

November 16, 2009

Mr. Darrel Malamut
Development Manager
JSM CAPITAL, LLC
11039 McCormick Street
North Hollywood, CA 91601

Subject: Preliminary Geotechnical Engineering
and Engineering Geology Investigation
17000 – 17020 Sunset Boulevard, Pacific Palisades
SAS File Number: 8JSM122

Dear Mr. Malamut:

SASSAN Geosciences, Inc. (SAS) has completed the preliminary geotechnical engineering and engineering geology investigation for the subject property. Our investigation was performed to determine the nature of surface and subsurface soils and to evaluate their physical and engineering properties. The results were then analyzed, and recommendations for foundation design and related parameters were prepared. This report presents our findings and recommendations.

GEOLOGY

Geologic conditions at the site have been described in several published maps and reports including Dibblee, 1992, and Moran, Proctor, et. al. 1958. The nearly flat area adjacent to and south of Sunset Boulevard, where new structures are planned, is an elevated, wave cut platform with both marine deposits and non-marine alluvial deposits with a total thickness of approximately twenty-five (25) feet. These deposits are often referred to as terrace deposits.

The wave cut platform or terrace is bounded on the south by a relatively steep slope, often referred to as a coastal bluff, approximately 150 feet high that descends to the Pacific Coast Highway and ocean below. The coastal bluff was formed by wave action prior to development of Pacific Coast Highway, and later modified by grading. Bedrock exposed in the bluff consists of marine siltstone, siliceous shale, and sandstone of the Monterey formation. Although landslides have occurred on the coastal bluff to the east and west of the subject property, only surficial landslides have been mapped on the slope area below the site. These surficial slides, shown on the attached Figure A-7, are now buried beneath fill placed to fill a canyon below the site and to construct the trailer park below. The locations of both known and suspected off-site landslides on the bluff area east and west of the site are shown on the attached map from Moran, Proctor, et. al., 1958, Figure A-7.

FIELD EXPLORATION

Soil and geologic conditions at the site were investigated by drilling ten (10) deep borings, excavation of five (5) trenches, mapping of available surface exposures, plotting of data