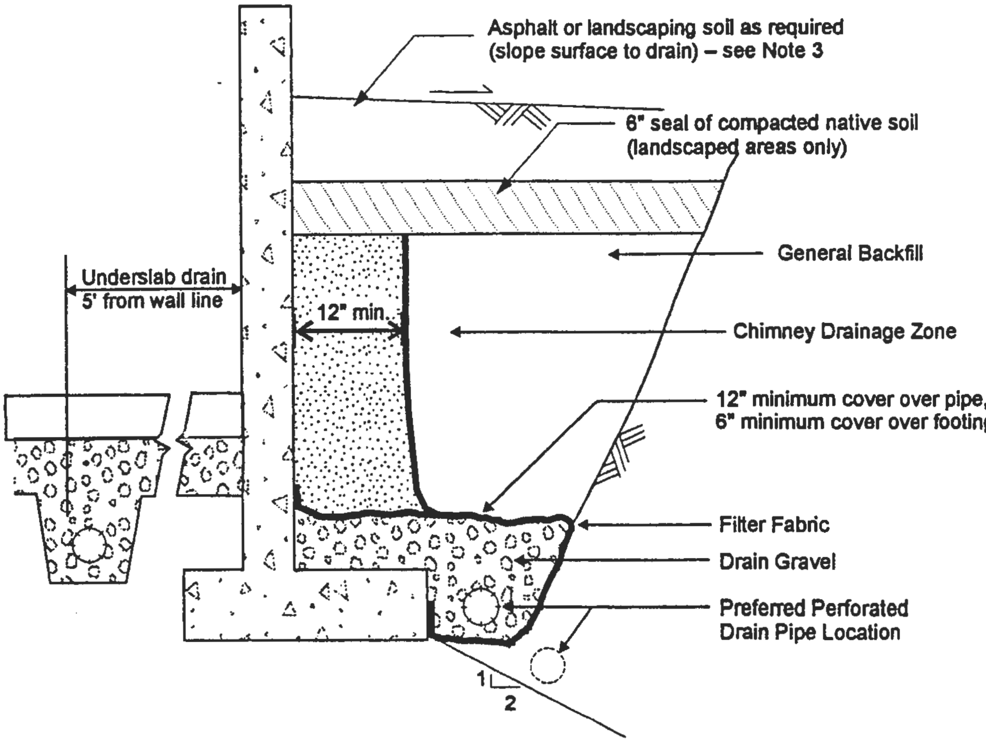
Groundwater was encountered at the site within two (2) of the exploratory test borings (B-#1 and B-#2) drilled at the site at the time of our field work at depths of about fifteen (15) and twenty (20) feet beneath existing site grades. However, the easterly portion of the site contains an existing seasonal drainage basin. Additionally, the site is underlain by medium stiff, clayey, sandy silt soil. Further, groundwater elevations in the area and/or across the subject property may fluctuate seasonally and may temporarily pond/perch near the ground surface during periods of prolonged rainfall. As such, based on our current understanding of the possible site grading required to bring the subject site to finish design grade(s), we are of the opinion that an underslab drainage system is generally not required for the proposed hotel and/or commercial structures. However, a perimeter foundation drain is recommended for any perimeter footings and/or below grade retaining walls. A typical recommended perimeter footing/retaining wall drain detail is shown on Figure No. 5. Further, due to our understanding that various surface infiltration basins and/or facilities may be utilized for the project as well as the relatively low infiltration rates of the near surface clayey, sandy silt subgrade soil deposits anticipated within and/or near to the foundation bearing level of the proposed hotel and/or commercial structures, we are generally of the opinion that storm water detention and/or disposal systems should not be utilized around and/or up-gradient of the proposed hotel and/or commercial structures unless approved by the Geotechnical Engineer.

Design Infiltration Rates

Based on the results of our field infiltration testing, we recommend using the following infiltration rate to design any on-site near surface storm water infiltration and/or disposal systems for the project:

Subgrade Soil Type	Recommended Infiltration Rate
clayey, sandy SILT (ML)	0.7 inches per hour (in/hr)

Note: A safety factor of two (2) was used to calculate the above recommended design infiltration rate. Additionally, given the gradational variability of the on-site clayey, sandy silt subgrade soils beneath the site as well as the anticipation of some site grading for the project, it is generally recommended that field testing be performed during and/or following construction of any on-site storm water infiltration system(s) in order to confirm that the above recommended design infiltration rates are appropriate.



SCHEMATIC - NOT TO SCALE

NOTES:

1. Filter Fabric to be non-woven geotextile (Amoco 4545, Mirafi 140N, or equivalent)
2. Lay perforated drain pipe on minimum 0.5% gradient, widening excavation as required. Maintain pipe above 2:1 slope, as shown.
3. All-granular backfill is recommended for support of slabs, pavements, etc. (see text for structural fill).
4. Drain gravel to be clean, washed ¾" to 1½" gravel.
5. General backfill to be on-site gravels, or ¾""-0 or 1½"-0 crushed rock compacted to 92% Modified Proctor (AASHTO T-180).
6. Chimney drainage zone to be 12" wide (minimum) zone of clean washed, medium to coarse sand or drain gravel if protected with filter fabric. Alternatively, prefabricated drainage structures (Miradrain 6000 or similar) may be used.

TYPICAL PERIMETER FOOTING/RETAINING WALL DRAIN DETAIL		
Project No. 1171.009.G	LA CENTER HOTEL SITE #209708000, NW LA CENTER ROAD	Figure No. 5

Seismic Design Considerations

Structures at the site should be designed to resist earthquake loading in accordance with the methodology described in the latest edition of the State of Washington Structural Specialty Code (WSSC), ASCE 7-16 and/or Amendments to the 2018 International Building Code (IBC). The maximum considered earthquake ground motion for short period and 1.0 period spectral response may be determined from the Washington Structural Specialty Code, ASCE 7-16 and/or from the 2015 National Earthquake Hazard Reduction Program (NEHRP) "Recommended Provisions for Seismic Regulations for New Buildings and Other Structures" published by the Building Seismic Safety Council. We recommend Site Class "D" be used for design. Using this information, the structural engineer can select the appropriate site coefficient values (F_a and F_v) from ASCE 7-16 and/or the 2018 IBC to determine the maximum considered earthquake spectral response acceleration for the project. However, we have assumed the following response spectrum for the project:

Table 1. ASCE 7-16 Recommended Seismic Design Parameters

Site Class	S_S	S_1	F_a	F_v	S_{MS}	S_{M1}	S_{DS}	S_{D1}
D	0.807	0.381	1.177	1.919	0.950	0.732	0.633	0.488

Notes: 1. S_S and S_1 were established based on the USGS 2015 mapped maximum considered earthquake spectral acceleration maps for 2% probability of exceedence in 50 years.

2. F_a and F_v were established based on ASCE 7-16 using the selected S_S and S_1 values.

CONSTRUCTION MONITORING AND TESTING

We recommend that **Redmond Geotechnical Services, LLC** be retained to provide construction monitoring and testing services during all earthwork operations for the proposed new La Center hotel and commercial development. The purpose of our monitoring services would be to confirm that the site conditions reported herein are as anticipated, provide field recommendations as required based on the actual conditions encountered, document the activities of the grading contractor and assess his/her compliance with the project specifications and recommendations. It is important that our representative meet with the contractor prior to any site grading to help establish a plan that will minimize costly over-excavation and site preparation work. Of primary importance will be observations made during site preparation and stripping, structural fill placement, footing excavations and construction as well as retaining wall backfill.

CLOSURE AND LIMITATIONS

This report is intended for the exclusive use of the addressee and/or their representative(s) to use to design and construct the proposed new hotel and commercial structures and their associated site improvements described herein as well as to prepare any related construction documents. The conclusions and recommendations contained in this report are based on site conditions as they presently exist and assume that the explorations are representative of the subsurface conditions between the explorations and/or at other locations across the study area. The data, analyses, and recommendations herein may not be appropriate for other structures and/or purposes. We recommend that parties contemplating other structures and/or purposes contact our office. In the absence of our written approval, we make no representation and assume no responsibility to other parties regarding this report. Additionally, the above recommendations are contingent on Redmond Geotechnical Services, LLC being retained to provide all site inspections and constriction monitoring services for this project. Redmond Geotechnical Services, LLC will not assume any responsibility and/or liability for any engineering judgment, inspection and/or testing services performed by others.

