



1101 Fawcett Avenue, Suite 200
Tacoma, Washington 98402
253.383.4940

March 22, 2024

Avenue 55, LLC
601 Union Street, Suite 2930
Seattle, Washington 98101

Attention: Ben Varin

Subject: Report Addendum 4
Geotechnical Engineering Services
DuPont-West
DuPont, Washington
File No. 26421-001-00

This report addendum (Addendum 4) documents our plan review and response to a geotechnical-related comment in the City of DuPont's "Review Comments and Request for Additional Information" letter addressed to Avenue 55 LLC, and dated January 8, 2024 (City Letter). Our services have been provided in accordance with the terms in our signed agreement with Avenue 55, LLC (signed October 17, 2022).

Most recently, we prepared "Report Addendum 3, Geotechnical Engineering Services, Dupont-West, Dupont, Washington dated October 20, 2023 (Addendum 3) that provides a discussion on critical areas (geologically hazardous areas) at the project site located at 1700 Center Drive in DuPont, Washington. Our other previous geotechnical deliverables for the site include:

- "Geotechnical Engineering Services, Lot 'Y' Industrial Park, DuPont, Washington" dated October 10, 2011 (2011 Report). As part of our services, we advanced 22 test pit explorations in the project area to develop an understanding of subsurface conditions. The 2011 Report presents a summary of our findings, conclusions, and recommendations regarding geotechnical engineering aspects of the proposed industrial park development.
- "Report Addendum, Geotechnical Engineering Services, DuPont Industrial Warehouse, DuPont, Washington" dated May 11, 2018 (2018 Addendum), which includes our review of a proposed development site plan and updated recommended seismic design parameters.
- "Report Addendum, Geotechnical Engineering Services, DuPont Industrial Park, DuPont, Washington," dated November 8, 2022 (November 2022 Addendum).
- "Revised Report Addendum 2, Geotechnical Engineering Services, DuPont 243, DuPont, Washington" dated August 1, 2023 (August 2023 Addendum), which includes our review of an updated development site plan and confirmation of previously provided geotechnical design recommendations.

Per the City Letter, they requested additional input from the geotechnical engineer regarding critical areas, as they relate to geologically hazardous areas and the planned Sequalitchew Creek Trail easement that runs through the southeast half of the project property. Specifically, under section “A. DMC 25.105 Critical Areas 1.” of the City Letter, the City of DuPont requested to “provide a letter from the geotechnical engineer that the proposed trail design within the 50-foot landslide hazard area buffer has been specifically evaluated and can be constructed to ensure at least 100 years of useful life for the trail.”

Additional clarification was provided by Barbara Kincaid of the City of Dupont regarding this request in an email to Ben Varin at Avenue 55, LLC on March 12, 2024. Regarding the above comment related to the Sequalitchew Creek Trail, Barbara’s email clarified that “we will accept a letter from your Geologist confirming that they conducted an evaluation of the landslide and/or erosion hazard as to the proposed trail location and find there are no potential landslide or erosion issues with the trail placement that would cause the trail to fail and thus endanger the public.”

For this request, we reviewed Sheet C6 “PRELIMINARY GRADING AND STORM DRAINAGE PLAN-EAST” of the Project Civil Plans prepared by Barghausen Consulting Engineers, Inc. dated November 6, 2023. The trail easement encroaches the 50-foot “top of slope” buffer at two locations, both are near the west end of the trail easement where it connects to the rest of the trail running off-site. Site grading appears to be minimal in the southeast corner of the property and is generally limited to the Sequalitchew Creek Trail easement and some landscaping.

Based on our review of Civil Plan Sheet C6, our previous geotechnical studies and our experience, it is our opinion that the new trail encroachment as described poses a low risk to overall global slope stability related to landslide and erosion hazards and any accompanying buffers. We take no issue with the proposed trail as it relates to geotechnical considerations.

LIMITATIONS

We have prepared this report for Avenue 55, LLC, for the DuPont-West project located at 1700 Center Drive in DuPont, Washington and is intended to provide supplemental geotechnical design recommendations to our previous studies at this site for this project. Avenue 55, LLC may distribute copies of this report to authorized agents and regulatory agencies as may be required for the project.

Within the limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practices in the field of geotechnical engineering in this area at the time this report was prepared. The conclusions, recommendations, and opinions presented in this report are based on our professional knowledge, judgment, and experience. No warranty or other conditions, express or implied, should be understood.



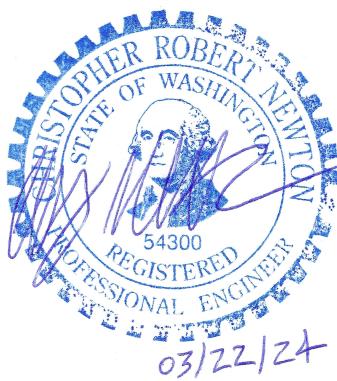
Please refer to Appendix A titled "Report Limitations and Guidelines for Use" provided in our "Revised Report Addendum 2, Geotechnical Engineering Services, DuPont 243, DuPont, Washington" dated August 1, 2023, for additional limitations and information pertaining to use of this report. Except as modified herein, the recommendations, limitations, and information presented in the August 2023 Addendum and subsequent Addendum 3 also apply to this project and should be reviewed for our complete geotechnical recommendations.

Sincerely,
GeoEngineers, Inc.



Christopher R. Newton, PE
Geotechnical Engineer

CN:DJT:jes



Dennis (DJ) Thompson, PE
Associate Geotechnical Engineer

One copy submitted electronically

Proprietary Notice: The contents of this document are proprietary to GeoEngineers, Inc. and are intended solely for use by our client to evaluate GeoEngineers' capabilities and understanding of project requirements as they relate to performing the services proposed for a specific project. Copies of this document or its contents may not be disclosed to any other parties without the written consent of GeoEngineers.

Disclaimer: Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.

Copyright© 2024 by GeoEngineers, Inc. All rights reserved.

