CTL|THOMPSON INCORPORATED

March 13, 2020

Water's Edge Developments, Inc.
c/o Actual Developments, Inc.
5935 South Zang Street, Suite 230
Littleton, Colorado 80127

Attention: Daniel J. Nickless

Subject: Over-Excavation Estimate
Water's Edge Second Filing
Fort Collins, Colorado
CTL|T Project Number: FC08010.002-115

CTL|Thompson, Inc. previously provided Preliminary Geotechnical Investigations regarding Water's Edge, Second Filing and presented results in reports dated April 18, 2018 and dated May 24, 2018 (Project No's. FC08010.001-115 and FC08010.002-115, respectively). We were asked to review the data from the previous reports and prepare a plan which shows areas we estimate merit over-excavation in order to use footing foundations. Nine additional borings were drilled as part of a current investigation for Thrive Homebuilders. Data from the nine additional borings and laboratory testing was used in our evaluation.

Our estimate is shown on Figure 1. We anticipate over-excavation will provide conditions suitable for footing foundations within these areas and result in low risk of poor slab-on-grade floor slab performance (where basements are planned). In a portion of the estimated over-excavation areas, expansive clay is underlain by low-swelling bedrock or non-expansive sand and gravel. Over-excavation can be terminated where the low swelling or non-expansive materials are exposed provided test pits are excavated to about 5 feet below the cut surface where the low swelling materials are exposed and confirm the low swelling materials extend to the depth of the test pits. A representative of our firm should observe the exposed conditions and verify whether the depth of over-excavation is sufficient before placement of fill begins.

It is possible, if not probable, that design-level investigations may reveal moderate or higher swelling soils or bedrock are present in areas where over-excavation is not performed, and where over-excavation depth is reduced. If you would like to reduce the likelihood of this situation, additional investigation can be performed.

We appreciate the opportunity to work with you on this project. Please contact us if you have questions.

Sincerely,

CTL|THOMPSON, INC.

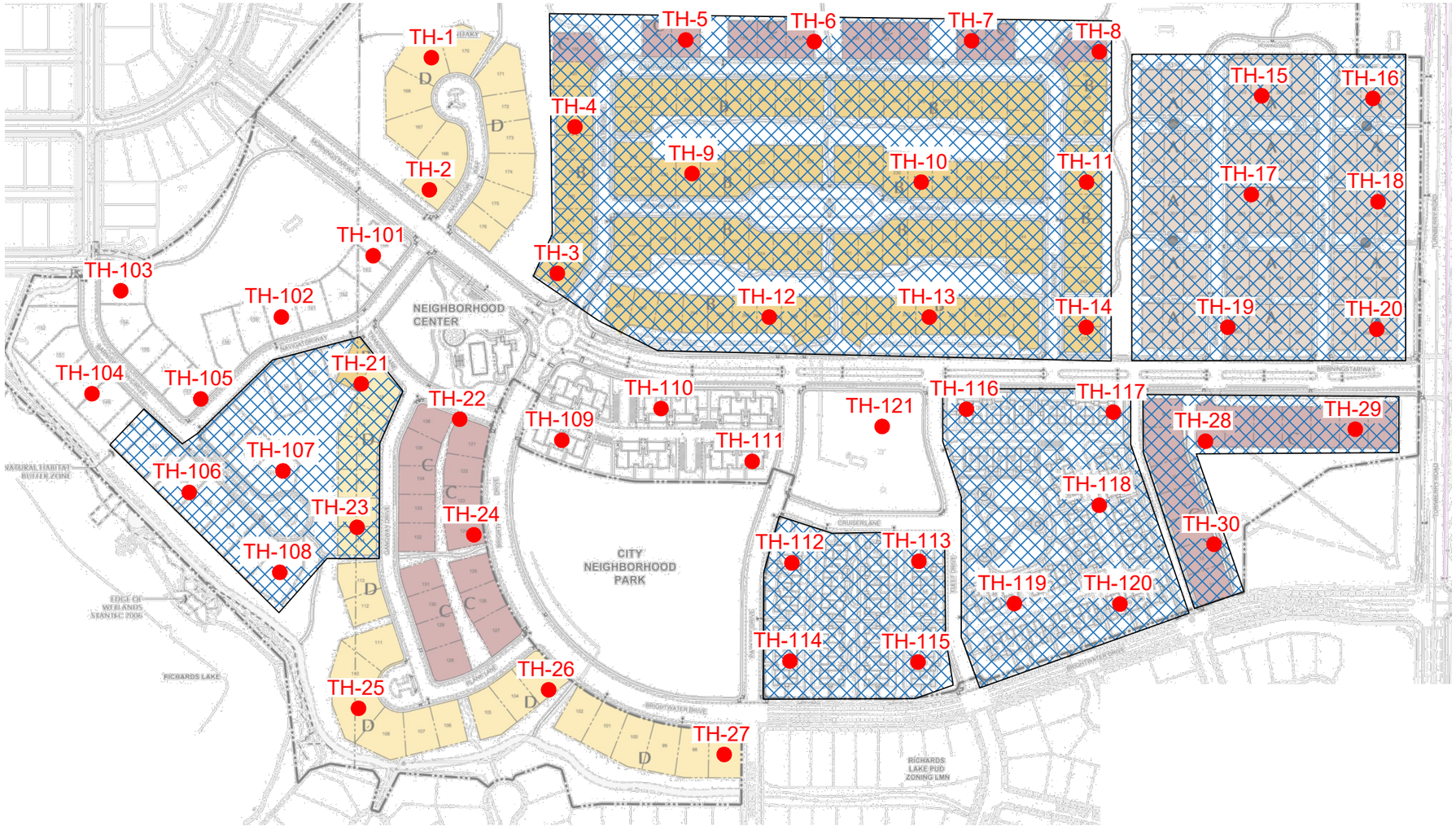
Taylor H. Ray, EI
Staff Geotechnical Engineer

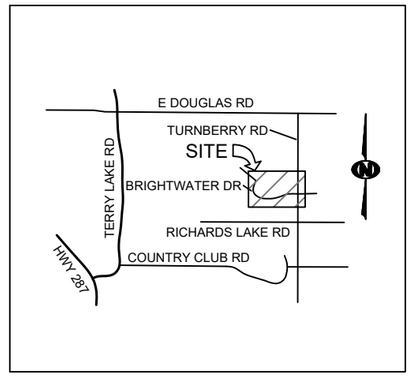
Spencer Schram, PE
Geotechnical Department Manager

Spencer Schram
Mar 13 2020 10:18 AM

Via email: dan@actuallp.com

APPROXIMATE
SCALE: 1"=300'
0 150' 300'





VICINITY MAP
FORT COLLINS, CO
NOT TO SCALE

LEGEND:

TH-1 — INDICATES LOCATION OF EXPLORATORY BORING

INDICATES ESTIMATED POTENTIAL EXTENT OF OVER-EXCAVATION (10' BELOW FOOTINGS)

Estimated Extent of Potential Over-Excavation

WATERS' EDGE DEVELOPMENTS, INC.
WATERS EDGE, SECOND FILING
CTL I T PROJECT NO. FC08010.002-115

FIGURE 1