It is the owners/developer's responsibility for ensuring that the project designers and/or contractors involved with this project implement our recommendations into the final design plans, specifications and/or construction activities for the project. Further, in order to avoid delays during construction, we recommend that the final design plans and specifications for the project be reviewed by our office to evaluate as to whether our recommendations have been properly interpreted and incorporated into the project.

If during any future site grading and construction, subsurface conditions different from those encountered in the explorations are observed or appear to be present beneath excavations, we should be advised immediately so that we may review these conditions and evaluate whether modifications of the design criteria are required. We also should be advised if significant modifications of the proposed site development are anticipated so that we may review our conclusions and recommendations.

LEVEL OF CARE

The services performed by the Geotechnical Engineer for this project have been conducted with that level of care and skill ordinarily exercised by members of the profession currently practicing in the area under similar budget and time restraints. No warranty or other conditions, either expressed or implied, is made.

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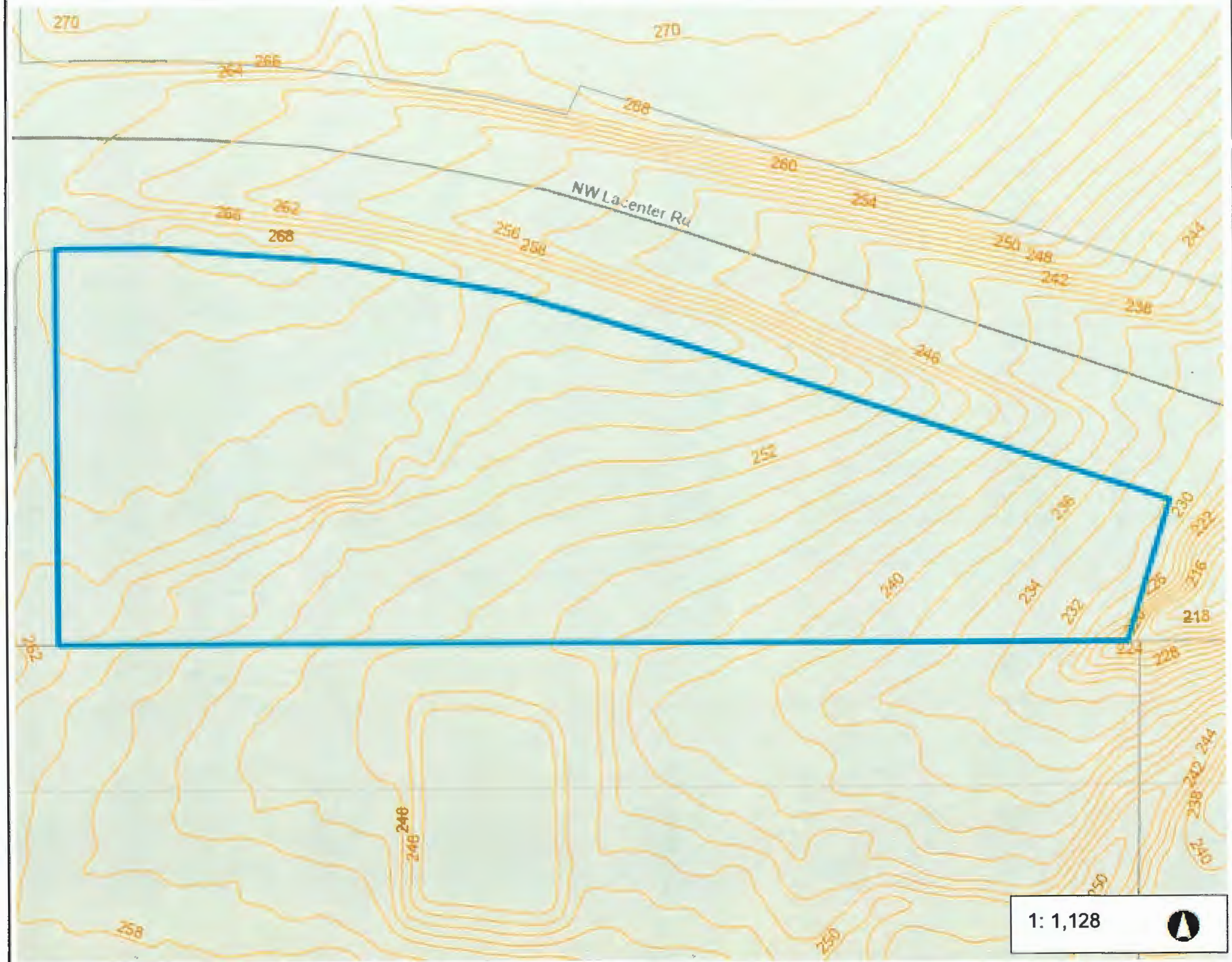

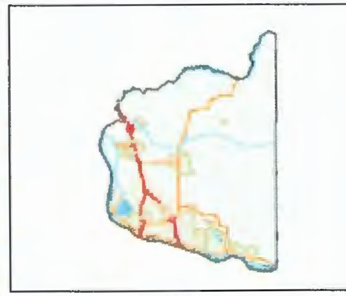

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☐ Taxlots

Contours Lines - 2 ft

Notes:

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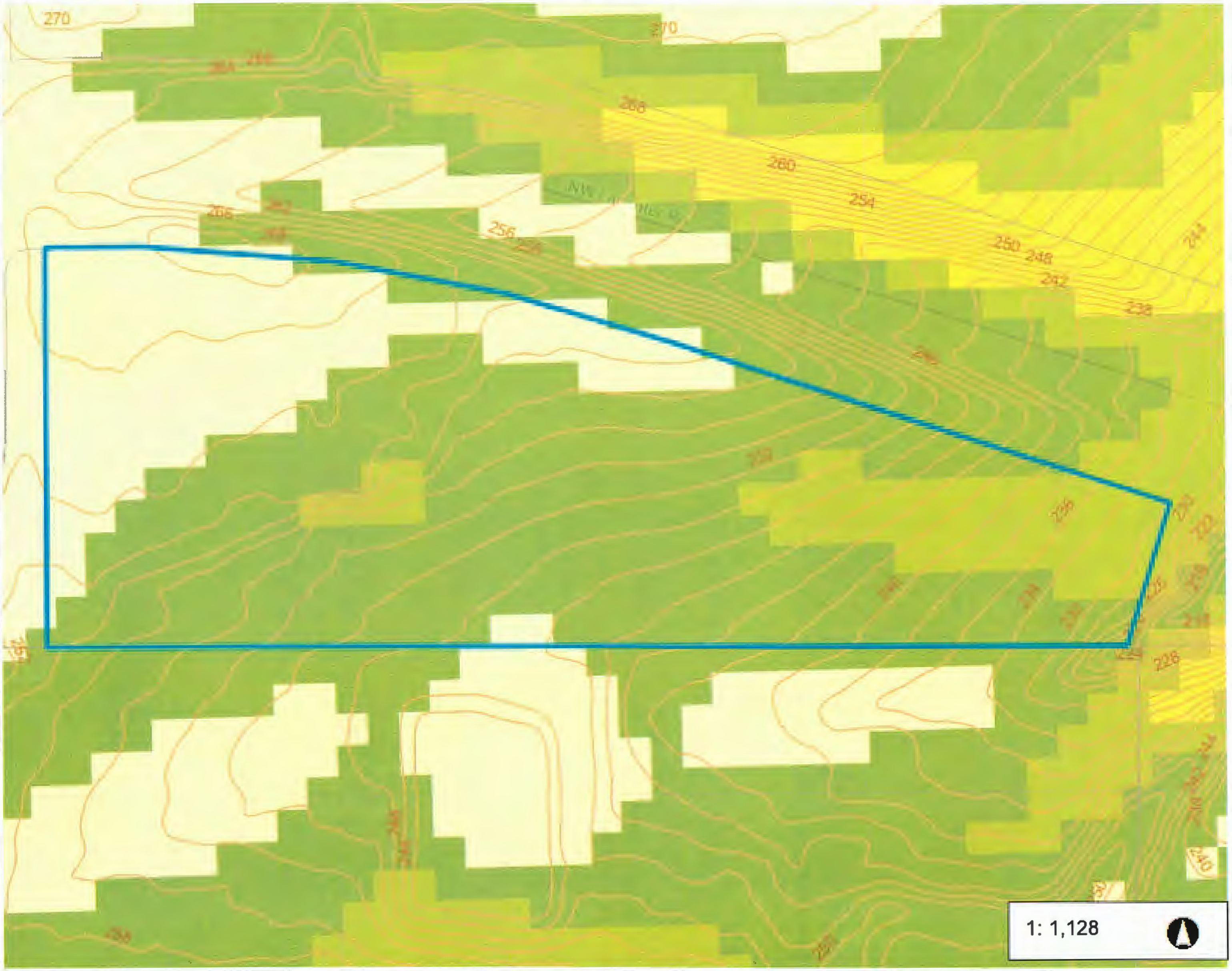

