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The Stalder Group

Attn: Matthew Stalder
1801 Vantage Hwy
Ellensburg, WA 98926

Subject: Geotechnical Services Report
Mountain View Travel Station – Geotechnical Investigation
TPN: 778834; W Sparks Rd, Easton, WA
Project Number: QG25-176

Dear Client,

At your request, Quality Geo NW, PLLC (QG) has completed a soils investigation of the above-referenced project. The investigation was performed in accordance with our proposal for professional services.

We would be pleased to continue our role as your geotechnical consultant of record during the project planning and construction phases, as local inspection firms have not been found to be as familiar or reliably experienced with geotechnical design. This may include soil subgrade inspections, periodic review of special inspection reports, or supplemental recommendations if changes occur during construction. We will happily meet with you at your convenience to discuss these and other additional *Time & Materials* services.

We thank you for the opportunity to be of service on this project and trust this report satisfies your project needs currently. QG wishes you the best while completing the project.

Respectfully Submitted,
Quality Geo NW, PLLC

Ray Gean II
Staff Geologist/Project Manager

SOILS REPORT

MOUNTAIN VIEW TRAVEL STATION GEOTECHNICAL INVESTIGATION
TPN: 778834; W SPARKS RD
EASTON, WA

The Stalder Group
Attn: Matthew Stalder
1801 Vantage Hwy
Ellensburg, WA 98926

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12/24/2025

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12/24/2025 (revised 3/6/2026)

QG Project # QG25-176

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1.0 INTRODUCTION

This report presents the findings and recommendations of Quality Geo NW's (QG) soil investigation conducted in support of new site surface improvements.

1.1 PROJECT DESCRIPTION

QG understands the project entails a geotechnical investigation within a undeveloped parcel. QG has been contracted to perform a soils investigation of the proposed site to provide infiltration, foundation, and earthwork recommendations as well as a Hydrogeologist's report studying the aquifer recharge area.

1.2 FIELD WORK

Site exploration activities were performed on 11/6/2025. Exploration locations were marked in the field by a QG Staff Geologist with respect to the map provided and cleared for public conductible utilities. Our exploration locations were selected by a QG Staff Geologist prior to fieldwork to provide safest access to relevant soil conditions. The geologist directed the advancement of 5 excavated test pits (TP). The test pits were advanced within the vicinity of the anticipated development footprint areas, to maximum depths of 10.0 feet below present grade (BPG) in general accordance with the specified contract depth and equipment capabilities.

During explorations QG logged each soil horizon encountered and field classified them in accordance with the Unified Soil Classification System (USCS). Representative soil samples were collected from each unit, identified according to boring location and depth, placed in plastic bags to protect against moisture loss, and were transported to the soil laboratory for supplemental classification and other tests.

QG advanced 2 Wildcat Dynamic Cone Penetrometer (DCP) tests at representative locations within the vicinity of a proposed structure location and as conditions permitted. The penetrometer tests were terminated upon reaching the equipment's maximum practical extent. During penetrometer advancement, blow counts were recorded in 10-centimeter increments as a thirty-five-pound weight was dropped a distance of 15 inches. Blow counts were then converted to resistance (kg/cm^2), standard penetration blow counts (N-values), and corresponding soil consistency, with complete results shown on the attached logs.

2.0 EXISTING SITE CONDITIONS

2.1 AREA GEOLOGY

QG reviewed available map publications to assess known geologic conditions and hazards present at the site location. The Washington Geologic Information Portal (WGIP), maintained by the Department of Natural Resources Division of Geology and Earth Resources, provides 1:100,000-scale geologic mapping of the region. The geology of the site consists of Pleistocene alpine glacial drift (Qad(e)). The Qad(e) deposits on site are summarized as, “Outwash sand and gravel, till, lacustrine silt and clay, and other sediments from local upland sources; includes minor rock-glacier debris, protalus rampart deposits, and talus; mostly late-Wisconsinan age but may contain older drift; rock-glacier debris and some alpine moraines may be Holocene.”

The WGIP Map also offers layers of mapped geohazard conditions within the state. According to the regional-scale interactive map, there are no mapped geologic hazards within the site boundaries.

The United States Department of Agriculture portal (USDA) provides a soil mapping of the region. The predominant soils mapped on site are Kladnick ashy sandy loam (237). These soils formed as terraces derived from glacial outwash with a mantle of volcanic ash. These soils are described as moderately decomposed plant material from 0 to 1-inch, ashy sandy loam from 1 to 9 inches, gravelly ashy sandy loam from 9 to 15 inches, very gravelly sandy loam from 15 to 24 inches, and extremely gravelly sand from 24 to 60 inches. Depth to restrictive feature is more than 80 inches. Capacity of most limiting layer to transmit water (ksat) is listed as high (1.98 to 5.95 in/hr). Depth to water table is more than 80 inches.

2.2 SITE & SURFACE CONDITIONS

The site is a triangle shaped parcel that is currently undeveloped. Vegetation consists of grass and shrubs, mature and young trees. To the north is forested land, to the east are a few residential homes, to the south and west is I-90 and Lake Easton.

2.3 SOIL LOG

Site soil conditions were consistent across the site, with representative lab samples being taken from TP-1. Soil conditions at TP-1 were as follows:

- **0.0' to 10.0' – Poorly-Graded Gravel with Silt and Sand (GP-GM)**

Soils are generally brown in color, with abundant rounded cobbles up to 8-inch diameters. The soils was in a medium dense condition with organics. No groundwater was observed in any of the test pits.

2.4 SURFACE WATER AND GROUNDWATER CONDITIONS

No active surface water features are present on site, Lake Easton is to the west of the site. During our test pit explorations, no groundwater was observed. The groundwater table is reported to exist at depths of 41 feet beneath the site, based on well logs made publicly available by the WA Department of Ecology. QG's scope of work did not include monitoring of seasonal groundwater elevation variations or formal documentation of wet season site conditions.

3.0 GEOTECHNICAL RECOMMENDATIONS

3.1 SHALLOW FOUNDATION RECOMMENDATIONS

Assuming site preparation is completed as described below, we recommend the following:

- **Subgrade Preparation**

QG recommends excavating and clearing any loose or organic cover soils, including the overriding layer of topsoil where necessary, from areas of proposed pavement construction, down to firm bearing conditions and benching the final bottom of subgrade elevation flat. Excavations should be performed with a smooth blade bucket to limit disturbance of subgrade soils. Vibratory compaction methods are suitable for densification of the non-organic native soils.

After excavations have been completed to the planned subgrade elevations, but before placing fill or structural elements, the exposed subgrade should be evaluated under the periodic guidance of a QG representative. Any areas that are identified as being soft or yielding during subgrade evaluation should be brought to the attention of the geotechnical engineer. Where over excavation is performed below a structure, the over excavation area should extend beyond the outside of the footing a distance equal to the depth of the over excavation below the footing. The over-excavated areas should be backfilled with properly compacted structural fill.

