

Preliminary Geotechnical Investigation
5-ACRE PARCEL AT THE NW CORNER OF SUNSET ROAD AND FORT APACHE
Las Vegas, Nevada

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TRC BV ENGINEERING NEVADA

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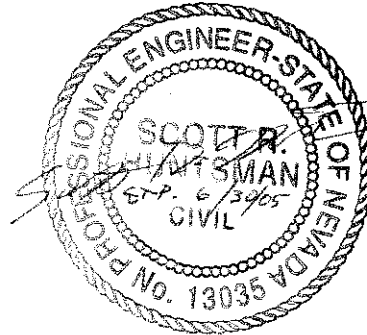


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PRELIMINARY GEOTECHNICAL INVESTIGATION
5-ACRE PARCEL AT THE NW CORNER OF SUNSET ROAD AND FORT APACHE
LAS VEGAS, NEVADA

1.0 INTRODUCTION

In this report we present the results of our preliminary geotechnical investigation for the 5-acre parcel at the northwest corner of Sunset Road and Fort Apache located in Las Vegas, Nevada. The purpose of our investigation was to evaluate the subsurface conditions at the site and to provide preliminary geotechnical recommendations for conceptual planning and design of the proposed development.

1.1 Project Description

We understand that Mountain View Homes is considering developing the 5 acre site for the construction of a multi-family living facility consisting of approximately 18 units per acre. The proposed structures will likely be of wood-framed construction with slab-on-grade floors.

Structural loads and grading are yet to be determined; however, we assume that structural loads will be representative for this type of construction and only minor grading will be required.

1.2 Scope of Services

Our scope of services was presented in detail in our agreement with you dated September 1, 2004. To accomplish this work, we provided the following services:

Exploration of subsurface conditions by drilling three borings and retrieving soil samples for observation and laboratory testing.

Evaluation of the physical and engineering properties of the subsurface soils by visually classifying the samples and performing various laboratory tests on selected samples.

Preparation of this report to summarize our findings and to present our conclusions and preliminary earthwork and foundation recommendations.

Environmental services were not included as part of this study.

2.0 SITE CONDITIONS

2.1 Exploration Program

Subsurface exploration was performed on September 8, 2004, using conventional, track-mounted drilling equipment to investigate, sample, and log subsurface soils. Three exploratory borings were drilled to depths ranging up to 10 feet. The approximate locations of the borings are shown on the Site Plan, Figure 1. Logs of our

borings and details regarding our field investigation are included in Appendix A; our laboratory tests are discussed in Appendix B.

2.2 Surface

We also performed a brief surface reconnaissance during our site exploration. The site consists of an approximately 5-acre parcel located north of Sunset Road about 700 feet west of Fort Apache. The site is bounded by Sunset Road to the south, apartments to the north, and vacant land to the east and west.

At the time of our field exploration, we observed small debris piles consisting of soil and asphalt, as well as other construction debris. A culvert was observed at the southwestern corner of the site at Sunset Road. The culvert appeared to be draining into a swale running across the site in a north-south direction.

2.3 Subsurface

Our borings generally encountered strongly cemented silty gravel with sand to the maximum explored depth of 10 feet. Plasticity Index (PI) tests performed on two samples at depths ranging from 0 to 5 feet below the surface resulted in PI's of 4 and non-plastic.

2.4 Ground Water

Free ground water was not encountered in the borings at the time of drilling to a depth of 10 feet, the maximum depth explored. Fluctuations in the level of the ground water may occur due to variations in rainfall, underground drainage patterns, and other factors not evident at the time our measurements were made.

3.0 GEOLOGY

3.1 General

The Las Vegas Valley lies within the Mojave Desert section of the Basin and Range Physiographic Province, which encompasses the state of Nevada. The Province is defined by low-elevation basins divided by mountain ranges that trend north-south and are remnants of faulted blocks. The Province is bounded by the Colorado Plateau Province to the east and the Sierra Nevada Mountains to the west.

The site is located in the older gravel deposits of the Blue Diamond and Red Rock fans of Pleistocene and Pliocene age. The deposits consist of consolidated to strongly cemented gravel deposits that represent early-generation alluvial fan development.

