

METRO ENGINEERING, INC.

Civil Engineering and Project Management Services

August 12, 2009

**Michael Chadduck
Latah Properties, LLC
P.O. Box 30745
Spokane, WA 99223-3012**

Re: Latah Ridge Test Hole and Septic System Review

Dear Michael,

Our office, in conjunction with Don Copley of the Spokane Regional Health District (SRHD), evaluated test holes on a 14 lot development known as Latah Ridge, which is located off Elder and Stoughton Road.

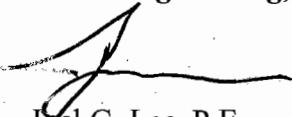
We have determined that each lot has a designated area which is suitable for a minimum of a four bedroom primary and reserve septic system. We have written an individual report for each lot, so that the information provided is site specific. System installation and engineering cost estimates are based on current 2009 prices and are meant for general planning purposes only. System installation and engineering costs may be more or less than these estimates depending on the final system design, site layout, subsurface conditions, installer selected, etc.

I used the lot layout diagram prepared by your surveyor, Pat Moore & Associates, and will refer to each lot as they are identified on that diagram. Precise drainfield areas can be located in the future using this surveyed data if holes are disturbed and/or filled in.

Please feel free to contact us if you have any questions regarding this information.

Sincerely,

Metro Engineering, Inc.



Joel G. Lee, P.E.
Principal Engineer

Cc: Project File

METRO ENGINEERING, INC.

Civil Engineering and Project Management Services

Septic System Reports Overview

Latah Ridge – Open Space Tract (A)

Test Holes Evaluated: 5

Approved # of Bedrooms: 4

Septic System Type: Conventional gravity distribution (with lift pump)

Estimated Engineering Cost: \$1,400

Estimated System Cost: \$9k to \$12k

Notes: Five test holes were evaluated near the north end of the parcel, adjacent to lot 1.

The soil depth indicates a gravity distribution septic system would be allowed. House would likely be placed below this area so a pump system would be required to pump effluent uphill to the gravity drainfield.

Latah Ridge - Lot 1

Test Holes Evaluated: 5

Approved # of Bedrooms: 4

Septic System Type: Subsurface pressure drip distribution

Estimated Engineering Cost: \$1,600

Estimated System Cost: \$12k to \$15k

Notes: Test holes are located by the cul-de-sac near north property boundary.

Latah Ridge - Lot 2

Test Holes Evaluated: 6

Approved # of Bedrooms: 4

Septic System Type: Subsurface pressure drip distribution

Estimated Engineering Cost: \$1,600

Estimated System Cost: \$12k to \$15k

Notes: Test holes are located by the cul-de-sac near north property boundary.

METRO ENGINEERING, INC.

Civil Engineering and Project Management Services

Latah Ridge - Lot 3

Test Holes Evaluated: 9

Approved # of Bedrooms: 4

Septic System Type: Subsurface pressure drip distribution

Estimated Engineering Cost: \$1,600

Estimated System Cost: \$12k to \$15k

Notes: Two areas were evaluated. Five test holes were evaluated on the north end of the parcel near the access road (upper area) and four test holes were evaluated further south. Both areas would require a subsurface pressure drip septic system.

Latah Ridge - Lot 4

Test Holes Evaluated: 9

Approved # of Bedrooms: 4

Septic System Type: Subsurface pressure drip distribution

Estimated Engineering Cost: \$1,600

Estimated System Cost: \$12k to \$15k

Notes: Two areas were evaluated. Five test holes were evaluated on the north end of the parcel near the access road (upper area) and four test holes were evaluated along the west property line. Both areas would require a subsurface pressure drip septic system.

Latah Ridge - Lot 5

Test Holes Evaluated: 9

Approved # of Bedrooms: 4

Septic System Type: Conventional gravity distribution

Estimated Engineering Cost: \$1,100

Estimated System Cost: \$6k to \$8k (gravity, no pumps)

Notes: Two areas were evaluated. Five test holes were evaluated on the north end of the parcel (upper area) and four test holes were dug below. The upper area will require pressure distribution. The lower area is suitable for conventional gravity distribution provided the house is built uphill of the drainfield area for 100% gravity system.

METRO ENGINEERING, INC.