The proposed buildings may utilize either stepped or continuous footings with slab-on-grade elements. For continuous footing elements, upon reaching bearing strata, we recommend benching foundation lines flat. Continuous perimeter and strip foundations may be stepped as needed to accommodate variations in final subgrade level. We also recommend maximum steps of 18 inches with spacing of at least 5 feet be constructed unless specified otherwise by the design engineer. Structural fill may then be placed as needed to reestablish final foundation grade.

- **Allowable Bearing Capacity:**

Up to 1,500 pounds per square foot (psf) for foundations placed directly on compacted native soils or approved granular structural fill placed in accordance with the recommendations of *Section 4.2*. Bearing capacities, at or below 1,500 psf may eliminate the need for additional inspection requirements if approved by the county. The allowable bearing capacity may be increased by 1/3 for transient loading due to wind and seismic events.

- **Minimum Footing Depth:**

For a shallow perimeter and spread footing system, all exterior footings shall be embedded a minimum of 18 inches and all interior footings shall be embedded a minimum of 12 inches below the lowest adjacent finished grade, but not less than the depth required by design. However, all footings must also penetrate to the prescribed bearing stratum cited above. Minimum depths are referenced per IBC requirements for frost protection; other design concerns may dictate greater values be applied.

- **Minimum Footing Width:**

Footings should be proportioned to meet the stated bearing capacity and/or the IBC 2021 (or current) minimum requirements. For a shallow perimeter and spread footing system, continuous strip footings should be a minimum of 16 inches wide and interior or isolated column footings should be a minimum of 24 inches wide.

- **Estimated Settlements:**

All concrete settles after placement. We estimate that the maximum settlements will be on the order of 0.5 inch, or less, with a differential settlement of ½ inch, or less, over 50 linear feet. Settlement is anticipated to occur soon after the load is applied during construction.

3.1.1 BUILDING SLAB ON GRADE FLOOR

QG anticipates that slab-on-grade floors are planned for the interior of the proposed building. Based on typical construction practices, we assume finished slab grade will be similar to or marginally above present grade for the below recommendations. If floor grades are planned to be substantially raised or lowered from existing grade, QG should be contacted to provide revised or alternative recommendations.

- **Capillary Break:**

A capillary break will be helpful to maintain a dry slab floor and reduce the potential for floor damage resulting from shallow perched water inundation. To provide a capillary moisture break, a 6-inch thick, properly compacted granular mat consisting of open-graded, free-draining angular aggregate is recommended below floor slabs. To provide additional slab structural support, or to substitute for a structural fill base pad where specified, QG recommends the capillary break should consist of crushed rock all passing the 1-inch sieve and no more than 3 percent (by weight) passing the U.S. No. #4 sieve, compacted in accordance with *Section 4.2.2* of this report.

- **Vapor Barrier:**

A vapor retarding membrane such as 10 mil polyethylene film should be placed beneath all floor slabs to prevent transmission of moisture where floor coverings may be affected. Care should be taken during construction not to puncture or damage the membrane. To protect the membrane, a layer of sand no more than 2 inches thick may be placed over the membrane if desired. If excessive relict organic fill material is discovered at any location, additional sealant or more industrial gas barriers may be required to prevent off-gassing of decaying material from infiltrating the new structure. These measures shall be determined by the structural engineer to meet local code requirements as necessary.

- **Structural Design Considerations:**

QG assumes the design and specifications of slabs will be assessed by the project design engineer. We suggest a minimum unreinforced concrete structural section of 4.0 inches be considered to help protect against cracking and localized settlement, especially where larger equipment or localized loads are anticipated. It is generally recommended that any floor slabs and annular exterior concrete paving subject to vehicular loading be designed to incorporate reinforcing. Additionally, some level of reinforcing, such as a wire mesh may be desirable to prolong slab life due to the overwhelming presence of such poor underlying soils. It should be noted that QG does not express any guarantee or warranty for proposed slab sections.

3.2 LATERAL SOIL & CONCRETE FOUNDATION CONSIDERATIONS

The results of QG's investigation indicate shallow subsurface conditions at the proposed building area consist of poorly graded gravel with silt and sand.

The finished grade is assumed to be similar to the existing grade. Native soils may be considered suitable for use as backfill against new in-ground structures or direct bearing on a case-by-case basis. QG understands that the building structures may likely incorporate continuous perimeter grade beams as well as isolated footings, incorporating soil amendment, and underpinning as determined by the structural design team. For lateral support of these structures, the following soil parameters should be considered regarding any structural fill against these features (ignoring the upper 18 inches, due to freeze/thaw softening, unless covered in concrete or asphalt).

Table 1. Lateral Earth Pressures

Soil Type	Active Pressure (PSF*H)	At-Rest Pressure (PSF*H)	Seismic Surcharge (PSF*H)	Grade Beam Lateral Equivalent Fluid Weight (PCF)	Grade Beam Coefficient of Friction
Existing Soils (GM)	40	60	13	203**	0.35*
New Structural Fill	35	55	10	200**	0.35*

* Factor of Safety: 1.5
** Factor of Safety: 2.0

The proposed buildings may utilize continuous grade beams with slab-on-grade, where appropriate, depending on the chosen development style. For continuous footing elements, upon reaching bearing strata, we recommend benching foundation lines flat.

3.3 SEISMIC DESIGN PARAMETERS AND LIQUEFACTION

According to the Liquefaction Susceptibility layer of the Washington Geologic Information Portal the site is identified as having a very low susceptibility. This is generally consistent with the findings of QG’s investigation to date. Liquefaction is a phenomenon typically associated with a subsurface profile of relatively loose, cohesionless soils saturated by groundwater. Under seismic shaking the pore pressure can exceed the soil’s shear resistance and the soil ‘liquefies’, which may result in excessive differential settlements that are damaging to structures and disruptive to exterior improvements. *The Washington Interactive Geologic Map - Seismic Site Class Map* classifies the project regional vicinity as *Site Class C-D*.

The USGS Seismic Design Map Tool was used to determine seismic design coefficients and spectral response accelerations assuming Site Soil Class D, representing a stiff or dense soil profile (upper 100 feet) as soil borings did not reach 100 feet in depth. Parameters in Table 2 were calculated using 2014 USGS hazard data and ASCE 7-22 was referenced for site Peak Ground Acceleration. For ASCE 7-16, we have identified the site as Site Class D.

Table 2. Seismic Design Parameters

Seismic Design Category		D	D-Default	D	Default
Reference		ASCE 7-16	ASCE 7-16	ASCE 7-22	ASCE 7-22
Risk Category		II	II	II	II
MCE _R ground motion (period=0.2s)	S _S	0.738	0.738	0.83	0.83
MCE _R ground motion (period=1.0s)	S ₁	0.273	0.273	0.24	0.24
Site-modified spectral acceleration value	S _{MS}	0.893	0.893	1.02	1.02
Site-modified spectral acceleration value	S _{M1}	NULL	NULL	0.58	0.58
Numeric seismic design value at 0.2s SA	S _{DS}	0.595	0.595	0.68	0.68
Numeric seismic design value at 1.0s SA	S _{D1}	NULL	NULL	0.39	0.39
Site modified peak ground acceleration	PGA _M	0.409	0.409	0.42	0.42
Long-period transition period	T _L	6	6	6	6
Shear wave velocity at 30 meters depth	V _{S30}	NULL	NULL	260	260
Site amplification factor at 0.2s	F _a	1.209	1.209	NULL	NULL
Site amplification factor at 1.0s	F _v	NULL	NULL	NULL	NULL

Based on the findings of this study, the site is generally considered to have a very low to low risk of liquefaction-induced settlement.