3.2 Flooding

As shown on the September 27, 2002 Federal Emergency Management Agency (FEMA) "Flood Insurance Rate Map" (FIRM), this site is within Zone X, described as "Area of 500-year flood, areas of 100-year flood with average depths less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100 year flood."

4.0 CORROSION EVALUATION

To evaluate the corrosion potential of the subsurface soils to exposed concrete, we submitted two samples collected during our subsurface investigation to an analytical laboratory for soluble sulfate testing. Water-Soluble sulfate tests resulted in less than 50 ppm indicating sulfate exposure to Portland Cement Concrete (PCC) to be negligible for the native subsurface materials sampled.

The American Concrete Institute recommends Type II Portland Cement to be use for concrete. It should be noted that many homebuilders in the Las Vegas area use a Type V or equivalent sulfate resistant cement regardless of sulfate levels.

5.0 CONCLUSIONS AND DEVELOPMENT CONSIDERATIONS

5.1 Conclusions

From a geotechnical engineering viewpoint the proposed development may be constructed as planned, provided design and construction is performed in accordance with the preliminary recommendations presented in this report and a final geotechnical report is performed for final design.

The primary geologic and geotechnical concerns at the site are:

- ▼ The strongly cemented sands and gravels that underlie the site.
- ▼ The construction debris piles across the site.

5.1.1 Strongly Cemented Sands and Gravel

As previously discussed, we encountered strongly cemented sands and gravel during our field investigation. Excavations in these hard materials may require the use of heavy duty equipment.

5.1.2 Construction Debris Piles

The construction debris piles that were observed across the site contained organic matter which will likely need to be off-hauled prior to grading and construction.

5.2 Final Geotechnical Investigation

Our preliminary geotechnical investigation was based on limited information regarding site development. Because subsurface conditions may vary considerably from those predicted by the preliminary widely-spaced, relatively small diameter borings, and in order to confirm that our report recommendations have been properly implemented, we recommend that we be retained to 1) perform a final geotechnical investigation once site development plans are completed, 2) review the final construction plans and specifications, and 3) observe the earthwork and foundation installation.

6.0 EARTHWORK

6.1 Clearing and Site Preparation

The site should be cleared of all surface and deleterious materials including existing debris, designated trees, shrubs, and associated roots. Excavations extending below the planned finished site grades should be cleaned and backfilled with suitable material compacted as recommended in the "Compaction" section of this report. We recommend that the backfilling be carried out under our observation.

After clearing, any vegetated areas should be stripped to sufficient depth to remove all surface vegetation and topsoil containing greater than 3 percent organic matter by weight. At the time of our field investigation, we estimated that a stripping depth of approximately 1 to 2 inches would be required in vegetated areas. The actual stripping depth required depends on site usage prior to construction and should be evaluated in the field by us at the time of construction. The stripped materials should be removed from the site or may be stockpiled for later use in landscaped areas, if desired.

6.2 Subgrade Preparation

After the site has been properly cleared, stripped, and necessary excavations have been made, exposed surface soils in those areas to receive fill, slabs-on-grade, or pavements should be scarified to a depth of 6 inches, moisture conditioned, and compacted in accordance with the recommendations for fill presented in the "Compaction" section. The finished compacted subgrade should be firm and non-yielding under the weight of compaction equipment.

6.3 Material for Fill

All on-site soils below the stripped layer having an organic content of less than 3 percent by weight are suitable for use as fill at the site. In general, fill material should not contain rocks or lumps larger than 6 inches in greatest dimension, with no more than 15 percent larger than 2½ inches. Imported fill material should be inorganic and should have a Plasticity Index of 15 or less. Imported fill should have sufficient binder to prevent caving of the foundation and utility trenches. Proposed imported fill should be approved by a member of our staff at least four days prior to delivery to the site. Compliance testing for aggregate base may take up to 10 days to complete.

Consideration should also be given to the environmental characteristics as well as the corrosion potential of imported fill. Laboratory testing, including pH, soluble sulfates, chlorides, and resistivity will provide information regarding corrosion potential. Import soils should not be more corrosive than the native materials.

6.4 Compaction

All fill, as well as scarified surface soils in those areas to receive fill or slabs-on-grade, should be compacted to at least 95 percent relative compaction as measured by ASTM Test Designation D1557, latest edition. Fill should be placed in lifts no greater than 8 inches in uncompacted thickness at a moisture content near the laboratory optimum.

