



GEOTECHNICAL EXPLORATION
REPORT

FOR

**PROPOSED 342 W BOYLSTON REDEVELOPMENT
WORCESTER, MASSACHUSETTS**

PREPARED
FOR:

342 WEST BOYLSTON LLC
40 JACKSON ST, SUITE 1000, WORCESTER, MA

PREPARED
BY: JOHN GENTILE, E.I.

YANKEE ENGINEERING & TESTING, INC.
WORCESTER, MASSACHUSETTS

PROJECT # 2025-3

December 29, 2025



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December 29, 2025

Steven Rothschild
342 West Boylston LLC
40 Jackson St, Suite 1000
Worcester, Massachusetts

**RE: Geotechnical Boring Exploration Summary
Proposed 342 W Boylston Redevelopment
342 West Boylston St
Worcester, Massachusetts**

Project #2025-3

Dear Rothschild:

The purpose of this report, as per our agreement, is to present the field data/observations, laboratory test results, and professional geotechnical engineering recommendations/conclusions from a limited subsurface soil exploration, completed on December 22, 2025, at the above referenced site.

This soil boring program, as requested, was intended to address the structural implications of the subsurface soils and groundwater conditions relative to the proposed 342 W Boylston Redevelopment in Worcester, Massachusetts. The field and laboratory data were utilized to draw geotechnical conclusions and to formulate the professional engineering recommendations presented herein. No warrantee is expressed nor implied.

EXISTING PROPERTY CONDITIONS:

The project site is located along West Boylston Street (Route 12) in Worcester, Massachusetts, within a mixed residential and commercial corridor. Adjacent development includes railroad tracks and light industrial uses to the west and low-density residential neighborhoods to the east. Properties along West Boylston Street consist of a mix of commercial, multi-family, and converted residential structures, typical of an urban arterial setting.

During the site visit conducted by Mr. Eric Moody, a *Yankee Geotechnical Field Technician*, the proposed test boring locations were carefully selected based on field observations and discussions with the client. These locations were reviewed for suitability and subsequently approved on-site. It should be noted that the elevations referenced in this report are approximate and were determined using the 'Google Earth' elevation tool, which may carry a margin of error compared to site-specific topographic surveys.

PROPOSED CONSTRUCTION:

This assessment pertains to the redevelopment of the parcel located at 342 West Boylston Street, Worcester, Massachusetts. The proposed project consists of a five-story multi-family residential building with an approximate building footprint of 3,710 square feet. Construction will also include associated site and infrastructure improvements, including parking areas, drainage systems, and utility upgrades.

GEOLOGIC SITE CONDITIONS:

Based on the USGS Scientific Investigation Map 3402 Quadrangle 80, Surficial Materials Map of the Worcester North Quadrangle, Massachusetts (2018) the property is mapped as having “**Thin Till**” deposits. This material generally consists of a non-sorted, non-stratified matrix composed primarily of sand, with some silt and minor clay content. Scattered pebble, cobble, and boulder clasts are present throughout, and large surface boulders are common. The unit was mapped in areas where the total thickness of till is typically less than 10 to 15 feet, including locations with shallow bedrock. Till derived from fine-grained bedrock tends to be finer grained, more compact, less stony, and contains fewer surface boulders than till derived from coarse-grained crystalline rock sources. Across Massachusetts, fine-grained bedrock sources include the red Mesozoic sedimentary rocks of the Connecticut Valley, marble in western river valleys, and fine-grained schists in upland areas.

KNOWN SITE HISTORY:

A review of historical aerial imagery available on **Google Earth**, dating from **December 1995 to the present**, indicates that the site was developed by 1995 and that the existing structure has remained in place since that time. According to the **Worcester County Property Assessor’s** online records, the existing **CMU structure** was constructed in **1970**. No additional historical records were reviewed as part of this assessment.

SUBSURFACE EXPLORATION SERVICES:

The subsurface sampling program consisted of four (4) soil borings performed by Soil X Corp, under the supervision of Mr. Eric Moody, a *Yankee* Geotechnical Field Technician. The borings were advanced using 4" I.D. hollow stem augers, driven by a Diedrich D70 Turbo track rig. The approximate boring locations are shown in Figure 1, the Boring Location Plan. It should be noted that the general boring locations were marked out by *others*, prior to drilling, and approved by the client, in order to provide a cross section of the subsurface soils underlying the proposed location of the new equipment and addition.

