GLOBAL GEO-ENGINEERING, INC.

September 13, 2019
Project 8273-06

RDS Partners, Inc.
3857 Birch Street, #711
Newport Beach, California 92660

Attention: Mr. Ed Horowitz

Subject: Feasibility of On-Site Sewage Disposal System
Proposed Seepage Pits for the Senior Housing
13225 Serenity Trail
Chino, California

Reference: EnGEN Corporation – *Updated Geotechnical Report, Summerland Senior Living Facility, 13225 Serenity Trail, Chino, California* APN: 1023-011-051, Project Number 4219GFS dated August 15, 2017

Dear Mr. Horowitz:

1. INTRODUCTION

a) As requested, we have conducted a feasibility study for the on-site sewage disposal system for the proposed senior housing development at the subject site located in Chino area of the San Bernardino County, California.

b) A geotechnical study was conducted by EnGEN Corporation in 2015 and 2017. A total of six test pits were excavated in 2015 to depth ranging from 10 to 20 feet. In 2017, five borings were drilled to depths ranging from 5 (terminated due to refusal) to 51.5 feet. Approximately 1 to 35 feet of undocumented fill soils, likely placed during the grading for the Serenity Trail and State Highway 71, were encountered in the excavations underlain by alluvium and SANDSTONE bedrock. Perched water conditions were encountered in two borings drilled along the southwest property line at depth of 34 and 43 feet below grade.

c) The purpose of our geotechnical services was to conduct percolation testing to determine the feasibility of on-site sewage disposal system consisting of seepage pits. Testing was conducted in accordance with *Onsite Wastewater Treatment System Soil Percolation(PERC) Test Report Standards: Suitability of Lots and Soils for Use of Leachlines or Seepage Pits* by San Bernardino County Public Health.

3 Corporate Park, Suite 270, Irvine, California 92606
Office (949) 221-0900 Fax (949) 221-0091
e-mail: global@globalgeo.net

d) The proposed development will consist of 110-unit senior housing. It should be noted that the test report standards does not have any specific requirements for a large scale senior housing.

2. PERCOLATION STUDY

2.1 The subject triangular-shaped property is located northeast of Serenity Trail, just north of Chino Avenue in the city of Chino, California. The approximate site location is shown on the *Location Map, Figure 1*.

2.2 The proposed development will include a multi-story senior living facility consisting of 110 units. The owner would like to construct on-site sewage system consisting of seepage pits.