3.4 INFILTRATION RATE DETERMINATION

QG understands the design of on-site stormwater controls are pending the results of this study to confirm design parameters and interpreted depths to perched seasonal groundwater and restrictive soil features.

3.4.1 GRADATION ANALYSIS METHODS & RESULTS

During test pit excavations for general site investigation, QG collected representative samples of native soil deposits among potential infiltration strata and depths. Representative soil samples were selected from TP-1 to characterize the local infiltration conditions.

We understand the project will be subject to infiltration design based on the Washington Department of Ecology Stormwater Management Manual for Eastern Washington (DoE SMMEW). For initial site infiltration characterization within the scope of this study, laboratory gradation analyses were completed including sieve and hydrometer tests for stormwater design characterization and rate determination to supplement field observations. Results of laboratory testing in terms of rate calculation are summarized below.

Laboratory results were interpreted to recommended design inputs in accordance with methods of the 2024 DoE SMMEW. Gradation results were applied to the Massmann (2003) equation (1) to calculate Ksat representing the initial saturated hydraulic conductivity.

$$(1) \quad \log_{10}(K_{sat}) = -1.57 + 1.90 \cdot D_{10} + 0.015 \cdot D_{60} - 0.013 \cdot D_{90} - 2.08 \cdot ff$$

Corrected Ksat values presented below are a product of the initial Ksat and correction factor CFT. For a generalized site-wide design situation, we have applied a site variability factor of CFv = 0.7 along with typical values of CFt = 0.4 (for the Grain Size Method), CFm = 0.9 (assuming standard influent control), and CFb = 1.0 (assuming lack of permeable pavement).

$$(2) \quad CFT = CF_v \times CF_t \times CF_m \times CF_b = 0.7 \times 0.4 \times 0.9 \times 1.0 = 0.25$$

Results were cross-referenced with test pit logs to determine the validity and suitability of unique materials as an infiltration receptor. Additional reduction factors were applied for practical rate determination based on our professional judgement.

Table 3. Results Of Massmann Analysis

TP #	Sample Depth (BPG)	Unit Extent (ft)	Soil Type	D10	D60	D90	Fines (%)	Ksat (in/hr)	Corrected Ksat (in/hr)	LT Design Infiltration Rate(in/hr)	Cation Exchange Capacity (meq/100g)	Organic Content %
1	3.0ft	0.0 to 10.0	GP-GM	0.079	11.19	24.24	9.8	24.01	7.56	7.56	3.8	2.0
1	6.0ft	0.0 to 10.0	GP-GM	0.093	16.55	35.26	9.2	22.73	7.16	7.16	3.2	1.5
2	1.0 ft	0.0 to 10.0	GP-GM	0.080	21.13	41.16	9.8	20.49	6.45	6.45	9.0	4.4

In-ground infiltration structures are required to maintain a minimum of 5-feet separation from restrictive soil & perched water features. During QG’s field investigation, groundwater was not encountered in any of the test pits. Available nearby well logs report groundwater to be at approximately 41 feet.

For in-ground infiltration galleries, we recommend a maximum design rate of up to 6.45 inches/hour be considered. The required separation appears generally achievable across the site. Currently, QG does not recommend mounding analysis due to the generally suitable site conditions.

Alternatives to in-ground infiltration include the use of rain gardens, bio-swales, or pervious pavement, which can be considered at the discretion of the designer and client depending on final development needs and constraints. For shallow infiltration features utilizing treatment media, we recommend a maximum design rate of up to 1.0 inch/hour be considered. This considers potential reductions from compaction during construction.

QG recommends the facility designer review these results and stated assumptions per reference literature to ensure applicability with the proposed development, level of anticipated controls, and long-term maintenance plan. The designer may make reasonable adjustments to correction factors and the resulting design values based on these criteria to ensure design and operational intent is met. We recommend that we be contacted if substantial changes to rate determination are considered.

3.4.2 TREATMENT POTENTIAL

Depending on stormwater and runoff sources, some stormwater features, such as rain gardens or pervious pavements may require treatment. Stormwater facilities utilizing native soils as treatment media typically require Cation Exchange Capacities (CEC) of greater than 5 milliequivalents per 100grams (meq/100g) and organic contents greater than 1% (this may vary depending on local code). Native soils in TP-1 do not meet the CEC requirements but do meet the organic content. Native soils in TP-2 do meet and exceed these requirements.

3.5 DRAINAGE RECOMMENDATIONS

QG recommends proper drainage controls for stormwater runoff during and after site development to protect the site. The ground surface adjacent to structures should be sloped to drain away at a 5% minimum to prevent ponding of water adjacent to them.

Foundations shall incorporate a wraparound footing drain composed of imported clean granular drain rock. There shall be a perforated drainpipe connected around the perimeter of the footing drain (within the rock) graded to gravity drain to an outfall pipe, to allow any accumulated water to be released to an approved drainage feature or location. The outfall point must be lower in elevation than the lowest point of possible water accumulation in the mat fill, so as to allow any captured water within the mat or crawlspace to completely drain away from the building footprint preventing standing water from accumulating.

QG recommends all stormwater catchments (new or existing) be tightlined (piped) away from structures to an existing catch basin, stormwater system, established channel, or approved outfall to be released using appropriate energy-dissipating features at the outfall to minimize point erosion. Roof and footing drains should be tightlined separately or should be gathered in an appropriately sized catch basin structure and redistributed collectively. If storm drains are incorporated for impervious flatworks (driveways, sidewalks, etc.) collected water should also be discharged according to the above recommendations.

4.0 CONSTRUCTION RECOMMENDATIONS

4.1 EARTHWORK

4.1.1 GRADING & EXCAVATION

A grading plan was not available to QG at the time of this report. This study assumes finished site grade will approximate current grade. Therefore, depths referred to in this report are considered roughly equivalent to final depths. Excavations can generally be performed with conventional earthmoving equipment such as bulldozers, scrapers, and excavators.

4.1.2 SUBGRADE EVALUATION & PREPARATION

After excavations have been completed to the planned subgrade elevations, but before placing fill or structural elements, the exposed subgrade should be evaluated under the part-time observation and guidance of a QG representative.

The special inspection firm should continuously evaluate all backfilling. Any areas that are identified as being soft or yielding during subgrade evaluation should be over excavated to a firm and unyielding condition or to the depth determined by the geotechnical engineer. Where over excavation is performed below a structure, the over excavation area should extend beyond the outside of the footing a distance equal to the depth of the over excavation below the footing. The over-excavated areas should be backfilled with properly compacted structural fill.