The subsurface sampling program consisted of four (4) soil borings performed by Soil X Corp, under the supervision of Mr. Eric Moody, a *Yankee* Geotechnical Field Technician. The borings were advanced using 4" I.D. hollow stem augers, driven by a Diedrich D70 Turbo track rig, with Standard Penetration Testing (SPT). The approximate boring locations are shown in Figure 1, the Boring Location Plan. It should be noted that the general boring locations were marked out by *others*, prior to drilling, and approved by the client, in order to provide a cross section of the subsurface soils underlying the proposed location of the new equipment and addition.



The subsurface soil penetration resistance (SPN) values were recorded using standard sampling at 5' increments. The soil penetration was measured using a 24" long by 2" O.D. "split-spoon" sampler, driven by an automatic hammer delivering a force equal to the specified 140 lb. weight falling 30". The recorded values, commonly referred to as "blow counts", are listed on the attached boring logs. Also, the recovered soil samples were visually classified and labeled, in the field, and shall be stored at this office for 90 days in the event that additional review is warranted.

SOIL BORING OBSERVATIONS:

The results of our field exploration together with pertinent information obtained from the SPT borings, such as soil profiles, penetration resistance and groundwater levels are shown on the boring logs included within the appendixes of this report.

The stratification lines shown on the boring logs represent the approximate boundaries between soil types and may not depict exact subsurface soil conditions. The actual soil boundaries may be more transitional than depicted. A generalized profile of the soils found at our boring locations is presented in Table below.

GENERAL SOIL PROFILE	
Typical Depths Below Grade (feet)	Soil Description
0 – 4	Medium dense, brown to gray sand and gravel
4 – 9	Medium dense, gray silty sand some gravel
9 – 16*	Dense to very dense, gray to brown silty sand little gravel
* Maximum explored depth	

Groundwater was not observed in the borings at the time of exploration; groundwater conditions may vary seasonally.

LABORATORY TEST RESULTS:

Soil Index Testing:

Laboratory gradation analyses, following ASTM D-422 washed sieve test methods, were conducted on three soil samples obtained from different boring depths. The lab results, which are detailed in the attached gradation curves, generally classify the soils as SM: silty sand trace gravel. The soil composition, expressed in terms of gravel, sand, and silt/clay percentages, is summarized in the following table:



Geotechnical Test Boring Exploration Summary
Proposed 342 W Boylston Redevelopment
342 West Boylston St, Worcester, MA

December 29, 2025
Project #2025-3

Boring No	Sample No#	Depth	Gravel (% > #4)	Sand (#4 to #200)	Silt/Clay (% < #200)
B-1	S-2	2'-4'	21	45	34
B-2	S-3	5'-7'	12	60	28
B-3	S-3	5'-7'	5	61	34

Considering the provided soil composition data from borings B-1, B-2, and B-3, the subsurface materials consist primarily of sand with variable gravel and a notable fines component. The soils are generally consistent across the explored depths and were observed to range from medium dense to very dense.

Based on the test results, the soil(s) would be considered moderately susceptible to moisture and/or vibration, as well as exhibiting poor/limited drainage characteristics and moderate "frost heave" potential. Thus, the reuse of onsite soils beneath structures or roadways would be considered challenging as they are moisture/vibration susceptible and can easily destabilize and become structurally unsuitable.

Given the composition and non-plastic characteristics of the samples, the soils can be classified within the Silty Sand (SM) category according to the Unified Soil Classification System (USCS). This classification stems from a notable sand content enhanced by a significant proportion of non-plastic silt, indicative of a granular structure interspersed with finer particles, yet devoid of substantial clay material. This texture and particle distribution underscore a soil that, while non-cohesive, straddles the properties of both coarse and finer mediums. Reflective of the analysis, such soils are poised to offer improved drainage capabilities over more cohesive, finer-grained soils, attributing to their granular nature. However, this does not preclude the potential for construction-related challenges, particularly around aspects of compaction, erosion, and moisture sensitivity, which could impact their structural utility.