Each successive lift should be firm and non-yielding under the weight of construction equipment.

6.5 Surface Drainage

Positive surface water drainage gradients (2% minimum) should be provided adjacent to the structures to direct surface water away from foundations and slabs towards suitable discharge facilities. Ponding of surface water should not be allowed on or adjacent to structures, slabs-on-grade, or pavements. Roof runoff should be directed away from foundation and slabs-on-grade.

7.0 FOUNDATIONS

The foundation recommendations presented below are for preliminary planning and design purposes only and should not be used for final design. Design level recommendations will be presented in our final geotechnical report for the site.

7.1 Mat Foundations

The proposed buildings may be supported on conventionally reinforced or post-tensioned mat foundations bearing on prepared natural soil or compacted fill, prepared in accordance with the recommendations presented in the "Subgrade Preparation" and "Compaction" section of this report. Before slab construction, the subgrade surface should be proof-rolled to provide a smooth, firm surface for slab support..

On a preliminary basis, all mats should be designed with a thickened edge at least 12 inches wide and 15 inches thick. The thickened edge should be considered from top to bottom of mat and an average allowable bearing pressure of 500 pounds per square foot (psf) for dead plus live loads, with maximum localized allowable bearing pressures of 2,000 psf at column or wall loads. Allowable bearing pressures may be increased by one-third for all loads including wind or seismic. These allowable bearing pressures are net values; the weight of the mat can be neglected for design purposes.

All mats should be reinforced with top and bottom steel, as appropriate, to provide structural continuity and to help span local irregularities. These recommendations may be revised depending on the particular design method selected by the structural engineer. It is essential that we observe the mat foundation pads prior to placement of reinforcing steel.

8.0 LIMITATIONS

This report has been prepared for the sole use of TRC BV Engineering, specifically for design of the multi-family development in Las Vegas, Nevada. The opinions presented in this report have been formulated in accordance with accepted geotechnical engineering practices that exist in the Las Vegas Area at the time this report was written. No other warranty, expressed or implied, is made or should be inferred.

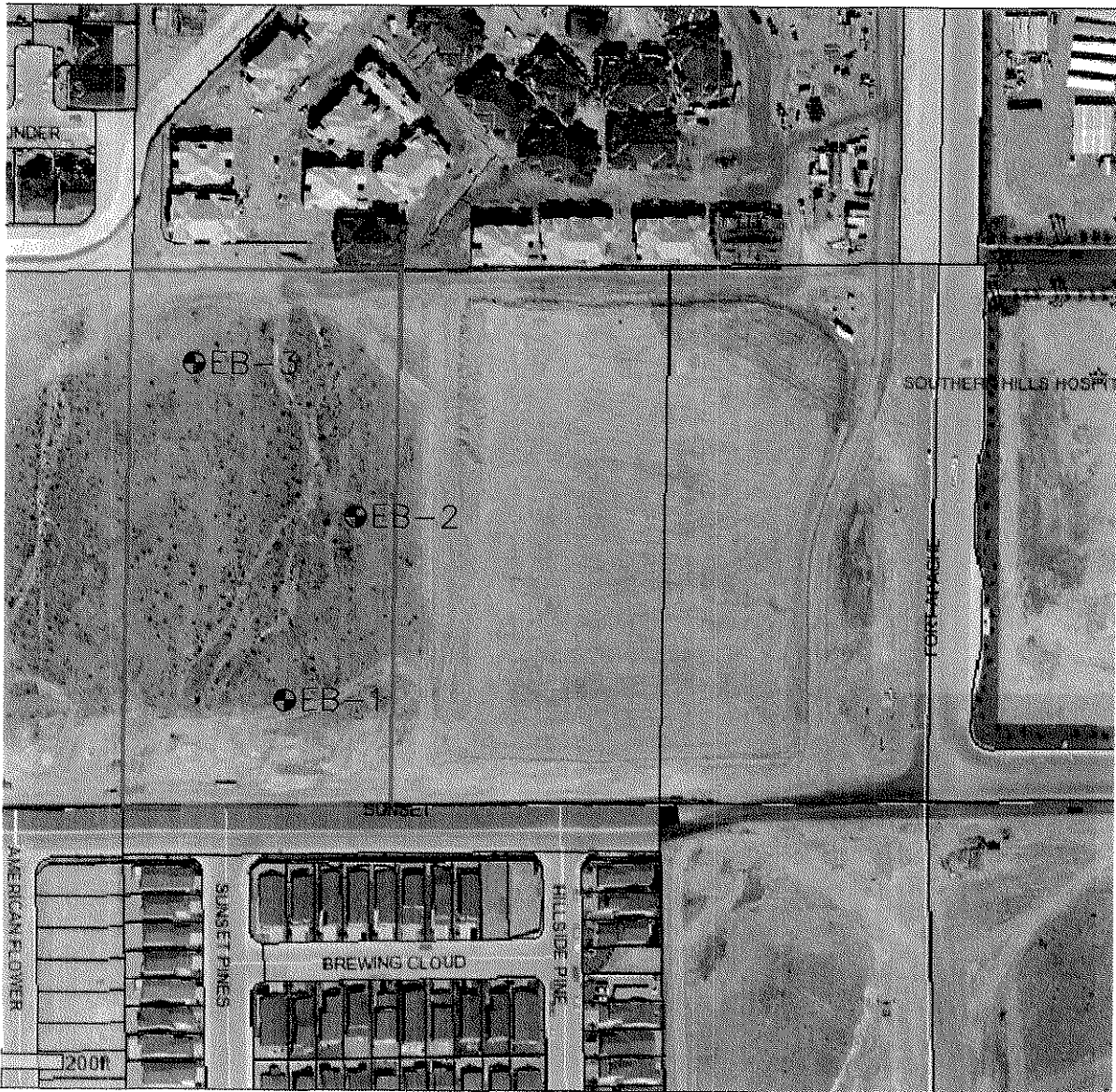
The opinions, conclusions and recommendations contained in this report are based upon the information obtained from our investigation, which includes data from widely separated discreet locations, visual observations from our site reconnaissance, and review of other geotechnical data provided to us, along with local experience and engineering judgment. The recommendations presented in this report are based on