4.1.3 SITE PREPARATION, EROSION CONTROLL, WET WEATHER

Any silty or organic rich native soils may be moisture-sensitive and become soft and difficult to traverse with construction equipment when wet. During wet weather, the contractor should take measures to protect any exposed soil subgrades, limit construction traffic during earthwork activities, and limit machine use only to areas undergoing active preparation.

Once the geotechnical engineer has approved the subgrade, further measures should be implemented to prevent degradation or disturbance of the subgrade. These measures could include, but are not limited to, placing a layer of crushed rock or lean concrete on the exposed subgrade, or covering the exposed subgrade with a plastic tarp and keeping construction traffic off the subgrade. Once the subgrade has been approved, any disturbance because the subgrade was not protected should be repaired by the contractor at no cost to the owner.

During wet weather, earthen berms or other methods should be used to prevent runoff from draining into excavations. All runoffs should be collected and disposed of properly. Measures may also be required to reduce the moisture content of on-site soils in the event of wet weather. These measures can include, but are not limited to, air drying and soil amendment, etc.

QG recommends earthwork activities take place during the summer dry season.

4.2 STRUCTURAL FILL MATERIALS AND COMPACTION

4.2.1 MATERIALS

All material placed below structures or pavement areas should be considered structural fill. Excavated native soils may be considered suitable for reuse as structural fill on a case-by-case basis. Imported material can also be used as structural fill. Care should be taken by the earthwork contractor during grading to avoid contaminating stockpiled soils that are planned for reuse as structural fill with native organic materials. Frozen soil is not suitable for use as structural fill. Fill material may not be placed on frozen soil.

Structural fill material shall be free of deleterious materials, have a maximum particle size of 4 inches, and be compactable to the required compaction level. Imported structural fill material should conform to the WSDOT manual Section 9-03.14(1) Gravel Borrow, or an approved alternative import material. Controlled-density fill (CDF) or lean mix concrete can be used as an alternative to structural fill materials, except in areas where free-draining materials are required or specified.

Imported materials utilized for trench back fill shall conform to Section 9-03.19, Trench Backfill, of the most recent edition (at the time of construction) of the State of Washington Department of Transportation *Standard Specifications for Road, Bridge, and Municipal Construction (WSDOT Standard Specifications)*. Imported materials utilized as grade fill beneath roads shall conform to WSDOT Section 9-03.10, Gravel Base.

Pipe bedding material should conform to the manufacturer's recommendations and be worked around the pipe to provide uniform support. Cobbles exposed in the bottom of utility excavations should be covered with pipe bedding or removed to avoid inducing concentrated stresses on the pipe.

Soils with fines content near or greater than 10% fines content may likely be moisture sensitive and become difficult to use during wet weather. Care should be taken by the earthwork contractor during grading to avoid contaminating stockpiled soils that are planned for reuse as structural fill with native organic materials.

The contractor should submit samples of each of the required earthwork materials to the materials testing lab for evaluation and approval prior to delivery to the site. The samples should be submitted **at least 5 days prior to their delivery** and sufficiently in advance of the work to allow the contractor to identify alternative sources if the material proves unsatisfactory.

4.2.2 FILL PLACEMENT AND COMPACTION

For lateral and bearing support, structural fill placement below footings shall extend at minimum a distance past each edge of the base of the footing equal to the depth of structural fill placed below the footing [i.e. extending at least a 1H:1V past both the interior and the exterior of the concrete footing].

Prior to placement and compaction, structural fill should be moisture conditioned to within 3 percent of its optimum moisture content. Loose lifts of structural fill shall not exceed 12 inches in thickness. All structural fill shall be compacted to a firm and unyielding condition and to a minimum percent compaction based on its modified Proctor maximum dry density as determined per ASTM D1557. Structural fill placed beneath each of the following shall be compacted to the indicated percent compaction:

- Foundation and Floor Slab Subgrades: 95 Percent
- Pavement Subgrades & wall backfill (upper 2 feet): 95 Percent
- Pavement Subgrades & wall backfill (below 2 feet): 90 Percent
- Utility Trenches (upper 4 feet): 95 Percent
- Utility Trenches (below 4 feet): 90 Percent

A sufficient number of tests should be performed to verify the compaction of each lift. The number of tests required will vary depending on the fill material, its moisture condition and the equipment being used. Initially, more frequent tests will be required while the contractor establishes the means and methods required to achieve proper compaction.

Jetting or flooding is not a substitute for mechanical compaction and should not be allowed.

4.3 TEMPORARY EXCAVATIONS AND TRENCHES

All excavations and trenches must comply with applicable local, state, and federal safety regulations. Construction site safety is the sole responsibility of the Contractor, who shall also be solely responsible for the means, methods, and sequencing of construction operations. We are providing soil type information solely as a service to our client for planning purposes. Under no circumstances should the information be interpreted to mean that QG is assuming responsibility for construction site safety or the Contractor's activities; such responsibility is not being implied and should not be inferred. The contractor shall be responsible for the safety of personnel working in utility trenches. Given that steep excavations in native soils may be prone to caving, we recommend all utility trenches, but particularly those greater than 4 feet in depth, be supported in accordance with state and federal safety regulations. Heavy construction equipment, building materials, excavated soil, and vehicular traffic should not be allowed near the top of any excavation.

Temporary excavations and trenches should be protected from the elements by covering them with plastic sheeting or some other similar impermeable material. Sheeting sections should overlap by at least 12 inches and be tightly secured with sandbags, tires, staking, or other means to prevent wind from exposing the soils under the sheeting.

5.0 SPECIAL INSPECTION

The recommendations made in this report assume that an adequate program of tests and observations will be made throughout construction to verify compliance with these recommendations. Testing and observations performed during construction should include, but not necessarily be limited to, the following:

- Geotechnical plan review and engineering consultation as needed prior to construction phase,
- Observations and testing during site preparation, earthwork, structural fill, and pavement section placement,
- Consultation on temporary excavation cutslopes and shoring if needed,
- Consultation as necessary during construction.

QG recommends that we be retained for construction phase soils testing and periodic earthwork observation in accordance with the local code requirements. We also strongly recommend that QG be retained as the project Geotechnical Engineering Firm of Record (GER) during the construction of this project to perform periodic supplementary geotechnical observations and review the special inspectors reports during construction.

Our knowledge of the project site and the design recommendations contained herein will be of great benefit in the event that difficulties arise and either modifications or additional geotechnical engineering recommendations are required or desired. We can also, in a timely fashion observe the actual soil conditions encountered during construction, evaluate the applicability of the recommendations presented in this report to the soil conditions encountered, and recommend appropriate changes in design or construction procedures if conditions differ from those described herein.

We would be pleased to meet with you at your convenience to discuss the *Time & Materials* scope and cost for these services.

6.0 LIMITATIONS

Upon acceptance and use of this report, and its interpretations and recommendations, the user shall agree to indemnify and hold harmless QG, including its owners, employees and subcontractors, from any adverse effects resulting from development and occupation of the subject site. Ultimately, it is the owner's choice to develop and live in such an area of possible geohazards (which exist in perpetuity across the earth in one form or another), and therefore the future consequences, both anticipated and unknown, are solely the responsibility of the owner. By using this report for development of the subject property, the owner must accept and understand that it is not possible to fully anticipate all inherent risks of development. The recommendations provided above are intended to reduce (but may not eliminate) such risks.

