



Project No. G1218-88-19
April 13, 2021

USA Portola East, LLC
20 Corporate Plaza
Newport Beach, California 92660

Attention: Mr. Jose Capati

Subject: LABORATORY TEST RESULTS
PORTOLA CENTER NORTHEAST
LAKE FOREST, CALIFORNIA

- References:
1. *Geotechnical Investigation, Portola Center Northeast, Tentative Tract No. 17300, 40-Scale Grading Plan Submittal, Lake Forest, California*, prepared by Geocon Incorporated, dated May 27, 2014 (Project No. G1218-52-01B).
 2. *Update Geotechnical Investigation, Portola Center Northeast, Phase 2 Grading, Tract No. 17300 and Tentative Tract No 19138, Lake Forest, California*, prepared by Geocon West Incorporated, dated February 4, 2021, Revised April 9, 2021 (Project No. G1218-88-11).

Dear Mr. Capati:

In accordance with your request, we have performed initial testing of stockpiled soil at the Portola Northeast Site. Eight bulk samples were collected at the surface of a recent excavation made at the top of the stockpile and tested for moisture content and total organic content. Laboratory test results are presented in Table I.

Moisture content at the locations sampled range from approximately 20 to 43 percent which is typical for the diatomaceous soils found on the site. The total organic content at the locations sampled ranged from approximately 7 to 13 percent by weight. The results for total organic content are within the documented range for contemporaneous middle to late Miocene sedimentary formations deposited in similar deep water basin conditions (i.e., the Monterey Formation), which range from 1 to 20 percent by weight.

If you have any questions regarding this letter, or if we may be of further service, please contact the undersigned at your convenience.


Very truly yours,

GEOCON INCORPORATED


Rodney C. Mikesell
GE 2533

RSA:RCM:arm




Rupert S. Adams
CEG 2561

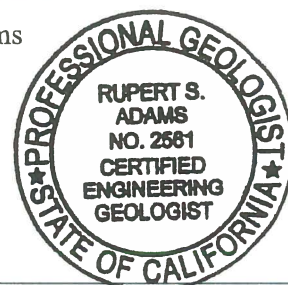


TABLE I
SUMMARY OF LABORATORY TOTAL ORGANIC CONTENT (ASTM D 2974)
AND MOISTURE CONTENT (ASTM D 2216) TEST RESULTS

Sample No.	Geologic Unit	Total Organic Content (%)	Moisture Content (%)
SP-1	Tplv	7.2	21.1
SP-2	Tplv	12.9	19.6
SP-3	Tplv	6.9	45.4
SP-4	Tplv	9.5	35.4
SP-5	Tplv	8.3	42.8
SP-6	Tplv	9.7	39.5
SP-7	Tplv	7.1	32.4
SP-8	Tplv	9.9	43.2