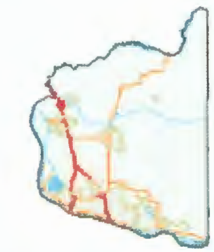

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Taxlots

Contours Lines - 2 ft

Percent Slope

- 0-5 percent
- >5-10 percent
- >10-15 percent
- >15-25 percent
- >25-40 percent
- >40-80 percent
- >80 percent

Notes:

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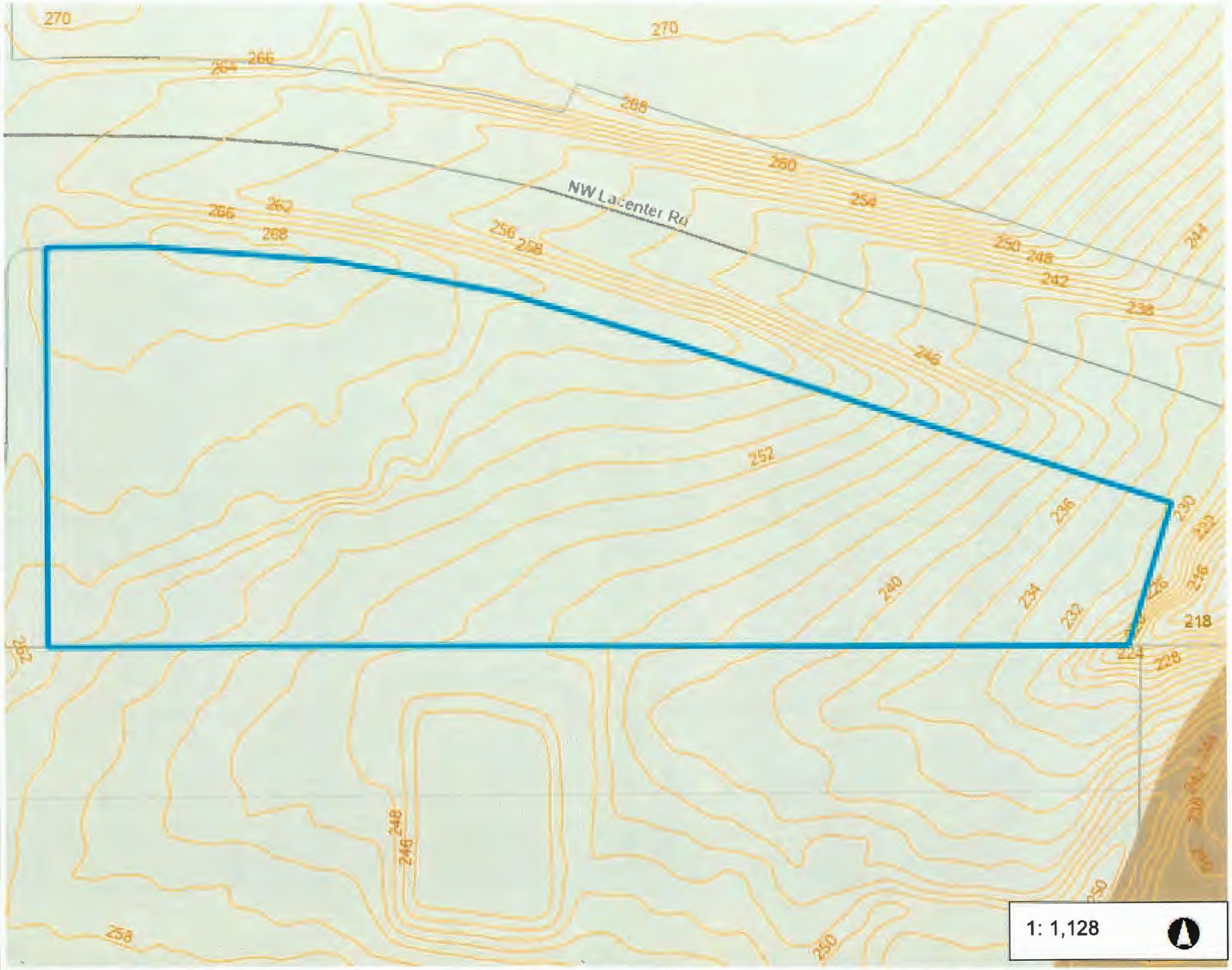

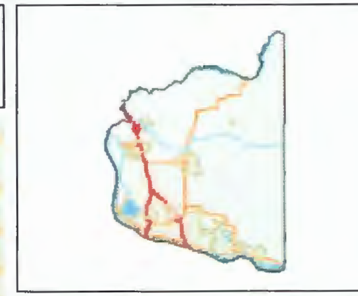

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Taxlots

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Severe Erosion Hazard Areas

Notes:

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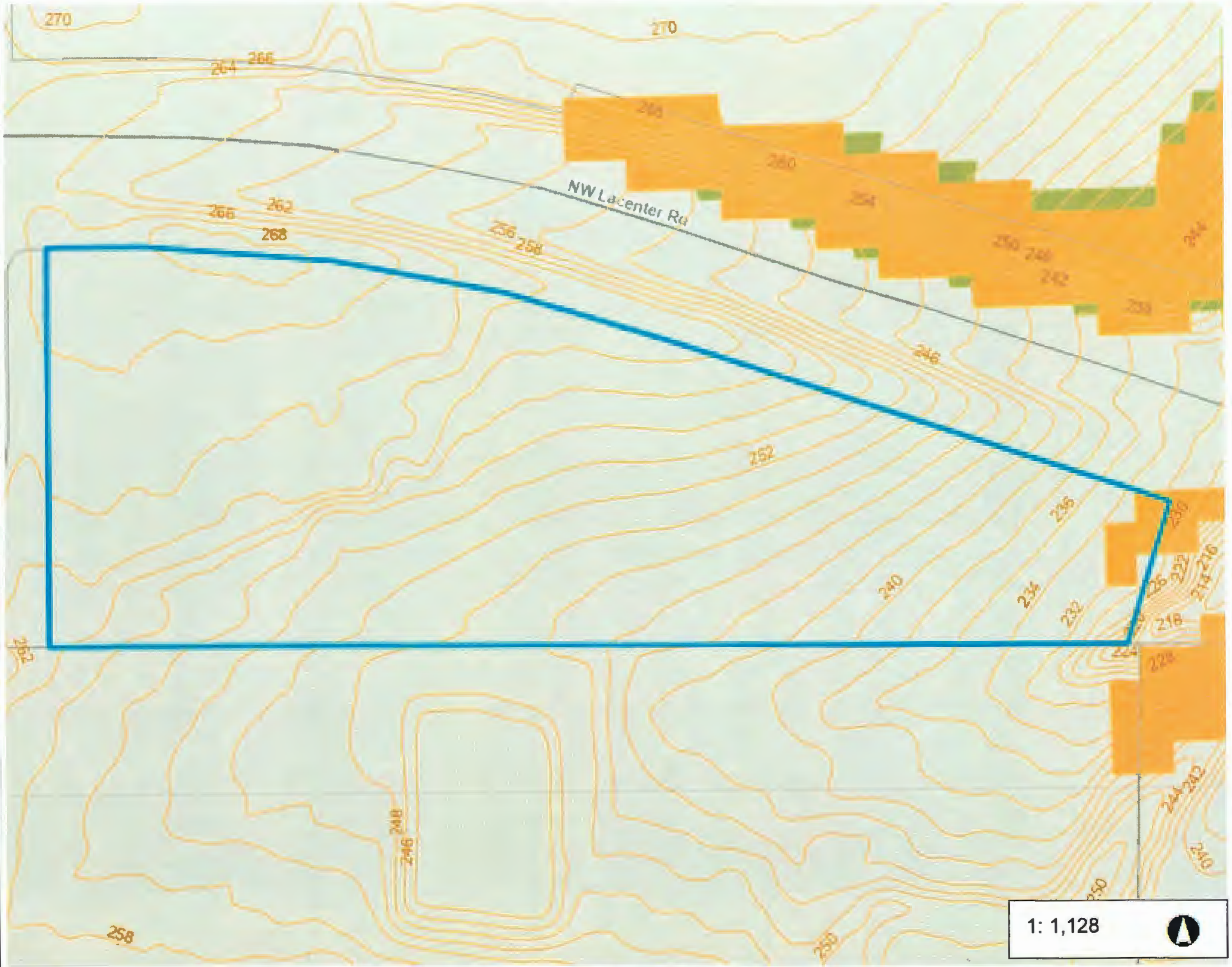
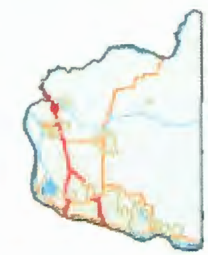
Parcel #209708000





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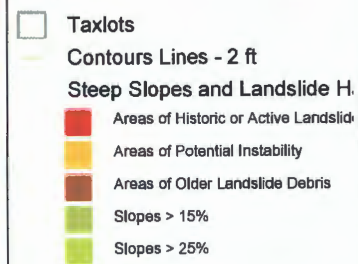

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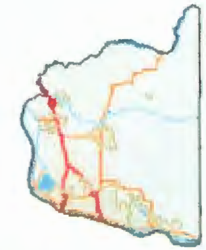

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- Taxlots
- Contours Lines - 2 ft
- NEHRP Site Classes
  - Site Class E - Highest Relative Haz
  - Site Class D-E
  - Site Class D
  - Site Class C-D
  - Site Class C
  - Site Class B-C
  - Site Class B - Lowest Relative Haz:
  - PEAT
  - WATER

Notes:

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Parcel #209708000

Legend

- Taxlots
- Contours Lines - 2 ft
- Liquefaction Susceptibility
  - Moderate to High
  - Low to Moderate
  - Very Low to Low
  - Very Low
  - Bedrock
  - Peat
  - Water

Notes:

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Appendix "A"

Test Boring/Test Pit Logs and Laboratory Test Data

APPENDIX

FIELD EXPLORATIONS AND LABORATORY TESTING

FIELD EXPLORATION

Subsurface conditions at the site were explored by excavating seven (7) exploratory test pits (TH-#1 through TH-#7) on February 6, 2024 and drilling three (3) exploratory borings on February 17, 2024. The approximate location of the test pit and test boring explorations are shown in relation to the existing site features and/or site improvements on the Site Exploration Plan, Figure No. 3.

The test pits and/or test borings were excavated and/or drilled with track-mounted excavating and/or Geoprobe drilling equipment in general conformance with ASTM Methods in Vol. 4.08, D-1586-94 and D-1587-83. The test pits were excavated to depths ranging from about 6.0 to 7.0 feet beneath existing site and/or surface grades while the test borings were drilled to depths of between 21.5 and 26.5 feet beneath the existing site and/or surface grades. Detailed logs of the test borings and test pits are presented on the Boring Logs and Log of Test Pits, Figure No's. A-5 through A-11. The soils were classified in accordance with the Unified Soil Classification System (USCS), which is outlined on Figure No. A-4.

The exploration program was coordinated by a field engineer who monitored the excavating and/or drilling exploration activity, obtained representative samples of the subsurface soils encountered, classified the soils by visual and textural examination, and maintained continuous logs of the subsurface conditions. Disturbed and/or undisturbed samples of the subsurface soils were obtained at appropriate depths and/or intervals and placed in plastic bags and/or with a thin walled ring sample.

Groundwater was encountered within two (2) of the exploratory test borings (B-#1 and B-#2) at the time of the field work at depths of between 15 and 20 feet beneath existing surface grades.

LABORATORY TESTING

Pertinent physical and engineering characteristics of the soils encountered during our subsurface investigation were evaluated by a laboratory testing program to be used as a basis for selection of soil design parameters and for correlation purposes. Selected tests were conducted on representative soil samples. The program consisted of tests to evaluate the existing (in-situ) moisture-density, maximum dry density and optimum moisture content, Atterberg Limits and gradational characteristics as well as consolidation, direct shear strength and "R"-value tests.

Dry Density and Moisture Content Determinations

Density and moisture content determinations were performed on both disturbed and relatively undisturbed samples from the test pit and test boring explorations in general conformance with ASTM Vol. 4.08 Part D-216. The results of these tests were used to calculate existing overburden pressures and to correlate strength and compressibility characteristics of the soils. Test results are shown on the test pit and test boring logs at the appropriate sample depths.

Maximum Dry Density

One (1) Maximum Dry Density and Optimum Moisture Content test was performed on a representative sample of the on-site clayey, sandy silt subgrade soils in accordance with ASTM Vol. 4.08 Part D-1557. This test was conducted to help establish various engineering properties for use as structural fill. The test results are presented on Figure No. A-12.

Atterberg Limits

Two (2) Liquid Limit (LL) and Plastic Limit (PL) tests were performed on representative samples of the clayey, sandy silt subgrade soils in accordance with ASTM Vol. 4.08 Part D-4318-85. These tests were conducted to facilitate classification of the soils and for correlation purposes. The test results appear on Figure No. A-13.

Gradation Analysis

Two (2) Gradation analyses were performed on representative samples of the clayey, sandy silt subgrade soils in accordance with ASTM Vol. 4.08 Part D-422. The test results were used to classify the soil in accordance with the Unified Soil Classification System (USCS). The test results are shown graphically on Figure No. A-14.

Consolidation Test

One (1) Consolidation test was performed on a representative sample of the clayey, sandy silt subgrade soil to assess the compressibility characteristics of the underlying subgrade soils in accordance with ASTM Vol. 4.08 Part D-2435-80.

Conventional loading increments of 100, 200, 400, ... 12,800 psf were applied after the 100 percent time of primary consolidation was identified for each loading increment. The samples were unloaded and allowed to rebound after the completion of the loading sequence. Deflection versus time readings were recorded for all load increments from 100 through 12,800 psf. The deflection corresponding to 100 percent primary consolidation was plotted on the consolidation strain versus consolidation pressure curve, which is presented on Figure No. A-15.

Direct Shear Strength Test

One (1) Direct Shear Strength test was performed on an undisturbed and/or remolded sample at a continuous rate of shearing deflection (0.02 inches per minute) in accordance with ASTM Vol. 4.08 Part D-3080-79. The test results were used to determine engineering strength properties and are shown graphically on Figure No. A-16.

"R"-Value Tests

One (1) "R"-value test was performed on a remolded subgrade soil sample in accordance with ASTM Vol. 4.08 Part D-2844. The test results were used to help evaluate the subgrade soils supporting and performance capabilities when subjected to traffic loading. The test results are shown on Figure No. A-17.