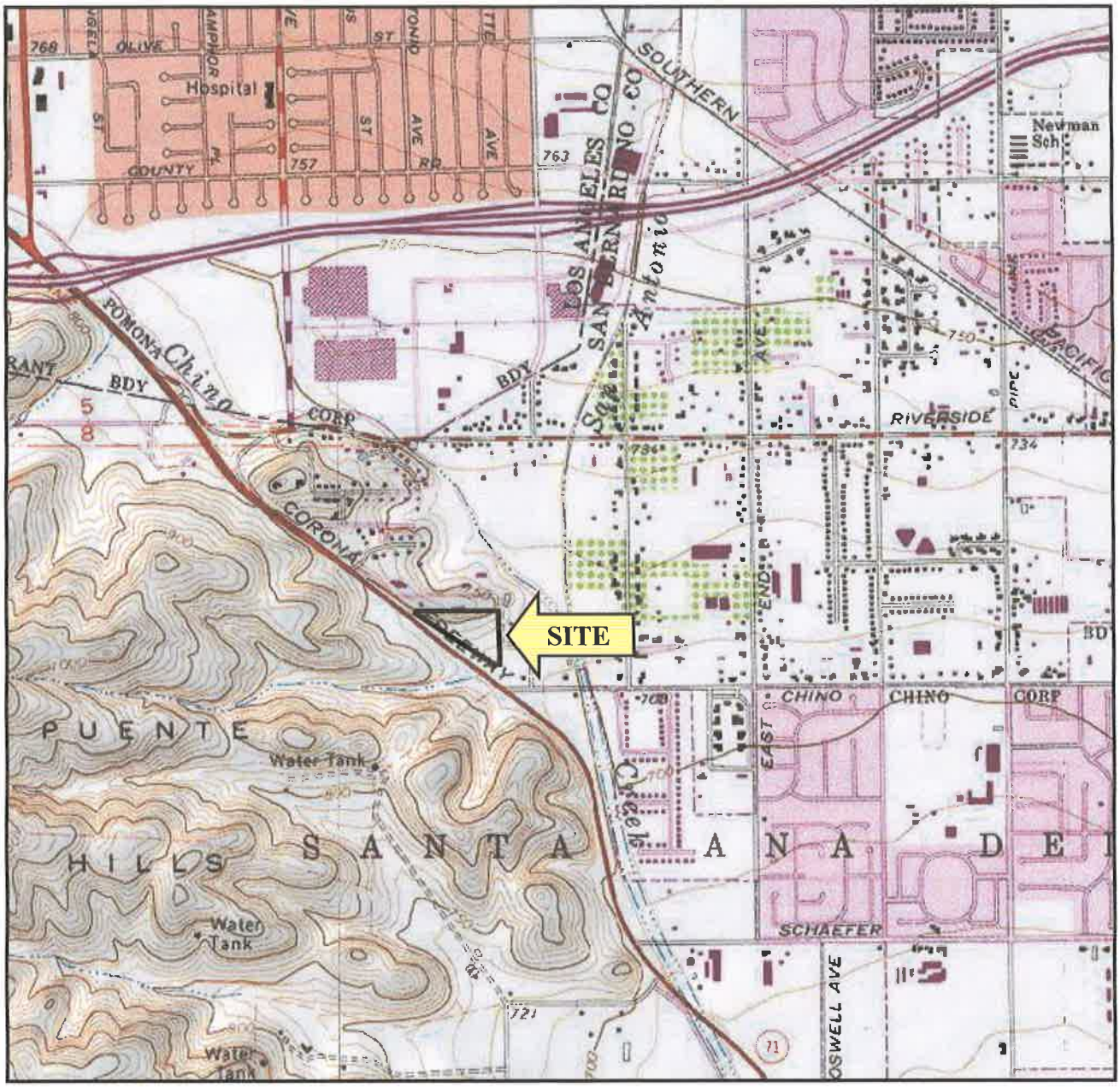
2.3 In August 27, 2019, we excavated one 8-inch exploratory boring (P-1) to a depth of 45 feet below ground surface for groundwater monitoring. Perched ground water was encountered at 27 feet below grade. Additionally four 8-inch diameter borings drilled to depths ranging from 30 to 40 feet below grade. Borings P-2, P-4 and P-5 were backfilled to 20, 25 and 24.6 feet, respectively, to conduct percolation testing. The *Logs of Borings* are included as *Figures 2* through *6*.

2.4 The percolation test borings were thoroughly pre-soaked 24 hours prior to the percolation testing. After the pre-soaking period, the hole was filled with clear water 3 feet below the existing ground (proposed cap level) with a 1½-inch diameter hose for the percolation testing.

2.5 Test method used was the drop method. At every half an hour a drop in the water level was measured. After the readings were taken, the borings were backfilled to 3 feet below grade. The measurements continued for until a last three reading showed consistent drops. The measured drops in water level at the end of every 30-minute period are presented below:

30-Minute Reading	P-2	P-3	P-4	P-5
	20 feet deep	38.5 feet deep	25 feet deep	24.6 feet deep
1	87	48	94	19
2	86	48	94	14
3	86	45	96	14
4	86	44	96	13
5	86	43	96	2
6	85	43	95	12
7	85	42	95	11
8	85	42	95	11
9	84	42	95	12
10	**84**	**42**	**95**	**11**

LOCATION MAP



BASE MAP: USGS 7.5-Minute Topographic Map,
Ontario Quadrangle, 1981

2000 0 2000 4000

SCALE FEET

NORTH

GLOBAL GEO-ENGINEERING, INC.