This report does not represent a construction specification or engineered plan and shall not be used or referenced as such. The information included in this report should be considered supplemental to the requirements contained in the project plans & specifications and should be read in conjunction with the above referenced information. The selected recommendations presented in this report are intended to inform only the specific corresponding subjects. All other requirements of the above-mentioned items remain valid, unless otherwise specified.

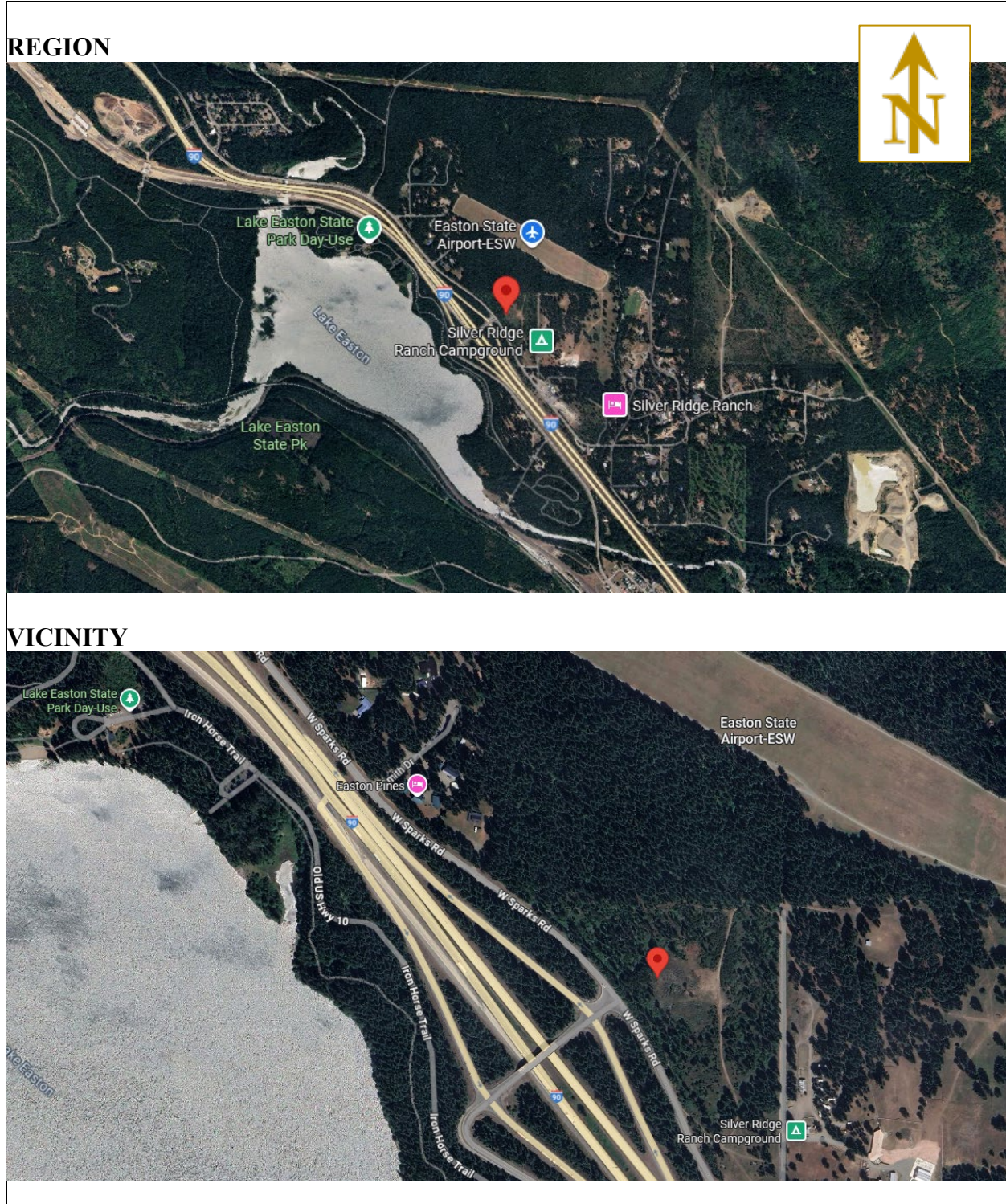
Recommendations contained in this report are based on our understanding of the proposed development and construction activities, field observations and explorations, and laboratory test results. It is possible that soil and groundwater conditions could vary and differ between or beyond the points explored. If soil or groundwater conditions are encountered during construction that differ from those described herein, or if the scope of the proposed construction changes from that described in this report, QG should be notified immediately in order to review and provide supplemental recommendations.

The findings of this study are limited by the level of scope applied. We have prepared this report in substantial accordance with the generally accepted geotechnical engineering practice as it exists in the subject region. No warranty, expressed or implied, is made. The recommendations provided in this report assume that an adequate program of tests and observations will be conducted by a WABO approved special inspection firm during the construction phase in order to evaluate compliance with our recommendations.

This report may be used only by the Client and their design consultants and only for the purposes stated within a reasonable time from its issuance, but in no event later than 18 months from the date of the report. It is the Client's responsibility to ensure that the Designer, Contractor, Subcontractors, etc. are made aware of this report in its entirety. Note that if another firm assumes Geotechnical Engineer of Record responsibilities, they need to review this report and either concur with the findings, conclusions, and recommendations or provide alternate findings, conclusions and recommendation.

Land or facility use, on- and off-site conditions, regulations, or other factors may change over time, and additional work may be required. Based on the intended use of the report, QG may recommend that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by the Client or anyone else will release QG from any liability resulting from the use of this report. The Client, the design consultants, and any unauthorized party, agree to defend, indemnify, and hold harmless QG from any claim or liability associated with such unauthorized use or non-compliance. We recommend that QG be given the opportunity to review the final project plans and specifications to evaluate if our recommendations have been properly interpreted. We assume no responsibility for misinterpretation of our recommendations.