The following figures are attached and complete the Appendix:

Figure No. A-4	Key To Exploratory Test Pit Logs
Figure No's. A-5 through A-11	Log of Test Borings/Test Pits
Figure No. A-12	Maximum Dry Density
Figure No. A-13	Atterberg Limits Test Results
Figure No. A-14	Gradation Test Results
Figure No. A-15	Consolidation Test Results
Figure No. A-16	Direct Shear Strength Test Results
Figure No. A-17	Results of "R"-Value Tests
Figure No. A-18	Field Infiltration Test Results

PRIMARY DIVISIONS			GROUP SYMBOL	SECONDARY DIVISIONS
COARSE GRAINED SOILS MORE THAN HALF OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVELS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS (LESS THAN 5% FINES)	GW	Well graded gravels, gravel-sand mixtures, little or no fines.
			GP	Poorly graded gravels or gravel-sand mixtures, little or no fines.
		GRAVEL WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines.
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines.
	SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS (LESS THAN 5% FINES)	SW	Well graded sands, gravelly sands, little or no fines.
			SP	Poorly graded sands or gravelly sands, little or no fines.
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures, non-plastic fines.
			SC	Clayey sands, sand-clay mixtures, plastic fines.
FINE GRAINED SOILS MORE THAN HALF OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT IS LESS THAN 50%		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
			OL	Organic silts and organic silty clays of low plasticity.
	SILTS AND CLAYS LIQUID LIMIT IS GREATER THAN 50%		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.
			CH	Inorganic clays of high plasticity, fat clays.
			OH	Organic clays of medium to high plasticity, organic silts.
HIGHLY ORGANIC SOILS			Pt	Peat and other highly organic soils.

DEFINITION OF TERMS

U.S. STANDARD SERIES SIEVE: 200, 40, 10, 4 — CLEAR SQUARE SIEVE OPENINGS: 3/4", 3", 12"

SILTS AND CLAYS	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		
	200 – 40	40 – 10	10 – 4	4 – 3/4"	3/4" – 3"	3" – 12"	

GRAIN SIZES

SANDS, GRAVELS AND NON-PLASTIC SILTS	BLOWS/FOOT†
VERY LOOSE	0 - 4
LOOSE	4 - 10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	OVER 50

RELATIVE DENSITY

CLAYS AND PLASTIC SILTS	STRENGTH‡	BLOWS/FOOT†
VERY SOFT	0 - 1/4	0 - 2
SOFT	1/4 - 1/2	2 - 4
FIRM	1/2 - 1	4 - 8
STIFF	1 - 2	8 - 16
VERY STIFF	2 - 4	16 - 32
HARD	OVER 4	OVER 32

CONSISTENCY

†Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O.D. (1-3/8 inch I.D.) split spoon (ASTM D-1586).
‡Unconfined compressive strength in tons/sq. ft. as determined by laboratory testing or approximated by the standard penetration test (ASTM D-1586), pocket penetrometer, torvane, or visual observation.

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KEY TO EXPLORATORY BORING LOGS
Unified Soil Classification System (ASTM D-2487)

LA CENTER HOTEL SITE
PARCEL #20970800, NW LA CENTER ROAD

PROJECT NO.	DATE	Figure A-4
1171.009.G	4/16/24	

DRILLING COMPANY: Western States	RIG: Geoprobe	DATE: 2/17/24

BORING DIAMETER: 3.0	DRIVE WEIGHT: 140#	DROP: 30"	ELEVATION: 240'±

DEPTH (FEET)	BAG SAMPLE	DRIVE SAMPLE BLOWS/FOOT	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	SOIL CLASS. (U.S.C.S.)	SOIL DESCRIPTION BORING NO. B-#1
0					ML	Dark brown, wet, soft, organic, sandy, clayey SILT (Topsoil)
					ML	Medium to gray-brown with gray mottling, very moist, medium stiff, clayey, sandy SILT
	X	6				
5						
	X	7				
10						Becomes medium stiff to stiff
	X	9				
15						Becomes sandier with depth
	X	8				Becomes wet to saturated
20						
	X	13				
25						
	X	18				
						Total Depth = 26.5 feet Groundwater encountered at a depth of 15 to 16 feet at time of exploration
30						

BORING LOG

PROJECT NO. 1171.009.G	LA CENTER HOTEL SITE	FIGURE NO. A-5

DRILLING COMPANY: Western States	RIG: Geoprobe	DATE: 2/17/24
BORING DIAMETER: 3.0"	DRIVE WEIGHT: 140#	DROP: 30" ELEVATION: 252'±

DEPTH (FEET)	BAG SAMPLE	DRIVE SAMPLE BLOWS/FOOT	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	SOIL CLASS. (U.S.C.S.)	SOIL DESCRIPTION BORING NO. B-#2
0					ML	Dark brown, wet, soft, organic, sandy, clayey SILT (Topsoil)
					ML	Medium to gray-brown with gray mottling, very moist, medium stiff, clayey, sandy SILT
	X	7				
5	X	7				
10	X	12				Becomes stiff
15	X	15				
20						Becomes wet to saturated
	X	19				
						Total Depth = 21.5 feet Groundwater encountered at a depth of 20 to 21 feet at time of exploration
25						
30						

BORING LOG

PROJECT NO. 1171.009.G	LA CENTER HOTEL SITE	FIGURE NO. A-6

DRILLING COMPANY: Western States	RIG: Geoprobe	DATE: 2/17/24

BORING DIAMETER: 3.0"	DRIVE WEIGHT: 140#	DROP: 30"	ELEVATION: 262'±

DEPTH (FEET)	BAG SAMPLE	DRIVE SAMPLE BLOWS/FOOT	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	SOIL CLASS. (U.S.C.S.)	SOIL DESCRIPTION BORING NO. B-#3
0					AC	FILL: Black, moist, moderately compacted, Asphalt Grindings
	X	6			ML/SM	FILL: Dark gray-brown, very moist, poorly to moderately compacted, clayey, sandy SILT to silty SAND with organics and occasional gravel
5	X	7			ML	NATIVE GROUND: Dark brown, very moist, soft to medium stiff, organic, sandy, clayey SILT (Old Topsoil Zone)
					ML	Medium to reddish-brown, very moist, medium stiff, clayey, sandy SILT
10	X	11				Becomes medium stiff to stiff
15	X	15				
20	X	19				Becomes very moist to wet
						Total Depth = 21.5 feet No groundwater encountered at time of exploration
25						
30						

BORING LOG

PROJECT NO. 1171.009.G	LA CENTER HOTEL SITE	FIGURE NO. A-7

REDMOND GEOTECHNICAL SERVICES

BACKHOE COMPANY: Inland Company BUCKET SIZE: 24 inches DATE: 2/06/24

DEPTH (FEET)	BAG SAMPLE	DENSITY TEST	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	SOIL CLASS. (U.S.C.S.)	SOIL DESCRIPTION TEST PIT NO. TH-#1 ELEVATION 225'±
0					ML	Dark brown, wet, very soft, organic, sandy, clayey SILT (Topsoil)
	X			24.4	ML	Medium to gray-brown with gray mottling, very moist, medium stiff, clayey, sandy SILT
5	X			22.7		
						Total Depth = 7.0 feet No groundwater encountered at time of exploration
10						
15						

TEST PIT NO. TH-#2 ELEVATION 240'±

DEPTH (FEET)	BAG SAMPLE	DENSITY TEST	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	SOIL CLASS. (U.S.C.S.)	SOIL DESCRIPTION
0					ML	Dark brown, wet, very soft, organic, sandy, clayey SILT (Topsoil)
	X			25.2	ML	Medium to gray-brown with gray mottling, very moist, medium stiff, clayey, sandy SILT
5						
						Total Depth = 6.0 feet No groundwater encountered at time of exploration
10						
15						