GEOLOGIC AND SOILS ENGINEERING IRVINE, CALIFORNIA

13225 Serenity Trail
Chino, California

Date: September 2019	**Figure No:**
Project No. 8273-06	1

Global Geo-Engineering, Inc. Irvine, California Geologists and Geotechnical Engineers	LOG OF TEST PIT P-1	Drilling Method : Hollow Stem Sampling Method : SPT Hammer Weight (lbs) : 140 Hammer Drop (in) : 30
13225 Serenity Trail Chino, California	Date : August 27, 2019 Logged By : KBY Diameter of Boring : 8" Drilling Company : Cal Pac Drilling Rig : Limited Access	
Project: 8273-06		

Sample Type: Ring, Bulk

Water Levels: Groundwater Encountered, Seepage Encountered

Depth in Feet	Sample	Field Moisture % Dry Weight	Dry Density lb./cubic ft.	Relative Compaction	Water Level	USCS	GRAPHIC	DESCRIPTION
0						ML/CL		Clayey SILT/Silty CLAY: brown to olive brown, slightly moist to moist, soft to medium stiff
5						CL		Silty CLAY: brown to olive brown, slightly moist to moist, medium stiff FILL
10	■			N=23		CL		Silty CLAY: olive brown, moist, medium stiff to stiff with caliche stringers
15								
20								
25					▼			@25' water encountered, soft

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Figure 2.1

Global Geo-Engineering, Inc.
Irvine, California
Geologists and Geotechnical Engineers

13225 Serenity Trail
Chino, California

Project: 8273-06

LOG OF TEST PIT P-1

Date : August 27, 2019
Logged By : KBY
Diameter of Boring : 8"
Drilling Company : Cal Pac
Drilling Rig : Limited Access

Drilling Method : Hollow Stem
Sampling Method : SPT
Hammer Weight (lbs) : 140
Hammer Drop (in) : 30

Sample Type
- Ring
- Bulk

Water Levels
- Groundwater Encountered
- Seepage Encountered

Depth in Feet	Sample	Field Moisture % Dry Weight	Dry Density lb./cubic ft.	Relative Compaction	Water Level	USCS	GRAPHIC	DESCRIPTION
25				N=4		CL		
30						SS/SL		Interbedded SANDSTONE and SILTSTONE: yellow brown to olive gray
35								
40								
45								YORBA MEMBER PUENTE FORMATION
50								Bottom of Test Pit at 45 feet:

Notes.
1. 3 inch perforated pipe and gravel installed for groundwater monitoring
2. Groundwater encountered at 25 feet; Static water level measured at 27 feet

Figure 2.2

09-12-2019 C:\Program Files (x86)\Intech2014\temp\Boring Logs 2002 Editon\8273-06 - RDS, Serenity Trail P-1.2.bor

Global Geo-Engineering, Inc.
Irvine, California
Geologists and Geotechnical Engineers

13225 Serenity Trail
Chino, California

Project: 8273-06

LOG OF TEST PIT P-2

Date : August 27, 2019
Logged By : KBY
Diameter of Boring : 8"
Drilling Company : Cal Pac
Drilling Rig : Limited Access

Drilling Method : Hollow Stem
Sampling Method : SPT
Hammer Weight (lbs) : 140
Hammer Drop (in) : 30

Sample Type
Ring
Bulk

Water Levels
Groundwater Encountered
Seepage Encountered

Depth in Feet	Sample	Field Moisture % Dry Weight	Dry Density lb./cubic ft.	Relative Compaction	Water Level	USCS	GRAPHIC	DESCRIPTION
0						ML/CL		Clayey SILT/Silty CLAY: greyish brown, slightly moist, soft to medium stiff
5								FILL
						CL		Silty CLAY: dark yellow brown, slightly moist to moist, medium stiff
10								@10' moist
								ALLUVIUM
15						SS/SL		Interbedded SANDSTONE and SILTSTONE: yellow brown to olive gray
20								
25								

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Figure 3.1

Global Geo-Engineering, Inc.
Irvine, California
Geologists and Geotechnical Engineers

13225 Serenity Trail
Chino, California

Project: 8273-06

LOG OF TEST PIT P-2

Date : August 27, 2019
Logged By : KBY
Diameter of Boring : 8"
Drilling Company : Cal Pac
Drilling Rig : Limited Access

Drilling Method : Hollow Stem
Sampling Method : SPT
Hammer Weight (lbs) : 140
Hammer Drop (in) : 30