Appendix A. Region & Vicinity Map



Quality Geo
NW, PLLC

Site Map
Mountain View Travel
Station Geo

Source: Google Imagery, 2025
Scale & Locations are approx.
Not for Construction

Figure 1

Appendix B. Exploration Map



Quality Geo
NW, PLLC

Site Map
Mountain View Travel
Station Geo

Source: Kittitas Co. GIS, 2025
Scale & Locations are approx.
Not for Construction

Figure 2

Appendix C. Exploration Logs



Test Pit Log TP-1

PROJECT NUMBER QG25-176	FIELD WORK DATE 11/6/2025	BORING LOCATION Northern portion of parcel
PROJECT NAME Mountain View Travel Stop	DRILLING METHOD Excavator	SURFACE ELEVATION Existing
PROJECT LOCATION Easton, WA		LOGGED BY AM

COMMENTS

Depth (ft)	Samples	Is Analysed?	Graphic Log	USCS	Material Description
0.5				GP-GM	POORLY-GRADED GRAVEL with SILT and SAND Brown, moist, organics (roots), abundant cobbles (rounded to 8-inch diameter), no mottling, medium dense Gravel = 58%; Sand = 32%; Fines = 10%
1					
1.5					
2					
2.5					
3	TP-1 @ 3.0'	Y			
3.5					
4					
4.5					
5					
5.5					
6	TP-1 @ 6.0'	Y			
6.5					
7					
7.5					
8					
8.5					
9					
9.5					
10					Terminated due to Machine Extent No Groundwater Encountered
10.5					



Test Pit Log TP-2

PROJECT NUMBER QG25-176		FIELD WORK DATE 11/6/2025		BORING LOCATION Eastern portion of parcel	
PROJECT NAME Mountain View Travel Stop		DRILLING METHOD Excavator		SURFACE ELEVATION Existing	
PROJECT LOCATION Easton, WA				LOGGED BY AM	
COMMENTS					
Depth (ft)	Samples	Is Analysed?	Graphic Log	USCS	Material Description
0.5				GP-GM	POORLY-GRADED GRAVEL with SILT and SAND Brown, moist, organics (roots), cobbles (rounded to 6-inch diameter), light mottling (nodules), medium dense Gravel = 69%; Sand = 21%; Fines = 10%
1	TP-2 @ 1.0'	Y			
1.5					
2				GP-GM	POORLY-GRADED GRAVEL with SILT and SAND Brown, moist, organics (roots), abundant cobbles (rounded to 8-inch diameter), no mottling, medium dense Gravel = 58%; Sand = 32%; Fines = 10%
2.5					
3					
3.5					
4					
4.5					
5					
5.5					
6					
6.5					
7					
7.5					
8					
8.5					
9					
9.5					
10					Terminated due to Machine Extent No Groundwater Encountered
10.5					



Test Pit Log TP-3

PROJECT NUMBER QG25-176		FIELD WORK DATE 11/6/2025		BORING LOCATION Eastern portion of parcel	
PROJECT NAME Mountain View Travel Stop		DRILLING METHOD Excavator		SURFACE ELEVATION Existing	
PROJECT LOCATION Easton, WA				LOGGED BY AM	
COMMENTS					
Depth (ft)	Samples	Is Analysed?	Graphic Log	USCS	Material Description
0.5				GP-GM	POORLY-GRADED GRAVEL with SILT and SAND Brown, moist, organics (roots), cobbles (rounded to 6-inch diameter), light mottling (nodules), medium dense Gravel = 69%; Sand = 21%; Fines = 10%
1				GP-GM	POORLY-GRADED GRAVEL with SILT and SAND Brown, moist, organics (roots), abundant cobbles (rounded to 8-inch diameter), no mottling, medium dense Gravel = 58%; Sand = 32%; Fines = 10%
1.5					
2					
2.5					
3					
3.5					
4					
4.5					
5					
5.5					
6					
6.5					
7					
7.5					
8					
8.5					
9					
9.5					
10					Terminated due to Machine Extent No Groundwater Encountered
10.5					



Test Pit Log TP-4

PROJECT NUMBER QG25-176		FIELD WORK DATE 11/6/2025		BORING LOCATION Eastern portion of parcel	
PROJECT NAME Mountain View Travel Stop		DRILLING METHOD Excavator		SURFACE ELEVATION Existing	
PROJECT LOCATION Easton, WA				LOGGED BY AM	
COMMENTS					
Depth (ft)	Samples	Is Analysed?	Graphic Log	USCS	Material Description
0.5				GP-GM	POORLY-GRADED GRAVEL with SILT and SAND Brown, moist, organics (roots), cobbles (rounded to 6-inch diameter), light mottling (nodules), medium dense Gravel = 69%; Sand = 21%; Fines = 10%
1				GP-GM	POORLY-GRADED GRAVEL with SILT and SAND Brown, moist, organics (roots), abundant cobbles (rounded to 8-inch diameter), no mottling, medium dense Gravel = 58%; Sand = 32%; Fines = 10%
1.5					
2					
2.5					
3					
3.5					
4					
4.5					
5					
5.5					
6					
6.5					
7					
7.5					
8					
8.5					
9					
9.5					
10					Terminated due to Machine Extent No Groundwater Encountered
10.5					



Test Pit Log TP-5

PROJECT NUMBER QG25-176	FIELD WORK DATE 11/6/2025	BORING LOCATION Eastern portion of parcel
PROJECT NAME Mountain View Travel Stop	DRILLING METHOD Excavator	SURFACE ELEVATION Existing
PROJECT LOCATION Easton, WA		LOGGED BY AM

COMMENTS

Depth (ft)	Samples	Is Analysed?	Graphic Log	USCS	Material Description
0.5				SP-SM	POORLY GRADED SAND with SILT and GRAVEL Topsoil, dark brown, moist, few cobbles, no mottling, medium dense VISUAL CLASSIFICATION Gravel = 30%; Sand = 60%; Fines = 10%
1				GP-GM	POORLY-GRADED GRAVEL with SILT and SAND Brown, moist, organics (roots), abundant cobbles (rounded to 8-inch diameter), no mottling, medium dense
1.5					Gravel = 58%; Sand = 32%; Fines = 10%
2					
2.5					
3					
3.5					
4					
4.5					
5					
5.5					
6					
6.5					
7					
7.5					
8					
8.5					
9					
9.5					
10					
10.5					Terminated due to Machine Extent No Groundwater Encountered

WILDCAT DYNAMIC CONE LOG

Quality Geo NW, PLLC
 Geotechnical Consultants
 Lacey, WA

PROJECT NUMBER: QG25-130
 DATE STARTED: 09-03-2025
 DATE COMPLETED: 09-03-2025

HOLE #: DCP-1
 CREW: JC
 PROJECT: 2920 Harrison Geo
 ADDRESS: 2920 Harrison Ave, Centralia, WA
 LOCATION: Southwest corner of the parcel, near TP-2

SURFACE ELEVATION: Existing
 WATER ON COMPLETION: No
 HAMMER WEIGHT: 35 lbs.
 CONE AREA: 10 sq. cm

DEPTH	BLOWS PER 10 cm	RESISTANCE Kg/cm ²	GRAPH OF CONE RESISTANCE				N'	TESTED CONSISTENCY	
			0	50	100	150		NON-COHESIVE	COHESIVE
-	22	97.7				25+	MEDIUM DENSE	VERY STIFF
-	38	168.7				25+	DENSE	HARD
- 1 ft	50	222.0				25+	VERY DENSE	HARD
-									
- 2 ft									
-									
- 3 ft									
- 1 m									
- 4 ft									
-									
- 5 ft									
-									
- 6 ft									
-									
- 2 m									
- 7 ft									
-									
- 8 ft									
-									
- 9 ft									
-									
- 3 m	10 ft								
-									
- 11 ft									
-									
- 12 ft									
-									
- 4 m	13 ft								