Civil Engineering and Project Management Services

Latah Ridge - Lot 6

Test Holes Evaluated: 10

Approved # of Bedrooms: 4

Septic System Type: Conventional gravity distribution

Estimated Engineering Cost: \$1,100

Estimated System Cost: \$6k to \$8k (gravity, no pumps)

Notes: Two areas were evaluated. Five test holes were evaluated on the north end of the parcel near the east property line (upper area) and five test holes were dug in the lower near the south property line. The upper area will require pressure distribution. The lower area is suitable for conventional gravity distribution. Lower area will require a lengthy tight line down the slope to a distribution box near the drainfield. The cost to install the gravity system may be higher, depending on subsurface conditions and the length of the transport line.

Latah Ridge - Lot 7

Test Holes Evaluated: 8

Approved # of Bedrooms: 4

Septic System Type: Conventional gravity distribution

Estimated Engineering Cost: \$1,100

Estimated System Cost: \$6k to \$10k (gravity, no pumps)

Notes: The upper area on lot 7 near the north property line would require an alternative type of septic system, so four test holes were evaluated on Tract A near the bottom of lot 6. An easement will be needed for the transport pipe to cross through a portion of lot 6 and an easement will be required to place the drainfield on Tract A. Provided the easements are obtained, a conventional gravity distribution system would be suitable to serve a residence on lot 7. Lower easement area will require a lengthy tight line down the slope to a distribution box. The cost may increase to install the gravity distribution system, depending on subsurface conditions and the length of the transport line.

Latah Ridge - Lot 8

Test Holes Evaluated: 4

Approved # of Bedrooms: 4

Septic System Type: Conventional gravity distribution

Estimated Engineering Cost: \$1,100

Estimated System Cost: \$6k to \$8k (gravity, no pumps)

Notes: Four test holes were evaluated near the south property line. This area is suitable for conventional gravity distribution (house must be uphill of approved area for 100% gravity system).

METRO ENGINEERING, INC.

Civil Engineering and Project Management Services

Latah Ridge - Lot 9

Test Holes Evaluated: 2

Approved # of Bedrooms: 4

Septic System Type: Subsurface pressure drip irrigation

Estimated Engineering Cost: \$1,600

Estimated System Cost: \$12k to \$15k

Notes: Two test holes were dug in a mima mound (natural mound of soil) near the north property line. More test holes will need to be dug in the future. The soil depth and placement of the drainfield in these natural mounds of soil would require a subsurface pressure drip septic system.

Latah Ridge - Lot 10

Test Holes Evaluated: 4

Approved # of Bedrooms: 4

Septic System Type: Conventional gravity distribution

Estimated Engineering Cost: \$1,100

Estimated System Cost: \$6k to \$8k

Notes: The drainfield area for lot 10 will be located within a drainfield easement on the south east corner of lot 13. The four test holes in this area indicate a gravity distribution septic system. In order to reach the lower easement area, a lengthy tight line down the slope will be required to reach the distribution box near the drainfield area. The cost to install the gravity distribution system may be higher, depending on the subsurface conditions and the length of the transport line.

Latah Ridge - Lot 11

Test Holes Evaluated: 8

Approved # of Bedrooms: 4

Septic System Type: Subsurface pressure drip distribution

Estimated Engineering Cost: \$1,600

Estimated System Cost: \$12k to \$15k

Notes: Two areas were evaluated. Five test holes were evaluated on the northeast end of the parcel along a hillside (lower area) and four test holes were dug on top of the ridge in two separate mima mounds (upper area). Both areas would require subsurface pressure drip distribution.

METRO ENGINEERING, INC.

Civil Engineering and Project Management Services

Latah Ridge - Lot 12

Test Holes Evaluated: 4

Approved # of Bedrooms: 4

Septic System Type: Subsurface pressure drip distribution

Estimated Engineering Cost: \$1,600

Estimated System Cost: \$12k to \$15k

Notes: Four test holes were evaluated in the southeast corner of lot 12. The soil depth indicates a subsurface pressure distribution system would be required.

Latah Ridge - Lot 13

Test Holes Evaluated: 5

Approved # of Bedrooms: 4

Septic System Type: Conventional gravity distribution

Estimated Engineering Cost: \$1,100

Estimated System Cost: \$6k to \$8k

Notes: The test holes were dug near the north end of the parcel near Stoughton Road. The soil depth and site topography indicates a gravity distribution septic system could be permitted.