Sample Type
- Ring
- Bulk

Water Levels
- Groundwater Encountered
- Seepage Encountered

Depth in Feet	Sample	Field Moisture % Dry Weight	Dry Density lb./cubic ft.	Relative Compaction	Water Level	USCS	GRAPHIC	DESCRIPTION
25						SS/SL		@29' water encountered YORBA MEMBER PUENTE FORMATION
30								Bottom of Test Pit at 30 feet:
35								
40								
45								
50								

Notes.
1. Boring backfiled to 20 feet. 3 inch perforated pipe and gravel installed
2. Groundwater encountered at 29 feet; Static water level measured at 27.5 feet

Figure 3.2

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Global Geo-Engineering, Inc.
Irvine, California
Geologists and Geotechnical Engineers

13225 Serenity Trail
Chino, California

Project: 8273-06

LOG OF TEST PIT P-3

Date : August 28, 2019
Logged By : KBY
Diameter of Boring : 8"
Drilling Company : Cal Pac
Drilling Rig : Limited Access

Drilling Method : Hollow Stem
Sampling Method : SPT
Hammer Weight (lbs) : 140
Hammer Drop (in) : 30

Sample Type: Ring, Bulk

Water Levels: Groundwater Encountered, Seepage Encountered

Depth in Feet	Sample	Field Moisture % Dry Weight	Dry Density lb./cubic ft.	Relative Compaction	Water Level	USCS	GRAPHIC	DESCRIPTION
0						CL		Silty CLAY: dark yellow brown, slightly moist to moist, stiff ALLUVIUM
5								
10						SS/SL		Interbedded SANDSTONE and SILTSTONE: yellow brown, fine grained SANDSTONE with light olive gray Sandy SILTSTONE interbeds, moderately hard
15								
20						SL		SILTSTONE: olive gray, moderately hard, damp to slightly moist 20' more Sandy
25								@25' hard, less Sandy

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Figure 4.1

Global Geo-Engineering, Inc.
Irvine, California
Geologists and Geotechnical Engineers

13225 Serenity Trail
Chino, California

Project: 8273-06

LOG OF TEST PIT P-3

Date : August 28, 2019
Logged By : KBY
Diameter of Boring : 8"
Drilling Company : Cal Pac
Drilling Rig : Limited Access

Drilling Method : Hollow Stem
Sampling Method : SPT
Hammer Weight (lbs) : 140
Hammer Drop (in) : 30

Sample Type
Ring
Bulk

Water Levels
Groundwater Encountered
Seepage Encountered

Depth in Feet	Sample	Field Moisture % Dry Weight	Dry Density lb./cubic ft.	Relative Compaction	Water Level	USCS	GRAPHIC	DESCRIPTION
25								
30						SS/SL		@30' more Clayey, moist
35								
40								YORBA MEMBER PUENTE FORMATION
45								Bottom of Test Pit at 40 feet:
50								

Notes.
1. 3 inch perforated pipe and gravel installed
2. No groundwater encountered

Figure 4.2

09-12-2019 C:\Program Files (x86)\mtech2014\temp\Boring Logs 2002 Edition\8273-06 - RDS, Serenity Trail P-3.2.bor

Global Geo-Engineering, Inc.
Irvine, California
Geologists and Geotechnical Engineers

13225 Serenity Trail
Chino, California

Project: 8273-06

LOG OF TEST PIT P-4

Date : August 28, 2019
Logged By : KBY
Diameter of Boring : 8"
Drilling Company : Cal Pac
Drilling Rig : Limited Access

Drilling Method : Hollow Stem
Sampling Method : SPT
Hammer Weight (lbs) : 140
Hammer Drop (in) : 30

Sample Type
Ring
Bulk

Water Levels
Groundwater Encountered
Seepage Encountered

Depth in Feet	Sample	Field Moisture % Dry Weight	Dry Density lb./cubic ft.	Relative Compaction	Water Level	USCS	GRAPHIC	DESCRIPTION
0						CL		Clayey SILT: greyish brown, slightly moist, soft to medium stiff
5	■			N=13				FILL
						SS		SANDSTONE: fine grained, yellow brown, slightly moist, hard
10								@10' more Silty with SILTSTONE interbeds
15						SL		SILTSTONE: olive gray, moderately hard, moist
20								
25								