Soil Class per 780 CMR §1806.2:

Based on the grain size distributions and observed dense to very dense conditions at depths of approximately 5 feet and greater, the subsurface soils are considered consistent with granular glacial till composed of sand with variable gravel and fines. These soil grain size distributions would fall within Massachusetts State Building Code (780 CMR) §1806.2 and Table 1806.2a, Soil Class #7 material classification, and were applied in determining the maximum allowable soil bearing capacity presented later in this report.

MASSACHUSETTS STATE BUILDING CODE:

According to 780 CMR §1613.1, seismic site classification shall be determined in accordance with ASCE 7 Chapter 20, which defines Site Classes A through E based on subsurface conditions, including shear wave velocity, standard penetration resistance, and soil or rock profile characteristics. Our evaluation, based on the typical 15⁺ blows/foot correlated to Site Class "D" as they did not meet the 50⁺ blows/foot required to achieve Class "C". In accordance with 780 CMR §1806.4, the subsurface soils are considered not susceptible to liquefaction, as they consist of medium-dense to very dense granular soils classified as Material Class 7 per Table 1806.2a, which does not require liquefaction evaluation under the provisions of the Code.



Judging from the blow counts and soil type it is our opinion that, in accordance with 780 CMR §1806.2 and Table 1806.2a, the maximum allowable net soil bearing capacity of the medium dense to very dense silty sand some gravel at footing grade, could be up to 4 TSF (8000 psf). However, due to the underlying native silty soils, Yankee recommends that the actual design soil bearing capacity not exceed a slightly conservative value of 2 TSF (4000 psf).

Liquefaction Evaluation:

According to the Massachusetts State Building Code (780 CMR) §1806.4 and Table 1806.2a, liquefaction evaluation is generally required for Material Classes 8 and 9, which correspond to which correspond to ‘clean’ to silty soils. Since the site soils are classified as Material Class 7 (gravel, widely graded sand and gravel) under the provisions of the Code, these conditions fall outside the range requiring liquefaction analysis; therefore, no further liquefaction evaluation was performed.

Seismic Parameters:

Per Massachusetts SBC 10th Edition (2024), the design engineer should note that, based on Table 1604.11 (Worcester) Mapped Earthquake Design Factors $SS = 0.210$ and $S1 = 0.060$ would apply to the site. Further, ASCE 7-16 §11.4.2 Table 11.4-1 (using Site Class D and $SS = 0.210$) the short-period spectral coefficient factor (F_a) is 1.6.

Thus, the maximum short period acceleration (SMS) is $F_a \times SS$ ($1.6 \times 0.210 = 0.336$).

From ASCE 7-16 Table 11.4-2, the 1-second spectral coefficient factor (F_v) is 2.4 for Site Class D. Thus, the maximum 1 second acceleration (SM1) is $F_v \times S1$ ($2.4 \times 0.060 = 0.144$).

Lateral Earth Pressures:

We recommended that the static lateral earth pressure (at rest = K_o) for any restrained walls, which will effectively serve as retaining walls with greater than 6’ exposed, should be calculated using an equivalent fluid pressure of 60 pcf (pounds per cubic foot). This value is based on the backfill consisting of granular (less than 10% passing #200 sieve) soils, being compacted to greater than 95%. It is calculated as $K_o = 1 - \sin \phi$ where ϕ is the soil shear angle (assumed to be $30^\circ \pm$ for “granular” sand/gravel with a unit weight of $120 \pm$ pcf). Thus, the at rest (no wall movement) soil “fluid” pressure is $K_o \times \text{soil unit weight} = 0.5 \pm \times 120 \pm \text{pcf} = 60 \text{ pcf}$.

