

Date: September 30, 2005
File: 805-0057

High Point Langley Partnership
c/o Cressey (Douglas) Development Limited Partnership
1200 West Hastings Street,
Vancouver, BC
V6E-3X1

Attention: Bob Ambarar, Project Manager

Dear Sir:

Project: Proposed Residential Development – ‘High Point’,
200th Street and 4th Avenue, Langley, BC

Re: Additional Geotechnical Comments

PART A: BACKGROUND INFORMATION

1.0 Introduction

As requested, Levelton Consultants Ltd. (Levelton) has conducted an additional geotechnical engineering assessment for the above-referenced project.

This report presents the results of an additional sub-surface soil investigation conducted on September August 18, 2005 and provides a geotechnical evaluation of the potential quantity and suitability of using on-site soil materials as engineered fill, as defined in our geotechnical report for the site dated February 15, 2005.

Included in this report are the following:

- Description of the soil and groundwater conditions encountered in test holes advanced at the site on February 2, 2005 and August 18, 2005;
- Comments and Recommendations for the suitability of using on-site soil materials as engineered fill materials;
- Preliminary quantity take-off analysis of the available on-site soil materials which are judged to be suitable for use as engineered fill materials.



Our scope of services for this project was described in our proposal letter dated July 22, 2005. Written authorization to proceed with the scope of work outlined in the proposal was received on August 11, 2005. The scope of services do not include assessment of the site soils with regards to environmental concerns.

2.0 Background

Levelton has prepared a geotechnical engineering report for the site dated February 15, 2005. The purpose of the assessment was to provide preliminary design and construction recommendations relating to geotechnical aspects of the proposed development, including preliminary comments on building foundation and pavement structure designs.

Levelton was recently provided with Aplin & Martin Consultants Ltd. drawings showing proposed final site grading plans for the "High Point" project. According to the drawings, substantial amount of cutting and filling would be required across the site to establish the desired site grades.

We understand that it is required to evaluate if existing on-site soil materials to be exposed at proposed cut locations, could be used as engineered fill materials at locations proposed for filling. In addition, a preliminary quantity take-off analysis of the available material is required.

PART B: CONCLUSIONS AND RECOMMENDATIONS

1.0 General

Based on the results of the past and most recent field investigations, and based on proposed cut locations provided by Aplin & Martin Consultants Ltd., it is our opinion that the majority of on-site soil materials beneath surficial organic deposits to be exposed could be considered for use as engineered fill materials.

We anticipate that these materials would consist mostly of sands with varying degrees of silt and gravel content. Other areas would contain clayey and sandy silt deposits in very stiff to hard consistency. At the time of our review, the majority of the materials contained moisture contents judged to be adequate for achieving suitable compaction efforts normally required of engineered fill materials.

The suitability of these materials for use as engineered fill materials would be based on several factors such as moisture content of the materials at the time of proposed usage, weather conditions at the time of placing, groundwater conditions, etc. The suitability of some materials could be highly dependant by increases in natural moisture content. Typically, granular materials with high silt and/or clay content would be very sensitive to moisture content increases

such that adequate compaction of these materials may be difficult. Materials with high fines content (silt and clay size particles) are generally best suited for placement and compaction during dry weather in the summer months.

2.0 Quantity Take-Off Analysis

Levelton conducted a preliminary quantity take-off analysis of the available on-site soil materials at proposed cut locations judged to be suitable for use as engineered fill materials. Approximate locations of proposed cut areas, based on the site grading plan drawings provided to us, are shown on Figure 1, attached to this report. Approximate depths of proposed cutting at those areas are shown on Figure 2.

We estimate that the available on-site soil materials that could be suitable for use as engineered fill materials to be in the order of 135, 000 cubic metres. The actual volume may vary depending upon site conditions and actual soil conditions between test pits.

3.0 Closure

This geotechnical engineering assessment report has been prepared by Levelton Consultants Ltd. exclusively for High Point Langley Partnership c/o Cressey (Douglas) Development Limited Partnership, and their appointed agents. The information contained in this report reflects our judgement in light of the information provided to us at the time that it was prepared.

Any use of this report by third parties, or any reliance on or decisions made based on it, are the responsibility of such third parties. Levelton does not accept responsibility for damages suffered, if any, by a third party as a result of their use of this report.

The soil logs attached to this report provide description of the soil and groundwater conditions encountered at discrete test hole locations. While soil conditions remote from the test holes may be inferred, actual soil conditions remote from the test hole locations may vary across the site.

Contractors should make their own interpretation of the soil logs and the site conditions for the purposes of bidding and performing work at the site.

We trust this information meets your immediate requirements. If you have any questions or require further information, please contact the undersigned.

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Project: 'High Point', 200th Street and 4th Avenue, Langley, BC

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Yours truly,

LEVELTON CONSULTANTS LTD.

Reviewed By:

A handwritten signature in black ink, appearing to read "Armando Abello Jr.", written over a circular professional seal.

per: Armando Abello Jr., P.Eng.
Project Engineer

A handwritten signature in black ink, appearing to read "Paul Ell", written over a circular professional seal.

per: Paul Ell, P.Eng.
Geotechnical Engineer

Attachments: Appendix A: Figure 1 and 2 A. ABELLO
Appendix B: Soil Logst

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