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Figure 5.1

Global Geo-Engineering, Inc.
Irvine, California
Geologists and Geotechnical Engineers

13225 Serenity Trail
Chino, California

Project: 8273-06

LOG OF TEST PIT P-4

Date	: August 28, 2019
Logged By	: KBY
Diameter of Boring	: 8"
Drilling Company	: Cal Pac
Drilling Rig	: Limited Access

Drilling Method	: Hollow Stem
Sampling Method	: SPT
Hammer Weight (lbs)	: 140
Hammer Drop (in)	: 30

Sample Type
- Ring
- Bulk

Water Levels
- Groundwater Encountered
- Seepage Encountered

Depth in Feet	Sample	Field Moisture % Dry Weight	Dry Density lb./cubic ft.	Relative Compaction	Water Level	USCS	GRAPHIC	DESCRIPTION
25								
30						SS/SL		@35' water encountered YORBA MEMBER PUENTE FORMATION
35					▼			Bottom of Test Pit at 35 feet: Notes. 1. Boring backfilled to 25 feet; Pipe and gravel installed down to 25' 2. Groundwater encountered at 35 feet
40								
45								
50								

Figure 5.2

09-12-2019 C:\Program Files (x86)\wintech2014\temp\Boring Logs 2002 Editon\8273-06 - RDS, Serenity Trail P-4.2.bor

Global Geo-Engineering, Inc.
Irvine, California
Geologists and Geotechnical Engineers

13225 Serenity Trail
Chino, California

Project: 8273-06

LOG OF TEST PIT P-5

Date : August 28, 2019
Logged By : KBY
Diameter of Boring : 8"
Drilling Company : Cal Pac
Drilling Rig : Limited Access

Drilling Method : Hollow Stem
Sampling Method : SPT
Hammer Weight (lbs) : 140
Hammer Drop (in) : 30

Sample Type: Ring, Bulk
Water Levels: Groundwater Encountered, Seepage Encountered

Depth in Feet	Sample	Field Moisture % Dry Weight	Dry Density lb./cubic ft.	Relative Compaction	Water Level	USCS	GRAPHIC	DESCRIPTION
0						CL		Clayey SILT/Silty CLAY: greyish brown, slightly moist, soft to medium stiff
5	■			N=10				FILL
10	■			N=24		CL		Silty CLAY: dark brown, slightly moist, medium stiff to stiff
15	■			N=20				ALLUVIUM
20						SL		Interbedded SANSTONE and SILTSTONE: yellow brown, fine grained, SANDSTONE with olive gray SILTSTONE interbeds
								@20' more Silty
25								@25' moist

09-12-2019 C:\Program Files (x86)\Intech2014\temp\Boring Logs 2002 Editon\8273-06 - RDS, Serenity Trail P-5.1.bor

Figure 6.1

Global Geo-Engineering, Inc.
Irvine, California
Geologists and Geotechnical Engineers

13225 Serenity Trail
Chino, California

Project: 8273-06

LOG OF TEST PIT P-5

Date : August 28, 2019
Logged By : KBY
Diameter of Boring : 8"
Drilling Company : Cal Pac
Drilling Rig : Limited Access

Drilling Method : Hollow Stem
Sampling Method : SPT
Hammer Weight (lbs) : 140
Hammer Drop (in) : 30

Sample Type
- Ring
- Bulk

Water Levels
- Groundwater Encountered
- Seepage Encountered

Depth in Feet	Sample	Field Moisture % Dry Weight	Dry Density lb./cubic ft.	Relative Compaction	Water Level	USCS	GRAPHIC	DESCRIPTION
25								
30						SS/SL		@35' water encountered YORBA MEMBER PUENTE FORMATION
35					▼			Bottom of Test Pit at 35 feet:
40								
45								
50								

Notes.
1. Boring backfilled to 25 feet; Pipe and gravel installed down to 25'
2. Groundwater encountered at 35 feet

Figure 6.2

09-12-2019 C:\Program Files (x86)\Intech2014\temp\Boring Logs 2002 Editon\8273-06 - RDS, Serenity Trail P-5.2.bor

2.6 The percolation rates were calculated based on the final drop reading. The un-factored rates, in gallons/ft^2/day are provided in the following table:

P-2	P-3	P-4	P-5
31.3	6.25	26.4	2.6

3. CONCLUSIONS

It is our opinion that the tested area is suitable to be used as a sewage disposal system. The percolation rates provided above may be used with an appropriate factor of safety to design the number of seepage pits for the planning purposes. A final detailed percolation study based on the county of San Bernardino will be required.