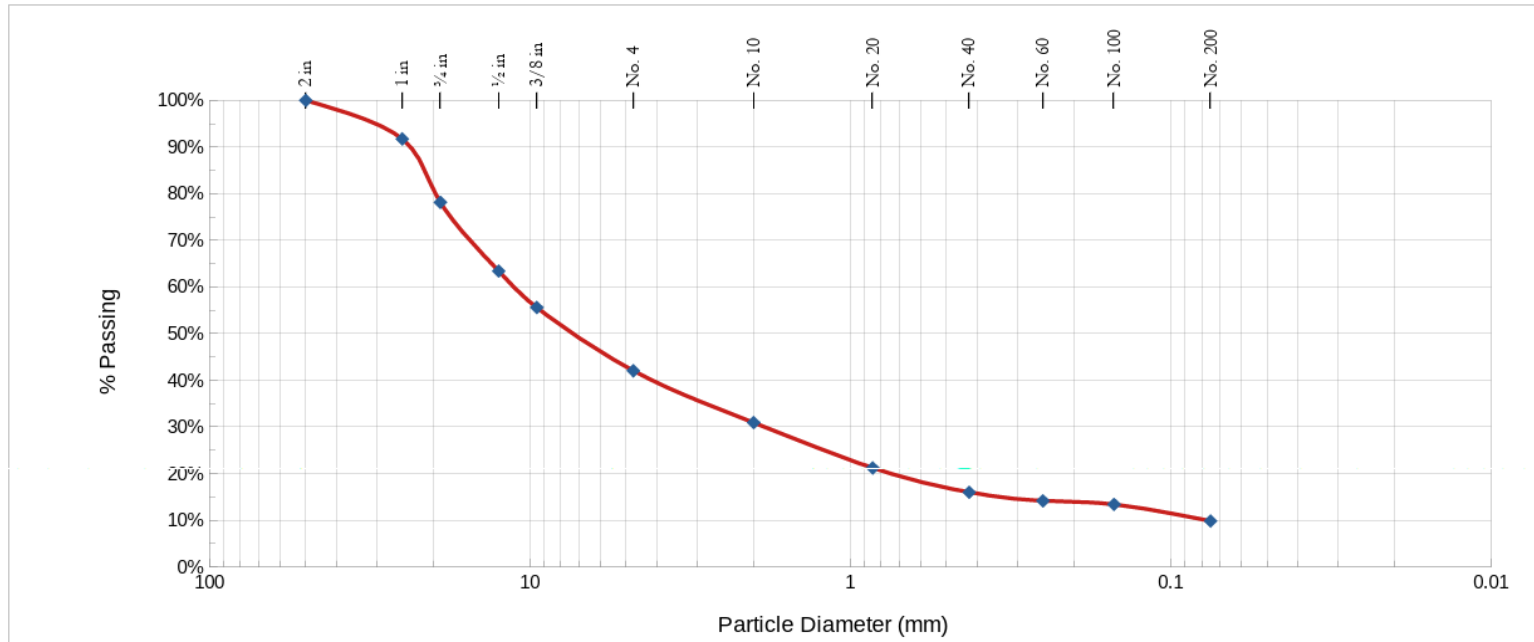
Appendix D. Laboratory Results



SAMPLE ID: TP-1@3ft

Sieve Analysis | Wet Wash | Hydrometer | Atterberg Limits

Project Number: QG25-176
Date Collected: 11/06/25
Date Reported: 12/05/25
Boring ID: TP-1
Boring Depth: 3ft



USCS Scale	Coarse Gravel		Fine Gravel			Coarse Sand		Medium Sand		Fine Sand			(% of Fines Passing #200 Sieve)			Sand Total	Gravel Total
Sieve #	2"	1"	¾"	½"	3/8"	4	10	20	40	60	100	200	Hydrometer Method				
Diameter, mm	50	25	19	12.5	9.5	4.75	2	0.85	0.425	0.25	0.15	0.075	0.060	0.050	0.002		
Retained	0.0%	8.3%	21.9%	36.6%	44.4%	58.0%	69.1%	78.8%	84.0%	85.9%	86.6%	90.2%	NA	NA	NA	32.2%	58.0%
Passing	100.0%	91.7%	78.1%	63.4%	55.6%	42.0%	30.9%	21.2%	16.0%	14.1%	13.4%	9.8%					

Graph Values

D90	24.24		
D60	11.19	Coefficient of Uniformity:	5.91
D30	1.893	Coefficient of Gradation:	4.06
D10	0.079		
		CEC:	3.8 meq/100g
		OM (LOI 360):	2 %

Unified Soil Classification System (USCS) Description	
GP-GM	POORLY-GRADED GRAVEL with SILT and SAND*