The static lateral earth pressure (outward wall movement allowed “active” pressure = K_a) for “unrestrained” retaining walls, is calculated as $K_a = \tan^2 (45^\circ - \sin \phi / 2)$ where ϕ is the soil shear angle (assumed $30^\circ \pm$ for granular soil). Thus the “active” soil pressure is $K_a \times \text{soil unit weight}$ ($0.33 \pm \times 120 \pm \text{pcf}$) yields an active equivalent fluid pressure of 40 pcf. Additional pressure(s) exerted from surcharge loads (acting within 1.5 times the wall height) should be considered as a uniform pressure equal to $0.5q$, where q (psf) is the surcharge load. Further, granular backfill, should have less than 12% silt ($\% < \#200$ sieve) and be compacted to a minimum of 95%. Also, for cast-in-place concrete footings bearing on



native soil or compacted structural fill, we recommend a maximum design “sliding friction” coefficient not exceeding 0.40

Seismic Loads on Foundation Walls:

Exterior foundation walls and retaining walls shall be designed to resist an earthquake force, F_w , for horizontal backfill surface, equal to:

$$F_w = 0.100 (S_s) (F_a) (\gamma) (H)^2 \quad \text{where:}$$

S_s listed above

F_a listed above

γ is total unit weight of the soil

H is the height of the wall measured as the difference in elevation of finished ground surface or floor in front of and behind the wall

The earthquake force from the backfill shall be distributed as an inverted triangle over the height of the wall. The minimum safety factor for ant retaining walls shall be 1.5 for sliding and 2.0 for overturning.

CONSTRUCTION RECOMMENDATIONS:

FOOTINGS:

The soil bearing capacity is based on a minimum footing width of 3’ and must be reduced proportionately for narrower footings. Footings should be designed in accordance with SBC section 1806. For footings smaller than 3 feet in least lateral dimension, the allowable bearing pressure should be reduced to one-third of the above value multiplied by the least lateral footing dimension in feet. Also, we recommend that continuous wall footings be at least 18 inches wide and isolated footings at least 24” wide. Further, all exterior, and interior footings in unheated areas should bear a minimum of 4’ below finished grade, to provide protection from frost. Also, interior footings in heated areas should bear at least 18” below the underside of the slab. In addition, as the subsurface soils appeared to be medium dense, it is our professional engineering opinion that long-term post-construction settlement should not exceed 3/8” with minimal differential settlement. Bearing surfaces must be protected from frost at all times after any loading is applied.

Foundation Drains:

Groundwater was not encountered during the subsurface exploration; however, based on the soil composition and relative density of the overburden materials, perched or laterally migrating groundwater may occur under certain seasonal or climatic conditions. As a precautionary measure, installation of a foundation drainage system may be considered around all below-grade foundation walls.

If implemented, the drainage system should consist of perforated pipes placed at/near the footing or basement floor elevations, surrounded by free-draining granular materials and wrapped in a suitable geotextile filter fabric. The drain should discharge to an appropriate gravity outlet where feasible, or



otherwise to a sump pit equipped with an automatic pump.

SLABS ON GRADE:

Depending on elevation of the native soils, the undisturbed sand and gravel trace silt material, appears suitable to remain as subgrade (up to 1' below bottom of slab) for the expected slab-on-grade. Further, we generally believe that it is economically warranted to "reuse" onsite soils whenever possible. As such, it is our opinion that the soil (after removing large stones) could be reused as subgrade backfill. Alternatively, existing soils can be removed to natural ground and the contractor could then prepare a minimum 12" thick "slab base course", meeting the Gravel Base or Dense Grade Specifications, as presented hereinafter.

Unsuitable materials, including any topsoil, silty subsoil, and/or organic materials should be stripped down to the underlying native material, prior to commencing construction, in order to avoid possible contamination of suitable subgrade soil. Any unsuitable materials should be removed to a distance of 5 feet beyond the proposed building, structure and pavement limits. The contractor proof roll the exposed soil subgrade and over excavate any weak or soft spots, where necessary and repair using industry standard procedures.

Place and compact granular fill up to the required subgrade elevation(s). The recommended compaction, based on the percentage of the soil's maximum dry density according to ASTM D-1557 methods, is specified below:

<u>General Fill Areas</u>	<u>Minimum Compaction</u>
Beneath Footings, Slab, and for Pavement Gravel Base	95%
Below Pavement Base Course Material	95%
Beneath Landscaped Areas	90%

The following gradation specifications are recommended for granular fill, gravel base, and dense graded crushed stone materials:

<u>Sieve Size</u>	<u>Granular Fill</u>	<u>Gravel Base</u>	<u>Dense Grade</u>
6"	100	100	100
3"	95-100	100	100
1/2"	60-95	50-85	50-80
#4	50-80	40-75	30-55
#10	30-70	30-60	n/a
#40	10-70	10-35	10-25
#100	0-25	0-8	n/a
#200	0-10	0-8	3-10

All backfill soils shall be free from snow, ice, roots, topsoil, and/or other deleterious materials.