4. CLOSURE

a) The information provided in the report, to the best of our knowledge, is true. We take the overall responsibility of preparing this report.

b) Soils and bedrock over an area show variations in geological structure, type, strength and other properties from what can be observed, sampled and tested from specimens extracted form necessarily limited exploratory borings. Therefore, there are natural limitations inherent in making geologic and soil engineering studies and analyses. Our findings, interpretations, analyses and recommendations are based on observation, laboratory data and our professional experience; and the projections we make are professional judgments conforming to the usual standards of the profession. No other warranty is herein expressed or implied.

c) In the event that during construction, conditions are exposed, which are significantly different from those described in this report, they should be brought to the attention of the Geotechnical Engineer.

The opportunity to be of service is sincerely appreciated. If you have any questions or if we can be of further assistance, please call.

Very truly yours,

GLOBAL GEO-ENGINEERING, INC.

Mohan B. Upasani
Principal Geotechnical Engineer
RGE 2301
(Exp. March 31, 2021)

REGISTERED PROFESSIONAL ENGINEER
MOHAN B. UPASANI
Exp. Date 03/31/21
2301
GEOTECHNICAL
STATE OF CALIFORNIA

MBU/KBY: fdg

Enclosures:

Terms and Conditions	
Location Map	- Figure 1
Log of Percolation Test Borings	- Figures 2 through 6
Boring Location Plan	- Plate 1

TERMS AND CONDITIONS

Consultant shall serve Client by providing professional counsel and technical advice regarding subsurface conditions consistent with the scope of services agreed-to between the parties. Consultant will use his professional judgment and will perform his services using that degree of care and skill ordinarily exercised under similar circumstances, by reputable foundation engineers and/or engineering geologists practicing in this or similar localities.

- In assisting Client, the Consultant may include or rely on information and drawings prepared by others for the purpose of clarification, reference or bidding; however, by including the same, the Consultant assumes no responsibility for the information shown thereon and Client agrees that Consultant is not responsible for any defects in its services that result from reliance on the information and drawings prepared by others. Consultant shall not be liable for any incorrect advice; judgment or decision based on any inaccurate information furnished by the Client or any third party, and Client will indemnify Consultant against claims, demands, or liability arising out of, or contribute to, by such information.

- Unless otherwise negotiated in writing, Client agrees to limit any and all liability, claim for damages, cost of defense, or expenses to be levied against Consultant on account of design defect, error, omission, or professional negligence to a sum **not to exceed ten thousand dollars or charged fees whichever is less**. Further, Client agrees to notify any construction contractor or subcontractor who may perform work in connection with any design, report, or study prepared by Consultant of such limitation of liability for design defects, errors, omissions, or professional negligence, and require as a condition precedent to their performing the work a like limitation of liability on their part as against the Consultant. In the event the Client fails to obtain a like limitation of liability provision as to design defects, errors, omissions or professional negligence, any liability of the Client and Consultant to such contractor or subcontractor arising out of a negligence shall be allocated between Client and Consultant in such a manner that the aggregate liability of Consultant for such design defects to all parties, including the Client shall **not exceed ten thousand dollars or charged fees whichever is less**. No warranty, expressed or implied of merchantability or fitness, is made or intended in connection with the work to be performed by Consultant or by the proposal for consulting or other services or by the furnishing of oral or written reports or findings made by Consultant.

- The Client agrees, to the fullest extent permitted by law, to indemnify, defend and hold harmless the Consultant, its officers, directors, employees, agents and subconsultants from and against all claims, damages, liabilities or costs, including reasonable attorney's fees and defense costs, of any nature whatsoever arising from or in connection with the Project to the extent that said claims, damages, liabilities or costs arise out of the work, services, or conduct of Client or Client's contractors, subconsultants, or other third party not under Consultant's control. Client further agrees that the duty to defend set forth herein arises immediately and is not contingent on a finding of fault against Client or Client's contractors, subconsultants, or other third parties. Client shall not be obligated under this provision to indemnify Consultant for Consultant's sole negligence or willful misconduct.