the assumption that soil and geologic conditions at or between borings do not deviate substantially from those encountered or extrapolated from the information collected during our investigation. We are not responsible for the data presented by others.

We should be retained to review the geotechnical aspects of the final plans and specifications for conformance with our recommendations. The recommendations provided in this report are based on the assumption that we will be retained to provide observation and testing services during construction to confirm that conditions are similar to that assumed for design and to form an opinion as to whether the work has been performed in accordance with the project plans and specifications. If we are not retained for these services, TRC Lowney cannot assume any responsibility for any potential claims that may arise during or after construction as a result of misuse or misinterpretation of TRC Lowney's report by others. Furthermore, TRC Lowney will cease to be the Geotechnical-Engineer-of-Record if we are not retained for these services and/or at the time another consultant is retained for follow up service to this report.

The opinions presented in this report are valid as of the present date for the property evaluated. Changes in the condition of the property will likely occur with the passage of time due to natural processes and/or the works of man. In addition, changes in applicable standards of practice can occur as a result of legislation and/or the broadening of knowledge. Furthermore, geotechnical issues may arise that were not apparent at the time of our investigation. Accordingly, the opinions presented in this report may be invalidated, wholly or partially, by changes outside of our control. Therefore, this report is subject to review and should not be relied upon after a period of three years, nor should it be used, or is it applicable, for any other properties.

* * * * *



NTS

LEGEND

- ⊕ - Approximate location of exploratory boring

Aerial Topography provided by Clark County Regional Flood Control District

9/04*JS

SITE PLAN

5-Acre Parcel at the NW Corner of Sunset Road and Fort Apache
Las Vegas, Nevada

APPENDIX A
FIELD INVESTIGATION

The field investigation consisted of a surface reconnaissance and a subsurface exploration program using track-mounted, hollow-stem auger drilling equipment. Three eight-inch diameter exploratory borings were drilled on September 8, 2004, to a maximum depth of 10 feet. The approximate locations of the exploratory borings are shown on the Site Plan, Figure 1. The soils encountered were continuously logged in the field by our representative and described in accordance with the Unified Soil Classification System (ASTM D2488). The logs of the borings, as well as a key to the classification of the soil, are included as part of this appendix.

The locations of borings were measured by pacing from existing site boundaries. Elevations of the borings were not measured. The locations of the borings should be considered accurate only to the degree implied by the method used.

