

December 3, 2008

Capstone Partners, LLC
1015 NW 11th Avenue, Suite 243
Portland, OR 97029

Attention: Mr. Eric Lindahl

Preliminary Geotechnical Engineering Information

Sherwood Old Cannery Redevelopment Site
SW Railroad Street and SW Pine Street
Sherwood, Oregon
GeoDesign Project: Capstone-7-01

INTRODUCTION

GeoDesign, Inc. is pleased to submit this letter providing preliminary geotechnical engineering information for the proposed Sherwood Old Cannery Redevelopment project. The project is located on the site formerly occupied by the Sherwood Cannery. The site is approximately 6.4 acres in size and is just south of old town Sherwood, Oregon, at 15601 SW Willamette Street. The site includes Tax Lots 150 151, 200, 800, and 900 of Washington County Tax Map 2S132BD.

The site is currently vacant land, with the exception of a machine shop building at the western end of the site, a paved material storage area located on the northeastern portion of the site, and a gravel-covered parking area on the western-most portion of the site. We understand that all buildings formerly associated with the cannery have been removed. The site is bound by a railroad right-of-way to the north, SW Washington Street and residential development to the west, SW Willamette Street and residential development to the south, and an industrial/warehouse development to the east.

The site was formerly occupied by the Sherwood Cannery, also known as the Graves Cannery, from 1918 through 1971. A brake parts business operated on the site during the late 1980s to early 1990s. A Tualatin Electric Company pump house and substation was present on the site in the 1920s and 1930s.

PROJECT UNDERSTANDING

We understand that the preliminary plans are to complete the project in two phases. The first phase will likely include the following features:

- Two 1-story, retail structures
- One 2--story, retail and commercial office building
- Two 3-story, residential structures
- New public streets, public plaza, and related underground utilities

Subsequent phases will likely include the following:

- Two additional 1- to 2-story retail buildings

The project is still in the conceptual phase, so foundation loads and grading requirements have not been established at this time.

BACKGROUND

GeoDesign has been retained to complete environmental and geotechnical engineering services associated with the project. To date, we have completed a draft Phase I Environmental Site Assessment (ESA) for the site; however, given the highly preliminary nature of the project, we have not completed our proposed geotechnical explorations. However, as was presented in our draft Phase I ESA, prior explorations and environmental evaluations have been completed at the site.

GeoDesign was provided with two previous environmental reports and an Oregon Department of Environmental Quality (DEQ) summary letter regarding the site.

- *Phase I Environmental Site Assessment Report: Old Sherwood Cannery, 220 SE Willamette Street, Sherwood, Oregon 97140* prepared by Creekside Environmental Consulting, LLC, dated September 10, 2004
- *Old Sherwood Cannery, Site Investigation Report*, prepared by GeoEngineers, Inc., dated September 20, 2006
- *Site Specific Assessment – Site Investigation Results, Old Sherwood Cannery, 15601 SW Willamette St., OR 97140, ECSI #4624*, prepared by DEQ, dated October 3, 2006

In addition to the soil information from these reports, we have reviewed subsurface information from our in-house data. Based on these referenced reports, we anticipate that the subsurface conditions will consist of variable surface fill underlain by native silt or sand. The GeoEngineer's report indicates the native soil consists of primarily sand with silt to the depth of the explorations (up to 25 feet below ground surface [BGS]), with groundwater encountered at depths of 11 to 15 feet BGS. The explorations were completed using Geoprobos®, and accordingly, engineering properties from standard penetration tests were not provided. Based on explorations we have completed for the nearby Sherwood High School and Cedar Brook Way development, the sand is generally medium dense.

PRELIMINARY RESULTS

Based on the available background information, we anticipate that former utilities, foundation elements, and remedial excavations may exist at the site. We anticipate that documentation on the placement and compaction procedures for the backfilling of the remedial excavations will not be available. Accordingly, an overlay showing the locations of the remedial excavation (from prior reports) and the proposed structures will be completed to evaluate for the presence of undocumented fill under foundation elements.

Based on the available information, the proposed development can be constructed at the site. The foundation loads for the proposed structures are anticipated to be relatively light, and our experience with similar project in the area indicate that the native soils should provide adequate support using conventional spread foundations. Our geotechnical proposal includes completing 1 day of test pits to evaluate the condition of surface fills, the shallow native soils, and subgrade support for pavements, and five borings to evaluate foundation considerations. The native sand can be slightly susceptible to liquefaction, so our geotechnical proposal includes completing two seismic cone penetration test probes and laboratory testing of soil samples from the borings to evaluate this risk.

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We appreciate the opportunity to work with you on this project. If you have questions concerning the information provided, please call.

Sincerely,

GeoDesign, Inc.



George Saunders, P.E., G.E.
Principal Engineer



EXPIRES: 6/2010

cc: Mr. Murray Jenkins, Ankrom Moisan Associated Architects
Mr. Keith B. Jones, Harper Houf Peterson Righellis Inc.

GPS:kt

Two copies submitted

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