LOG OF TEST PITS

PROJECT NO. 1171.009.G LA CENTER HOTEL SITE FIGURE NO. A-8

BACKHOE COMPANY: Inland Company BUCKET SIZE: 24 inches DATE: 2/06/24

SOIL DESCRIPTION

TEST PIT NO. TH-#3 ELEVATION 251'±

DEPTH (FEET)	BAG SAMPLE	DENSITY TEST	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	SOIL CLASS. (U.S.C.S.)	SOIL DESCRIPTION
0					ML	Dark brown, wet, very soft, organic, sandy, clayey SILT (Topsoil)
	X			24.0	ML	Medium to gray-brown with gray mottling, very moist, medium stiff, clayey, sandy SILT
5						
						Total Depth = 6.0 feet No groundwater encountered at time of exploration
10						
15						

TEST PIT NO. TH-#4 ELEVATION 257'±

DEPTH (FEET)	BAG SAMPLE	DENSITY TEST	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	SOIL CLASS. (U.S.C.S.)	SOIL DESCRIPTION
0					ML	Dark brown, wet, very soft, organic, sandy, clayey SILT (Topsoil)
	X			22.6	ML	Medium to reddish-brown, moist to very moist medium stiff, clayey, sandy SILT
5	X			22.2		
						Total Depth = 6.0 feet No groundwater encountered at time of exploration
10						
15						

LOG OF TEST PITS

PROJECT NO. 1171.009.G | LA CENTER HOTEL SITE | FIGURE NO. A-9

BACKHOE COMPANY: Inland Company | BUCKET SIZE: 24 inches | DATE: 2/06/24

SOIL DESCRIPTION

TEST PIT NO. TH-#5 ELEVATION 261'±

DEPTH (FEET)	BAG SAMPLE	DENSITY TEST	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	SOIL CLASS. (U.S.C.S.)	SOIL DESCRIPTION
0					SM/ GM	FILL: Medium to dark gray brown, very moist, moderately compacted, silty, gravelly SAND to sandy GRAVEL with fragments of brick and concrete rubble
					ML/ SM	FILL: Dark gray-brown, very moist, poorly to moderately compacted, clayey, sandy SILT to silty SAND with organics and occasional gravel
5					ML	NATIVE GROUND: Dark brown, very moist, soft, organic, sandy, clayey SILT (OLd Topsoil Zone)
10					ML	Medium to reddish-brown, very moist, medium stiff, clayey, sandy SILT
15						Total Depth = 6.0 feet No groundwater encountered at time of exploration

TEST PIT NO. TH-#6 ELEVATION 261'±

DEPTH (FEET)	BAG SAMPLE	DENSITY TEST	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	SOIL CLASS. (U.S.C.S.)	SOIL DESCRIPTION
0					AC	FILL: Black, moist, poorly compacted, Asphalt Grindings
					ML/ SM	FILL: Dark gray-brown, very moist, poorly to moderately compacted, clayey, sandy SILT to silty SAND with organics and occasional gravel
5	X			26.8	ML	NATIVE GROUND: Dark brown, very moist, soft, organic, sandy, clayey SILT (Old Topsoil Zone)
					ML	Medium to reddish-brown, very moist, medium stiff, clayey, sandy SILT
10						Total Depth = 6.0 feet No groundwater encountered at time of exploration
15						

LOG OF TEST PITS

PROJECT NO. 1171.009.G | LA CENTER HOTEL SITE | FIGURE NO. A-10

BACKHOE COMPANY: Inland Company BUCKET SIZE: 24 inches DATE: 2/06/24

TEST PIT NO. TH-#7 ELEVATION 260'±

DEPTH (FEET)	BAG SAMPLE	DENSITY TEST	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	SOIL CLASS. (U.S.C.S.)	SOIL DESCRIPTION
0					AC	FILL: Black, moist, poorly compacted, Asphalt Grindings
					ML/SM	FILL: Medium to dark brown, moist to very moist, clayey, sandy SILT to silty SAND with organics and debris (i.e., brick and concrete concrete rubble
5					ML	NATIVE GROUND: Dark brown, very moist, soft, organic, sandy, clayey SILT (Old Topsoil Zone)
					ML	Medium to reddish-brown, very moist, medium stiff, clayey, sandy SILT
10						Total Depth = 6.0 feet No groundwater encountered at time of exploration
15						

TEST PIT NO. ELEVATION

DEPTH (FEET)	BAG SAMPLE	DENSITY TEST	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	SOIL CLASS. (U.S.C.S.)	SOIL DESCRIPTION
0						
5						
10						
15						

LOG OF TEST PITS

PROJECT NO. 1171.009.G LA CENTER HOTEL SITE FIGURE NO. A-11

MAXIMUM DENSITY TEST RESULTS

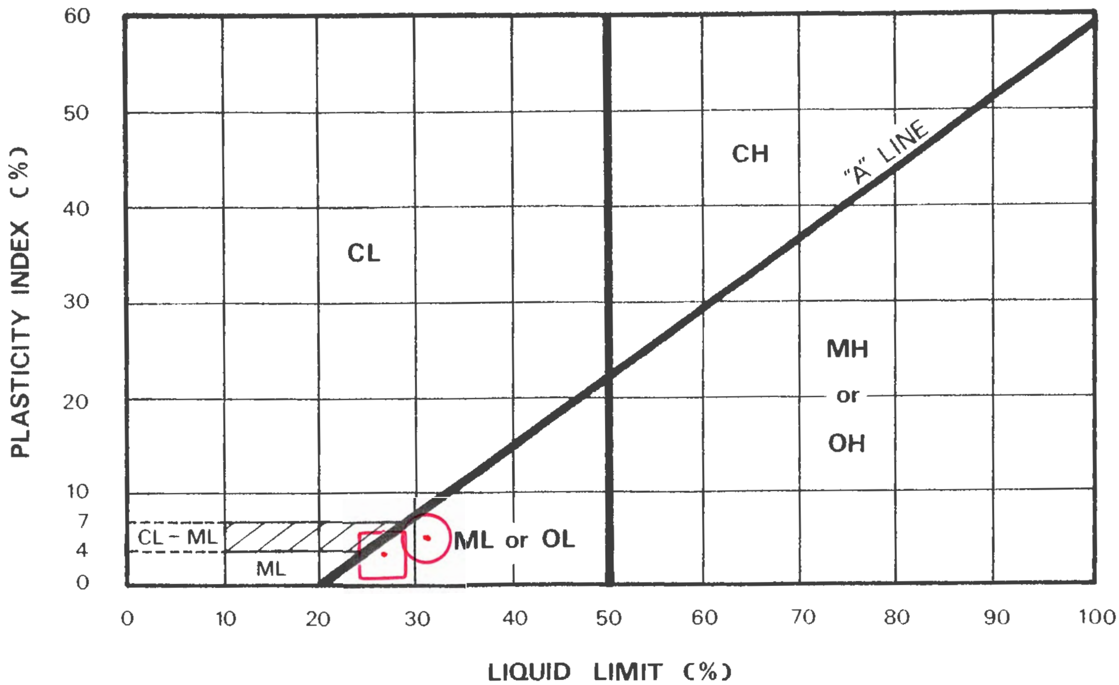
SAMPLE LOCATION	SOIL DESCRIPTION	MAXIMUM DRY DENSITY (pcf)	OPTIMUM MOISTURE CONTENT (%)
TH-#4 @ 2.5'	Medium to reddish-brown, clayey, sandy SILT (ML)	108.0	16.0

EXPANSION INDEX TEST RESULTS

SAMPLE LOCATION	INITIAL MOISTURE (%)	COMPACTED DRY DENSITY (pcf)	FINAL MOISTURE (%)	VOLUMETRIC SWELL (%)	EXPANSION INDEX	EXPANSIVE CLASS.