Representative soil samples were obtained from the borings at selected depths. All samples were returned to our laboratory for evaluation and appropriate testing. Penetration resistance blow counts were obtained by dropping a 140-pound hammer 30 inches. Standard Penetration Test (SPT) 2-inch O.D. samples were obtained by driving the samplers 18 inches and recording the number of hammer blows for each 6 inches of penetration. Unless otherwise indicated, the blows per foot recorded on the boring logs represent the accumulated number of blows required to drive the samplers the last two 6-inch increments. When using the SPT sampler, the last two 6-inch increments is the uncorrected Standard Penetration Test measured blow count. The various samplers are denoted at the appropriate depth on the boring logs and symbolized as shown on Figure A-1.

The attached boring logs and related information depict subsurface conditions at the locations indicated and on the date designated on the logs. Subsurface conditions at other locations may differ from conditions occurring at these boring locations. The passage of time may result in altered subsurface conditions due to environmental changes. In addition, any stratification lines on the logs represent the approximate boundary between soil types and the transition may be gradual.

* * * * *

PRIMARY DIVISIONS			SOIL TYPE	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, 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 SIEVE SIZE			CLEAR SQUARE SIEVE OPENINGS					
		200	40	10	4	3/4"	3"	12"		
SILTS AND CLAY	SAND			GRAVEL		COBBLES	BOULDERS			
	FINE	MEDIUM	COARSE	FINE	COARSE					
		0.08	0.4	2	5	19	76mm			

GRAIN SIZES

	TERZAGHI SPLIT SPOON STANDARD PENETRATION		MODIFIED CALIFORNIA		D&M UNDERWATER SAMPLER		SHELBY TUBE		NO RECOVERY
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SAMPLERS

SAND AND GRAVEL	BLOWS/FOOT*
VERY LOOSE	0-4
LOOSE	4-10
MEDIUM DENSE	10-30
DENSE	30-50
VERY DENSE	OVER 50

RELATIVE DENSITY

SILTS AND CLAYS	STRENGTH+	BLOWS/FOOT*
VERY SOFT	0-1/4	0-2
SOFT	1/4-1/2	2-4
MEDIUM STIFF	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.

KEY TO EXPLORATORY BORING LOGS

Unified Soil Classification System (ASTM D-2487)

EXPLORATORY BORING: EB-1

Sheet 1 of 1

DRILL RIG: EAGLE DRILLING

PROJECT NO: 2089-1

BORING TYPE: 8 INCH HOLLOW-STEM AUGER

PROJECT: SUNSET & FORT APACHE

LOGGED BY: JS

LOCATION: LAS VEGAS, NV

START DATE: 9-8-04 FINISH DATE: 9-8-04

COMPLETION DEPTH: 10.0 FT.

This log is a part of a report by Lowney Associates, and should not be used as a stand-alone document. This description applies only to the location of the exploration at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with time. The description presented is a simplification of actual conditions encountered. Transitions between soil types may be gradual.

Undrained Shear Strength (ksf)

- Pocket Penetrometer
- △ Torvane
- Unconfined Compression
- ▲ U-U Triaxial Compression

ELEVATION (FT)	DEPTH (FT)	SOIL LEGEND	MATERIAL DESCRIPTION AND REMARKS	SOIL TYPE	PENETRATION RESISTANCE (BLOWS/FT.)	SAMPLER	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	PERCENT PASSING NO. 200 SIEVE	Undrained Shear Strength (ksf)
	0		SURFACE ELEVATION:							
	0		SILTY GRAVEL WITH SAND (GM) very dense, dry, brown, fine to coarse gravel, fine sand, strongly cemented, some cobbles up to 6 inches diameter, non-plastic		50/1"	X				
	3		less cemented between 3 and 5 feet							
	5			GM	50/1"	X	1		15	
	10		Bottom of Boring at 10 feet		50/1"	X				

GROUND WATER OBSERVATIONS:
NO FREE GROUND WATER ENCOUNTERED

LA CORP. GDT 9/17/04 LV-FLL

EXPLORATORY BORING: EB-2

Sheet 1 of 1

DRILL RIG: EAGLE DRILLING
 BORING TYPE: 8 INCH HOLLOW-STEM AUGER
 LOGGED BY: JS
 START DATE: 9-8-04 FINISH DATE: 9-8-04

PROJECT NO: 2089-1
 PROJECT: SUNSET & FORT APACHE
 LOCATION: LAS VEGAS, NV
 COMPLETION DEPTH: 10.0 FT.