* VISUAL CLASSIFICATION

Staff Initials: T

Test Methods: ASTM D6913

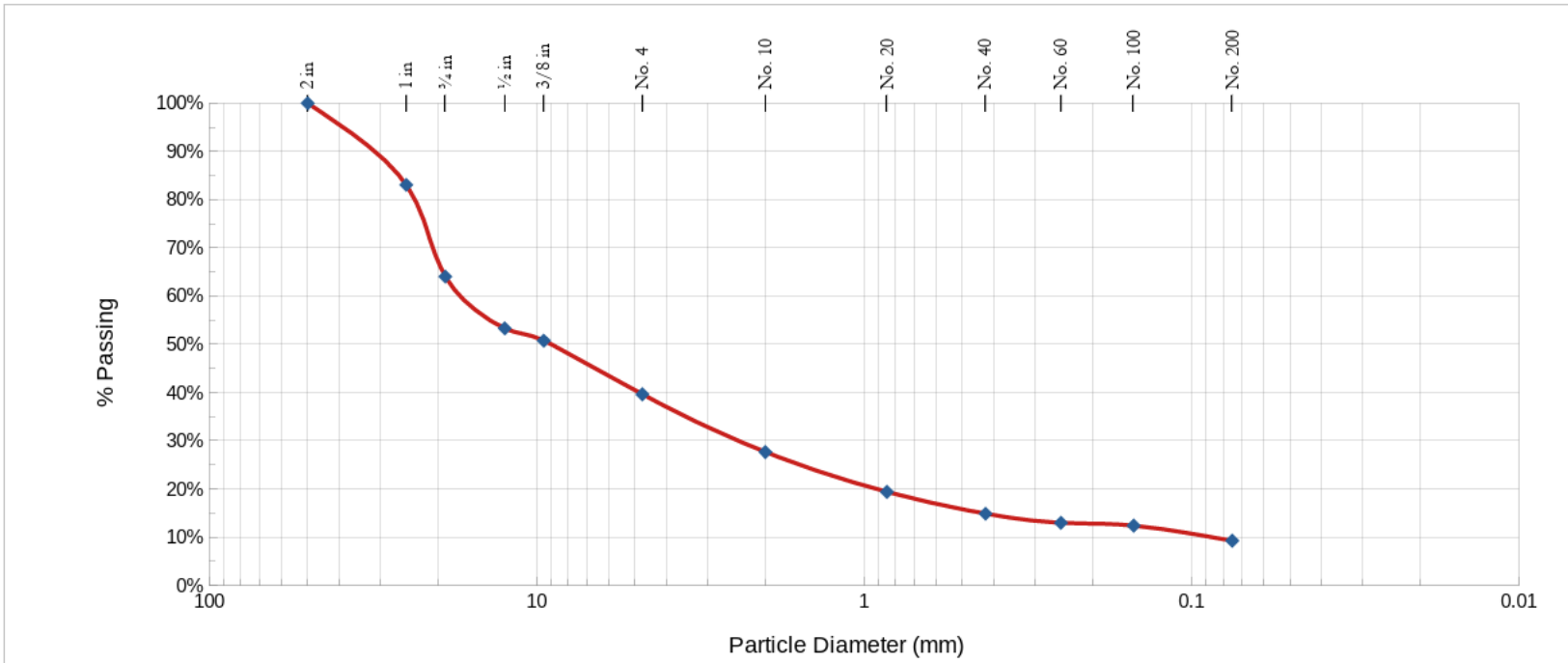
December 5, 2025



SAMPLE ID: TP-1@6ft

Sieve Analysis | Wet Wash | Hydrometer | Atterberg Limits

Project Number: QG25-176
Date Collected: 11/06/25
Date Reported: 12/05/25
Boring ID: TP-1
Boring Depth: 6ft



USCS Scale	Coarse Gravel		Fine Gravel			Coarse Sand		Medium Sand		Fine Sand			(% of Fines Passing #200 Sieve)			Sand Total	Gravel Total
	Sieve #	Diameter, mm	3/4"	1/2"	3/8"	4	10	20	40	60	100	200	Hydrometer Method				
Retained	0.0%	17.0%	36.0%	46.7%	49.3%	60.4%	72.4%	80.6%	85.2%	87.0%	87.6%	90.8%	NA	NA	NA	30.4%	60.4%
Passing	100.0%	83.0%	64.0%	53.3%	50.7%	39.6%	27.6%	19.4%	14.8%	13.0%	12.4%	9.2%					

Graph Values

D90 35.26
D60 16.55
D30 2.544
D10 0.093

Coefficient of Uniformity: 6.51
Coefficient of Gradation: 4.19

CEC: 3.2 meq/100g
OM (LOI 360): 1.5 %

Unified Soil Classification System (USCS) Description	
GP-GM	POORLY-GRADED GRAVEL with SILT and SAND*

* VISUAL CLASSIFICATION

Staff Initials: T

Test Methods: ASTM D6913

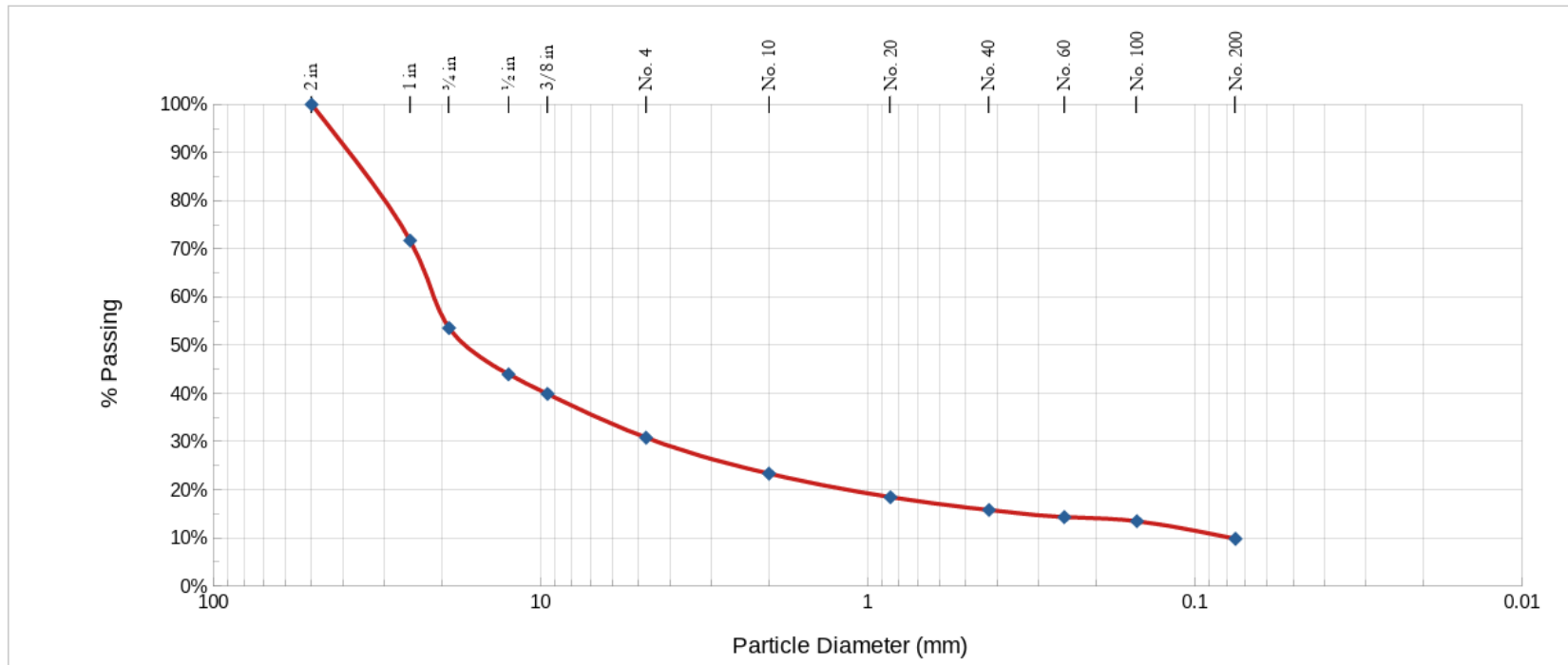
December 5, 2025



SAMPLE ID: TP-2@1ft

Sieve Analysis | Wet Wash | Hydrometer | Atterberg Limits

Project Number: QG25-176
Date Collected: 11/06/25
Date Reported: 12/05/25
Boring ID: TP-2
Boring Depth: 1ft



USCS Scale	Coarse Gravel		Fine Gravel			Coarse Sand		Medium Sand		Fine Sand			(% of Fines Passing #200 Sieve)			Sand Total	Gravel Total
	Sieve #	Diameter, mm	3/4"	1/2"	3/8"	4	10	20	40	60	100	200	Hydrometer Method				
Retained	0.0%	28.3%	46.4%	56.1%	60.1%	69.2%	76.7%	81.6%	84.2%	85.7%	86.6%	90.2%	NA	NA	NA	21.0%	69.2%
Passing	100.0%	71.7%	53.6%	43.9%	39.9%	30.8%	23.3%	18.4%	15.8%	14.3%	13.4%	9.8%					

Graph Values

D90	41.16		
D60	21.13	Coefficient of Uniformity:	4.73
D30	4.469	Coefficient of Gradation:	11.88
D10	0.080	CEC:	9.0 meq/100g
		OM (LOI 360):	4.4 %

Unified Soil Classification System (USCS) Description	
GP-GM	POORLY-GRADED GRAVEL with SILT and SAND*

* VISUAL CLASSIFICATION

Staff Initials: T

Test Methods: ASTM D6913

December 5, 2025