MAXIMUM DENSITY & EXPANSION INDEX TEST RESULTS

PROJECT NO.: 1171.009.G | LA CENTER HOTEL SITE | FIGURE NO.: A-12



KEY SYMBOL	BORING NO.	SAMPLE DEPTH (feet)	NATURAL WATER CONTENT %	LIQUID LIMIT %	PLASTICITY INDEX %	PASSING NO. 200 SIEVE %	LIQUIDITY INDEX	UNIFIED SOIL CLASSIFICATION SYMBOL
▢	TH-#1	2.0	24.4	27.7	3.9	76.2		ML
◯	TH-#4	2.5	22.6	30.4	6.2	76.4		ML

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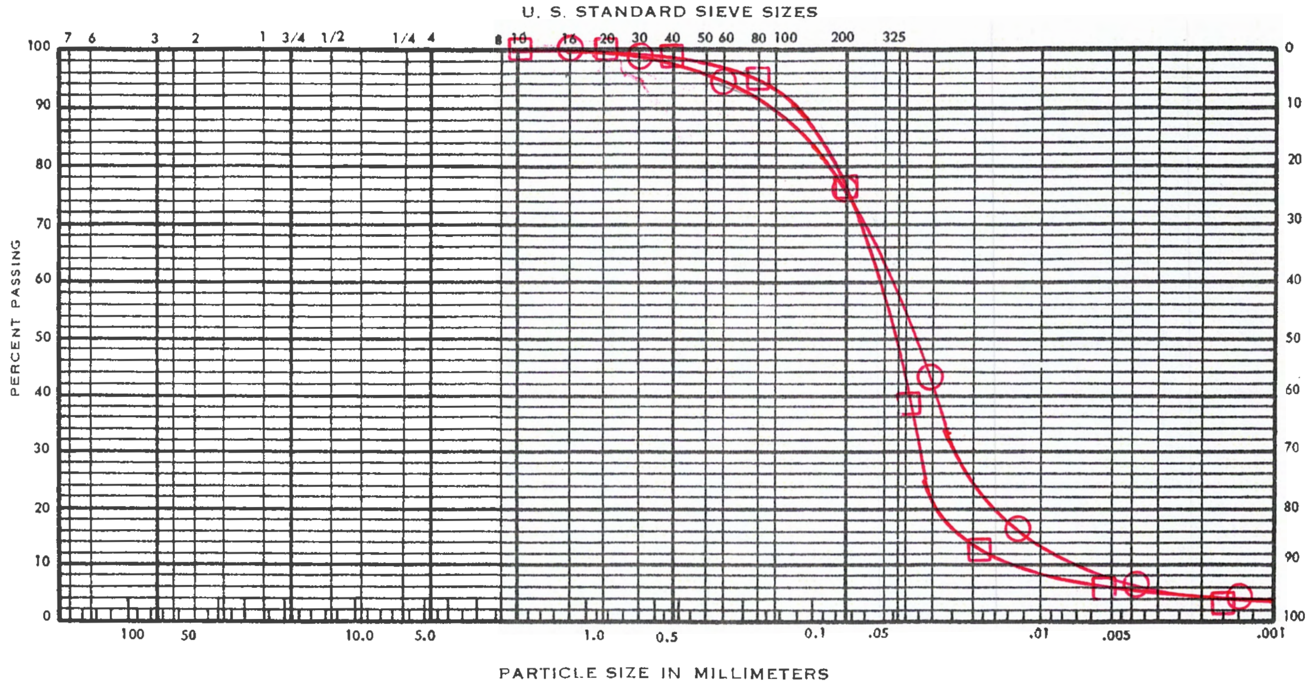
PLASTICITY CHART AND DATA

LA CENTER HOTEL SITE
PARCEL #209708000, NW LA CENTER ROAD

PROJECT NO.	DATE	
1171.009.G	4/16/24	Figure A-13

UNIFIED SOIL CLASSIFICATION SYSTEM

(ASTM D 422-72)



COBBLES	GRAVEL		SAND			SILT AND CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE	

KEY SYMBOL	BORING NO.	SAMPLE DEPTH (feet)	ELEV. (feet)	UNIFIED SOIL CLASSIFICATION SYMBOL	SAMPLE DESCRIPTION
-□-	TH-#1	2.0		ML	Medium to gray-brown, clayey, sandy SILT
-○-	TH-#4	2.5		ML	Medium to reddish-brown, clayey, sandy SILT

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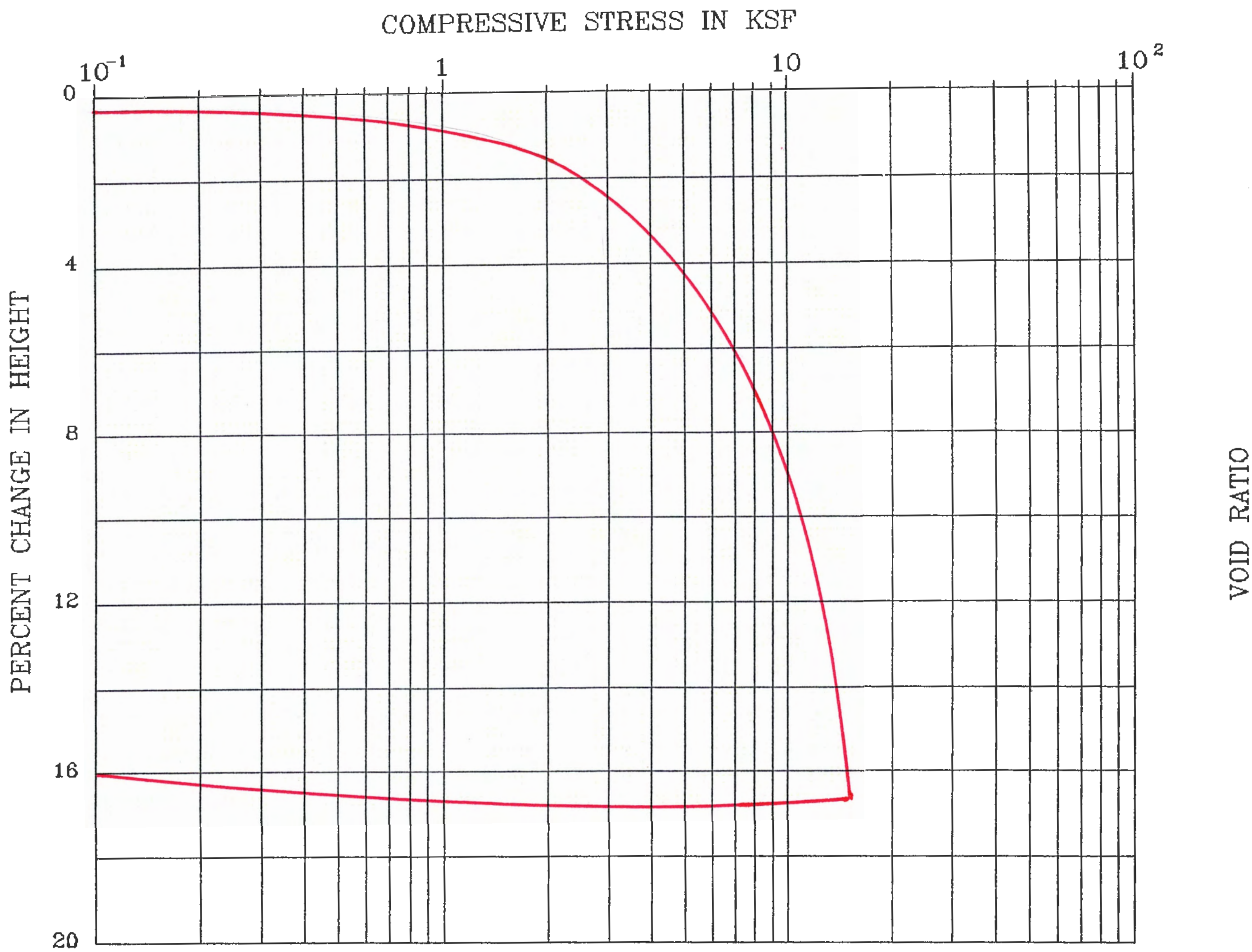
GRADATION TEST DATA		
LA CENTER HOTEL SITE PARCEL #209708000, NW LA CENTER ROAD		
PROJECT NO.	DATE	FIGURE A-14
1171.009.G	4/16/24	