FOUNDATIONS:

The bearing soil, at the bottom of footing trenches, should be recompacted/proof rolled using vibratory



equipment of sufficient weight to obtain the SBC specified 95% minimum compaction. Backfilling of the foundation walls should occur on both sides to avoid unbalanced loading.

Due to the observed soil types, the contractor should be aware that OSHA safety standards, for excavations exceeding 4 feet in depth, may require significant widening to maintain the required slope(s). This report does not attempt to address any site safety issues, which are the responsibility of others.

PAVEMENT:

The subsurface soils appear suitable, in either their nature state or as backfill, for use as subgrade material beneath the pavement. However, we generally recommend a layer of “base” gravel, topped by a minimum of 4 inches of dense graded, crushed stone for directly beneath pavement. A dense mix is generally warranted, as the onsite silty soils contain sufficient fines to influence their engineering behavior. While not excessive, the silt content may reduce drainage capacity and affect stability under certain loading conditions. The increasing strength of the proposed layers should provide adequate support for the bituminous asphalt. Our typically recommended pavement cross sections are shown on the Table below:

Suggested Pavement Courses	Heavy Duty Traffic	Light Duty Traffic
Bituminous Top Mix MHD M3.11.03 Table A	1½”	1”
Bituminous Binder Mix M3.11.03 Table A	2½”	2”
Dense Graded Crushed Stone MHD M2.01.7	6”	4”
Gravel Borrow Subbase MHD M1.03.0	16”	12”

Given the expected “personal vehicle” traffic loading, we believe that the “light duty” cross section should be satisfactory for the new bituminous concrete pavement. However, the project civil engineers should make the final judgement as to the pavement design(s).

Field Verification & Quality Assurance:

From a construction standpoint, the silty sand with variable gravel percentages, near the expected footing elevation contains a moderate amount of non-plastic fines, which may limit drainage and increase frost susceptibility under certain moisture conditions. Further, as the groundwater table was not encountered, do not expect the foundation construction operations to experience any significant water problems

We do recommend that any soil bearing surface be proof-rolled in order to verify the soil stability and achieve the State Code required minimum 95% degree of compaction. Further, should the construction excavation/progress reveal subsurface soil conditions that vary, from those presented herein, our firm should be immediately contacted for additional geotechnical engineering review.

We also suggest that field compaction tests be completed on any prepared footing areas to verify that the above geotechnical guidelines have been achieved. In addition, we recommend that *Yankee Engineering & Testing, Inc.* be retained to monitor the various geotechnical aspects of the foundation and pavement construction operations which are summarized below:



- Monitor the removal of unsuitable materials from footing and floor slab areas, and to confirm that the type of soil encountered at subgrade elevation is satisfactory.
- Review the proposed bearing surfaces to confirm that they have been properly prepared, and that they are satisfactory for the recommended bearing pressures.
- Monitor the placement and compaction of any structural (“controlled”) backfill within the building and pavement areas, as required by the SBC.
- Check the suitability, via project specifications of soils proposed for use as backfill.

By monitoring these aspects, we will be able to observe compliance with the design concepts, assumptions, and specifications, and to facilitate geotechnical design changes in the event that the subsurface conditions differ from those anticipated prior to the start of construction. In addition, Yankee would be pleased to provide the concrete, masonry, and/or steel testing services during construction as required by the SER and/or SBC.



GEOTECHNICAL CONCLUSIONS:

The geotechnical exploration for the proposed *Redevelopment of 342 West Boylston Street* in Worcester MA was conducted by *Yankee Engineering & Testing*, under the guidance of Mr. Eric Moody. The assessment included site visits to determine the most suitable locations for four test borings, B-1 through B-4, with decisions made in alignment with the client's provided plans. These exploratory efforts aimed to assess the subsurface conditions across the proposed construction site.