This log is a part of a report by Lowney Associates, and should not be used as a stand-alone document. This description applies only to the location of the exploration at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with time. The description presented is a simplification of actual conditions encountered. Transitions between soil types may be gradual.

ELEVATION (FT)	DEPTH (FT)	SOIL LEGEND	MATERIAL DESCRIPTION AND REMARKS	SOIL TYPE	PENETRATION RESISTANCE (BLOWS/FT)	SAMPLER	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	PERCENT PASSING NO. 200 SIEVE	Undrained Shear Strength (ksf)
	0	SURFACE ELEVATION:								
	0	SILTY GRAVEL WITH SAND (GM)	very dense, dry, brown, fine to coarse gravel, fine sand, strongly cemented, some cobbles up to 6 inches diameter Plasticity Index = 4, Liquid Limit = 19		50/2"	X	5		39	
	5			GM	50/2"	X				
	10		Bottom of Boring at 10 feet		50/2"	X				
	15									

- Pocket Penetrometer
 - △ Torvane
 - Unconfined Compression
 - ▲ U-U Triaxial Compression
- 1.0 2.0 3.0 4.0

GROUND WATER OBSERVATIONS:
 NO FREE GROUND WATER ENCOUNTERED

LA CORP GDT 9/17/04 LV- FLL

EXPLORATORY BORING: EB-3

Sheet 1 of 1

DRILL RIG: EAGLE DRILLING
 BORING TYPE: 8 INCH HOLLOW-STEM AUGER
 LOGGED BY: JS
 START DATE: 9-8-04 FINISH DATE: 9-8-04

PROJECT NO: 2089-1
 PROJECT: SUNSET & FORT APACHE
 LOCATION: LAS VEGAS, NV
 COMPLETION DEPTH: 4.0 FT.

This log is a part of a report by Lowney Associates, and should not be used as a stand-alone document. This description applies only to the location of the exploration at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with time. The description presented is a simplification of actual conditions encountered. Transitions between soil types may be gradual.

ELEVATION (FT)	DEPTH (FT)	SOIL LEGEND	MATERIAL DESCRIPTION AND REMARKS	SOIL TYPE	PENETRATION RESISTANCE (BLOWS/FT.)	SAMPLER	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	PERCENT PASSING NO. 200 SIEVE	Undrained Shear Strength (ksf)
	0		<p style="text-align: center;">SURFACE ELEVATION:</p> <p>SILTY GRAVEL WITH SAND (GM) very dense, dry, brown, fine to coarse gravel, fine sand, strongly cemented, some cobbles up to 3 inches diameter,</p>	GM	50/2"	X				<p style="text-align: right;">○ Pocket Penetrometer △ Torvane ● Unconfined Compression ▲ U-U Triaxial Compression</p> <p style="text-align: center;">1.0 2.0 3.0 4.0</p>
			drilling refusal							
	5		Bottom of Boring at 4 feet							
	10									
	15									

GROUND WATER OBSERVATIONS:
 NO FREE GROUND WATER ENCOUNTERED

I.A. CORP. GDT. 9/17/04 LV-ELL

APPENDIX B
LABORATORY PROGRAM

The laboratory testing program was directed toward a quantitative and qualitative evaluation of the physical and mechanical properties of the soils underlying the site and to aid in verifying soil classification.

Moisture Content: The natural water content was measured (ASTM D2216) on two samples of the materials recovered from the borings. These water contents are recorded on the boring logs at the appropriate sample depths.

Plasticity Index: Plasticity Index tests (ASTM D4318) were performed on two samples of the subsurface soils to measure the range of water contents over which these materials exhibit plasticity. The Plasticity Index was used to classify the soil in accordance with the Unified Soil Classification System and to evaluate the soil expansion potential. Results of these tests are on the logs of the borings at the appropriate sample depths.

Washed Sieve Analyses: The percent soil fraction passing the No. 200 sieve (ASTM D1140) was measured on two samples of the subsurface soils to aid in the classification of these soils. Results of these tests are shown on the boring logs at the appropriate sample depths.

* * * * *