BORING :B-#1
DEPTH (ft) :3.5
SPEC. GRAVITY :2.5 (assumed)

DESCRIPTION : clayey, sandy SILT (ML)
LIQUID LIMIT : 27.7
PLASTIC LIMIT : 23.8

	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	PERCENT SATURATION	VOID RATIO
INITIAL	24.5	93.6	88.3	
FINAL	11.3	109.2	96.3	

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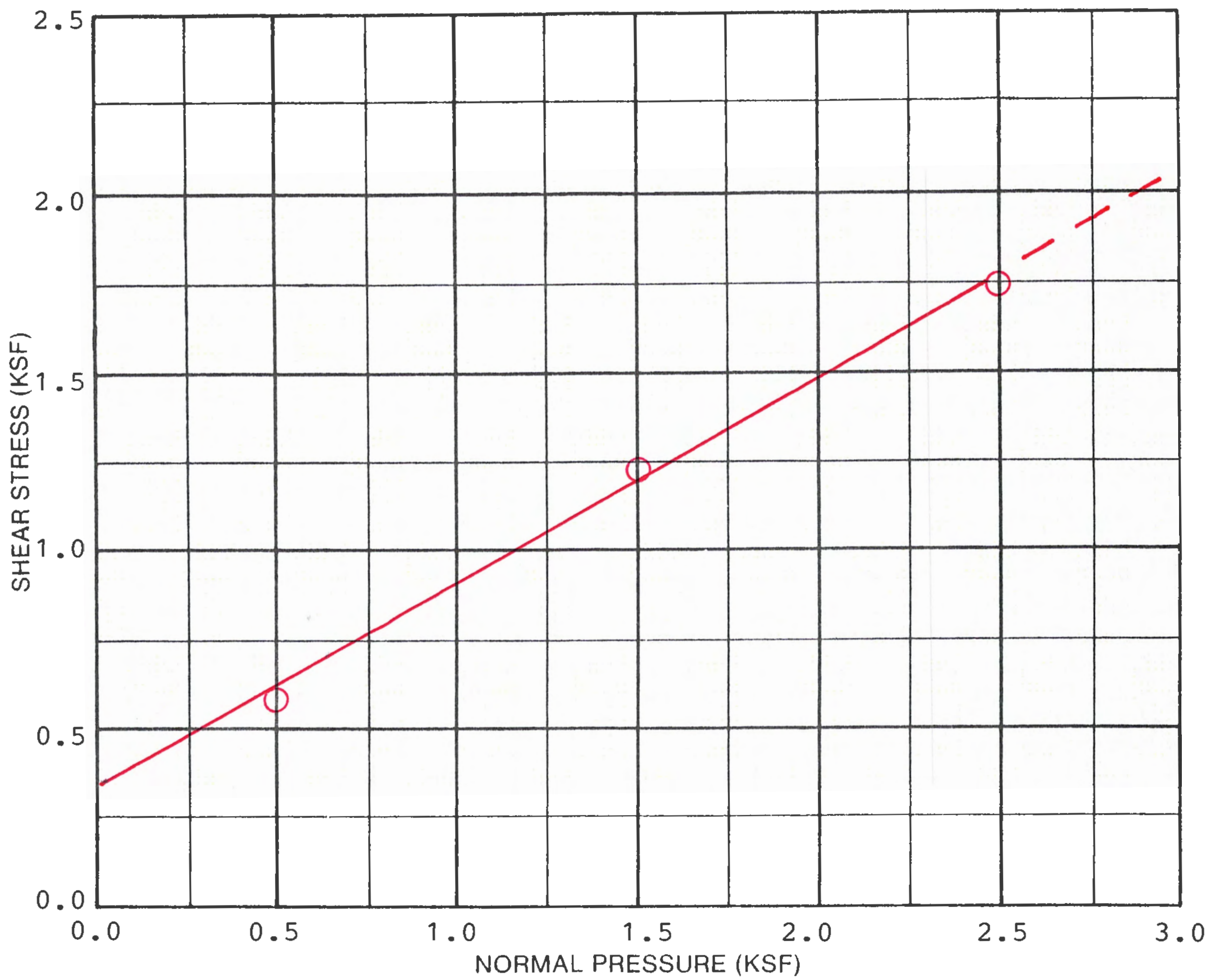
CONSOLIDATION TEST DATA

LA CENTER HOTEL SITE
PARCEL #209708000, NW LA CENTER ROAD

PROJECT NO.	DATE	Figure A-15
1171.009.G	4/16/24	



SAMPLE DATA	
DESCRIPTION: Medium to gray-brown, clayey, sandy SILT (ML) (Remolded)	
BORING NO.: TH-#4	
DEPTH (ft.): 2.5	ELEVATION (ft):
TEST RESULTS	
APPARENT COHESION (C): 350 psf	
APPARENT ANGLE OF INTERNAL FRICTION (Φ): 28°	

TEST DATA				
TEST NUMBER	1	2	3	4
NORMAL PRESSURE (KSF)	0.5	1.5	2.5	
SHEAR STRENGTH (KSF)	0.6	1.2	1.7	
INITIAL H_2O CONTENT (%)	16.0	16.0	16.0	
FINAL H_2O CONTENT (%)	16.8	12.4	8.9	
INITIAL DRY DENSITY (PCF)	98.0	98.0	98.0	
FINAL DRY DENSITY (PCF)	98.7	104.1	108.9	
STRAIN RATE: 0.02 inches per minute				

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DIRECT SHEAR TEST DATA

LA CENTER HOTEL SITE
PARCEL #209708000, NW LA CENTER ROAD

PROJECT NO.	DATE	
1171.009.G	4/16/24	Figure A-16

RESULTS OF R (RESISTANCE) VALUE TESTS

SAMPLE LOCATION: TH-#6

SAMPLE DEPTH: 5.5 feet bgs

Specimen	A	B	C
Exudation Pressure (psi)	219	322	431
Expansion Dial (o.ooo1")	0	0	1
Expansion Pressure (psf)	0	0	3
Moisture Content (%)	24.6	19.4	14.1
Dry Density (pcf)	102.7	107.4	111.5
Resistance Value, "R"	15	29	41
"R"-Value at 300 psi Exudation Pressure = 28			

SAMPLE LOCATION:

SAMPLE DEPTH:

Specimen	A	B	C
Exudation Pressure (psi)			
Expansion Dial (0.0001")			
Expansion Pressure (psf)			
Moisture Content (%)			
Dry Density (pcf)			
Resistance Value "R"			
"R"-Value at 300 psi Exudation Pressure =			

Figure No. A-17

Field Infiltration Test Results

Location: Parcel #209708000	**Date:** March 6, 2024	**Test Hole:** TH-#1
Depth to Bottom of Hole: 4.0 feet	**Hole Diameter:** 6 inches	**Test Method:** Encased Falling Head
Tester's Name: Daniel M. Redmond, P.E., G.E. **Tester's Company:** Redmond Geotechnical Services, LLC		**Tester's Contact Number:** 503-285-0598

Depth (feet)	Soil Characteristics
0.0-1.0	Dark brown, sandy, clayey SILT (TOPSOIL)
1.0-4.0	Medium to gray-brown, clayey, sandy SILT (ML)

Time	Time Interval (Minutes)	Measurement (inches)	Drop in Water (inches)	Infiltration Rate (inches/hour)	Remarks
10:00	0	36.00	----		Filled w/12" water
10:10	10	36.25	0.25	1.50	
10:20	10	36.48	0.23	1.38	
10:30	10	36.70	0.22	1.32	
10:40	10	36.91	0.21	1.26	
10:50	10	36.12	0.21	1.26	
11:00	10	37.22	0.20	1.20	
11:10	10	37.42	0.20	1.20	
11:20	10	37.62	0.20	1.20	

Infiltration Test Data Table

Figure No. A-18