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October 14, 2005

Monte Vista/Foothill Holding Company, LLC
1156 N Mountain Ave
P.O. Box 670
Upland, CA 91785-0670

Attention: Lisa Daniels

Subject: Expansive Soil Evaluation, Upland Crossing Project
South of Foothill Boulevard & East of Monte Vista Avenue
Upland, CA

Reference: Geotechnical Evaluation of College Heights Basins south of Foothill Boulevard and east of Monte Vista Avenue, Upland area, California prepared by RMA Group dated July 1, 2005 (Job No. 04-326-01).

Ladies and Gentlemen:

At the request of Felicia Bradfield of LSA Associates, we have been asked to respond to the following question regarding soils at the Upland Crossing project site:


“Would the project be located on expansive soil, as defined in Table 18-1-b of the Uniform Building Code (1994), creating substantial risks to life or property?”

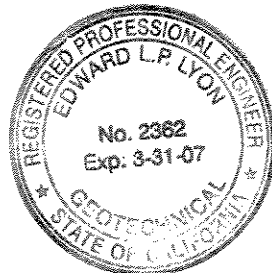
Soils exposed during the above referenced investigation and soil descriptions contained in soil and geologic reports reviewed during the investigation, indicate that soils underlying the site are granular, composed primarily of gravelly and silty sands with cobbles. Based on visual classification, these soils are expected to have a very low expansion potential, as defined in Table 18-1-b of the 1994 Uniform Building Code, and therefore are not expected to create a substantial risk to life or property. Since grading of the site will redistribute soils on the property, expansive soils testing will need to be performed upon completion of grading to confirm or revise the conclusion presented in this letter and to develop specific geotechnical foundation design recommendations.

We trust this letter will serve your needs at this time. In you have any questions or require further assistance, please do not hesitate to contact us.

Respectfully,

RMA Group


Ed Lyon, PE
President, GE 2362



CC: Felicia Bradfield, LSA Associates