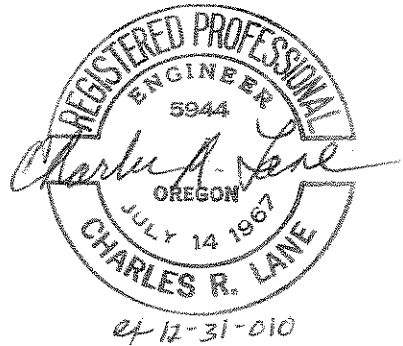


**TECHNICAL MEMORANDUM**

DATE: August 26, 2009  
TO: Jeb Koerner, Senior Project Manager  
Opus NW  
FROM: Charles Lane, PE, GE  
Andrew Goodell, RG, CEG  
RE: The Cottages at Neskowin  
Flood Hazard Clarification  
PSI Report No: 704-75161-1



PSI provided a geotechnical evaluation for the Hawk Creek project that included descriptions of potential geologic hazards<sup>1</sup>. We included a short summary of the site hazards in the cover letter that accompanied the report. The summary was incomplete and did not include details to explain the specific hazards. It was intended that users of the report read the entire report where details of the hazards are discussed in detail. We understand the summary has been a source of confusion for some readers.

To verify the information included in the report, we reviewed applicable sections that pertain to flooding hazards that might be a concern for development because of the nearby Hawk Creek. We also reviewed the project site plan<sup>2</sup>.

Based on our review, the FEMA flood plain is mapped at the far western end of the property on which the project will be constructed and outside the proposed development area. The eastern end of the mapped flood plain is about 500 feet east of the western property boundary, encroaching about 500 feet inside the west property boundary. However, all building lots planned for the development are located east or south of the mapped FEMA flood plains (100-year, Zone A and 500-year, Zone B). No homes will be constructed within the mapped flood plain boundaries.

High groundwater is an additional hazard identified in our 2008 report and referenced in Figures 4 and 7. All of the building lots planned for the development are located outside of the designated "High Ground Water" area. No homes will be constructed within the high groundwater areas.

<sup>1</sup> Professional Service Industries, Inc. , 2008, "Geotechnical Evaluation and Geologic Hazard Report for Proposed 120 Lot Hawk Creek Planned Development", report 704-75161-1R1

<sup>2</sup> SFA Design Group, LLC, undated, "Circulation/Potential Future Development Plan: The Cottages at Neskowin, Sheet 7 of 7"