- Client shall grant free access to the site for all necessary equipment and personnel and Client shall notify any and all possessors of the project site that Client has granted Consultant free access to the project site at no charge to Consultant unless expressly agreed to otherwise in writing.

- If Client is not the property owner for the subject Project, Client agrees that it will notify the property owner of the terms of this agreement and obtain said property owner's approval to the terms and conditions herein. Should Client fail to obtain the property owner's agreement as required herein, Client agrees to be solely responsible to Consultant for all damages, liabilities, costs, including litigation fees and costs, arising from such failure that exceed that limitation of Consultant's liability herein.

- Client shall locate for Consultant and shall assume responsibility for the accuracy of his representations as to the locations of all underground utilities and installations. Consultant will not be responsible for damage to any such utilities or installation not so located.

- Client and Consultant agree to waive claims against each other for consequential damages arising out of or relating to this agreement. Neither party to this agreement shall assign the contract without the express, written consent of the other party.

- Consultant agrees to cover all open test holes and place a cover to carry a 200-pound load on each hole prior to leaving project site unattended. Consultant agrees that all test holes will be backfilled upon completion of the job. However, Client may request test holes to remain open after completion of Consultants work. In the event Client agrees to pay for all costs associated with covering and backfilling said test holes at a later date, and Client shall indemnify, defend and hold harmless Consultant for all claims, demands and liabilities arising from his request, except for the sole negligence of the Consultant, to the extent permitted by law.

- Consultant shall not be responsible for the general safety on the job or for the work of Client, other contractors and third parties.

- Consultant shall be excused for any delay in completion of the contract caused by acts of God, acts of the Client or Client's agent and/or contractors, inclement weather, labor trouble, acts of public utilities, public bodies, or inspectors, extra work, failure of Client to make payments promptly, or other contingencies unforeseen by Consultant and beyond reasonable control of the Consultant.

- In the event that either party desires to terminate this contract prior to completion of the project, written notification of such intention to terminate must be tendered to the other party. In the event Client notifies Consultant of such intention to terminate Consultant's services prior to completion of the contract, Consultant reserves the right to complete such analysis and records as are necessary to place files in order, to dispose of samples, put equipment in order, and (where considered necessary to protect his professional reputation) to complete a report on the work performed to date. In the event that Consultant incurs cost in Client's termination of this Agreement, a termination charge to cover such cost shall be paid by Client.

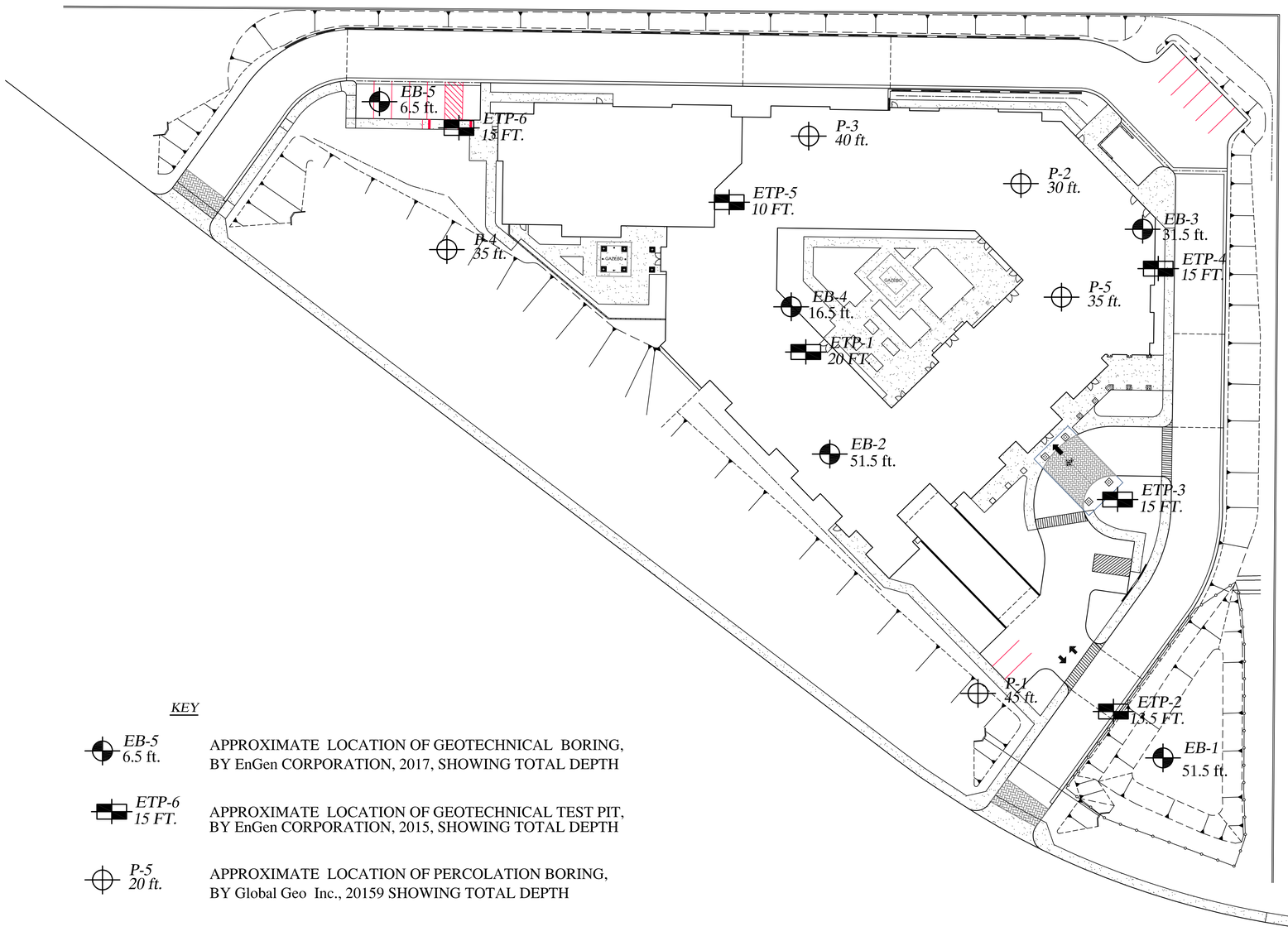
- If the Client is a corporation, the individual or individuals who sign or initial this Contract, on behalf of the Client, guarantee that Client will perform its duties under this Contract. The individual or individuals so signing or initialing this Contract warrant that they are duly authorized agents of the Client.

- Any notice required or permitted under this Contract may be given by ordinary mail at the address contained in this Contract, but such address may be changed by written notice given by one party to the other from time to time. Notice shall be deemed received in the ordinary course of the mail. This agreement shall be deemed to have been entered into the County of Orange, State of California.

LIMITATIONS

Our findings, interpretations, analyses, and recommendations are professional opinions, prepared and presented in accordance with generally accepted professional practices and are based on observation, laboratory data and our professional experience. Consultant does not assume responsibility for the proper execution of the work by others by undertaking the services being provided to Client under this agreement and shall in no way be responsible for the deficiencies or defects in the work performed by others not under Consultant's direct control. No other warranty herein is expressed or implied.

BORING AND TEST PIT LOCATION PLAN



KEY

EB-5 6.5 ft.	APPROXIMATE LOCATION OF GEOTECHNICAL BORING, BY EnGen CORPORATION, 2017, SHOWING TOTAL DEPTH
ETP-6 *15 FT.*	APPROXIMATE LOCATION OF GEOTECHNICAL TEST PIT, BY EnGen CORPORATION, 2015, SHOWING TOTAL DEPTH
P-5 *20 ft.*	APPROXIMATE LOCATION OF PERCOLATION BORING, BY Global Geo Inc., 20159 SHOWING TOTAL DEPTH

30 0 30 60
SCALE FEET

BORING AND TEST PIT LOCATION PLAN

13225 SERENITY TRAIL
CHINO, CALIFORNIA

GLOBAL GEO-ENGINEERING, INC

PROJECT NO.: 8273-06	DATE: SEPTEMBER 2019	PLATE NO.: 1