The exploration depth reached up to 16 feet. Soil samples were analyzed using ASTM D-422 washed sieve methods, identifying a primary composition of poorly-graded silty sand with variable gravel content [SM]. This soil classification suggests a medium dense consistency, conducive to structural support.

Our findings indicate the site predominantly aligns with Site Class "D," based on the blow counts and soil composition, and in accordance with SBC section 1806.2, we estimate a maximum net soil bearing capacity for medium dense, silt sand with little gravel (Class #7 soil) at the footing level to be 4.0 TSF. However, considering the silty nature of the soils and their potential sensitivity to moisture, a conservative design soil bearing capacity of no more than 2.0 TSF (4,000 psf) is recommended. It should be noted that the existing soils were silty ("fine") and, as such, the contractor may have to implement field protective measures, depending on the construction season, to maintain the subgrade stability and suitability.

The proposal to reuse onsite soils as subgrade material, with necessary precautions for removing unsuitable elements, is aimed at maintaining subgrade stability and preventing contamination. We advise meticulous preparation of the construction site's subgrade to provide a solid foundation for the restroom facility.

We believe that you will find the aforementioned information and engineering opinions to be clear and concise. However, should you have any questions or require additional geotechnical services please do not hesitate to contact us at our Worcester office.

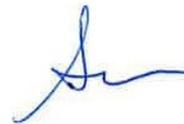
We appreciate this opportunity to be of service to your firm and look forward to working with you through completion of the project.

Prepared by:



John Gentile, E.I.
Geotechnical Engineer

Reviewed by:

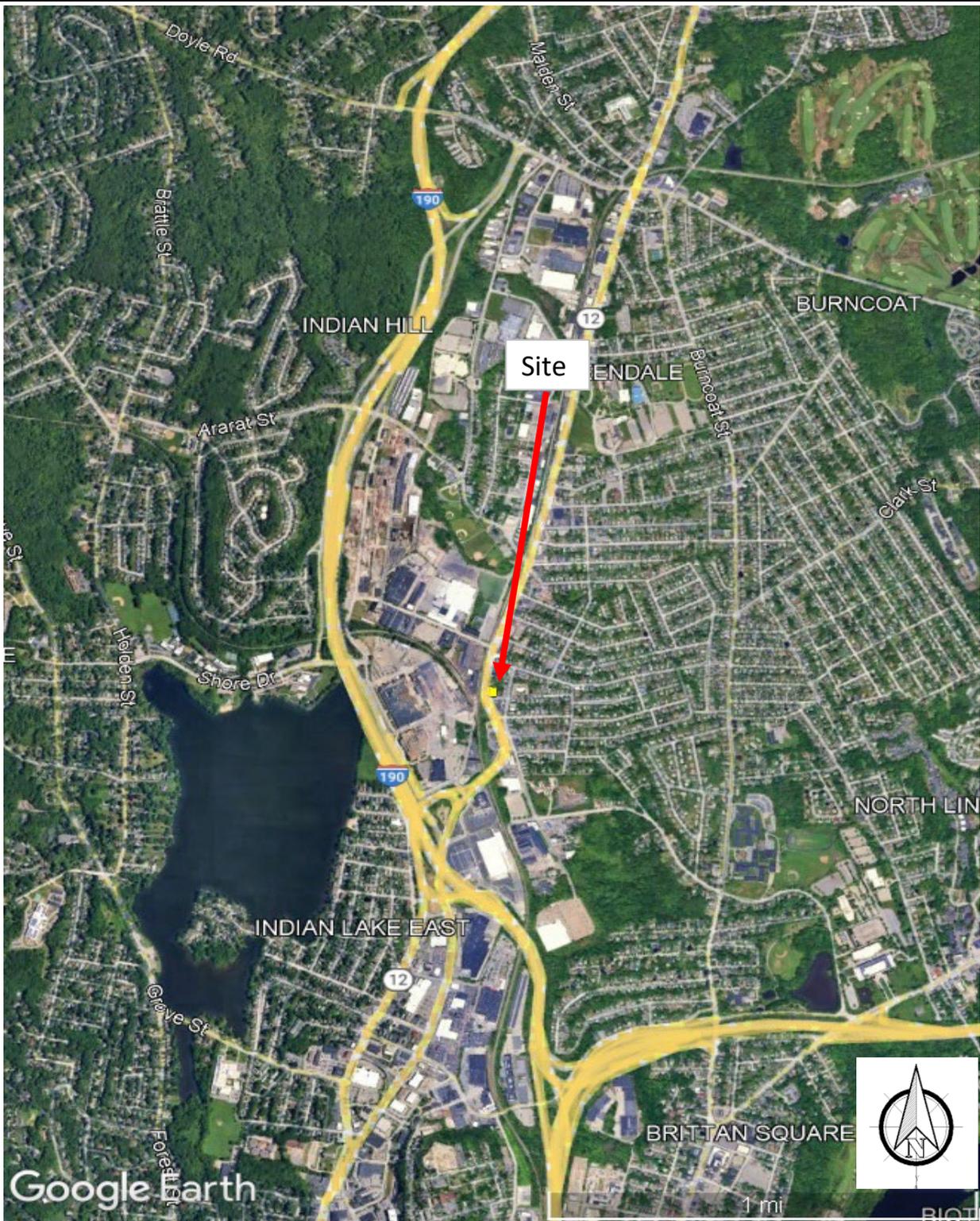


Scott M. Mensen, P.E., P.G..
President



APPENDIX A





**Yankee Engineering
& Testing, Inc.**

10 Mason Street
Worcester, MA 10609

Phone: (508) 831-7404 • Fax: (508) 831-7388

Project:	342 W Boylston Re-development
Location:	342 West Boylston St, Worcester, MA
Project #:	2025-3
Date:	12/29/2025
Client:	THARA Group

FROM: Google Earth
Aerial Photo Dated May 23, 2024

**SITE LOCUS PLAN
FIGURE 1**

Approx. Scale
See Map Scale



Google Earth

100 ft



**Yankee Engineering
& Testing, Inc.**

10 Mason Street

Worcester, MA 10609

Phone: (508) 831-7404 • Fax: (508) 831-7388

Project:

342 W Boylston Re-development

Location:

342 West Boylston St, Worcester, MA

Project #:

2025-3

Date:

12/29/2025

Client:

THARA Group

FROM: Google Earth

Aerial Photo Dated May 23, 2024

BORING LOCATION PLAN

FIGURE 2

Approx. Scale:

See map scale



SOIL TEST BORING LOG

Boring #	B - 1
Sheet #	1 of 1
Location:	See Location Map
Elevation:	≈ 560'
Drill Date:	12/22/2025

Client: THARA Group
 Project: 342 W Boylston Re-development
 Project Address: 342 West Boylston St, Worcester, MA
 Project No.: 2025-3

Drilling Type	Type	SPT	Groundwater Observations		
	Size	2" I.D.	Depth (ft)	Casing at	Stabilization Period
	Hammer	140 lbs	N/A	full depth	Upon boring completion
	Fall	30"			

Depth (ft)	Boring Sampling Data					Strata Change	Sample Descriptions & Geotechnical Observations	Remarks
	No.	Depth (ft)	Pen. (in)	Rec. (in)	Blows/6"			
1	S-1	0-2	24	13	4-5-8-12		Medium dense, brown to gray sand and gravel	Fill
2								
3	S-2	2-4	24	18	10-10-13-17			
4								
5	S-3	5-7	24	20	15-17-19-24		Medium dense, grayish tan silty sand some gravel	Mostly Native FUEL ODOR
6								
7								
8	S-4	10-12	24	24	22-28-30-49		Dense to very dense, brown silty sand little gravel	Native
9								
10								
11								
12								
13								
14	S-5	15-17	12	10	98-123			
15								
16	Boring terminated by SPT refusal @ 16' bls							≈ 544'
17								
18								
19								
20								
21								
22								
23								
24								
25								

Drilling Co.:	Soil X Corp	<u>Cohesive (blows/ft)</u>		<u>Cohesionless (blows/ft)</u>		<ul style="list-style-type: none"> Refer to the geotechnical report dated December 29, 2025 for additional information. Ground elevation based on Google Earth 	
	Rig Type:	Diedrich D70 Turbo	0 - 2	Very Soft	0 - 3		Very Loose
	Driller:	Edwin F.	2 - 4	Soft	4 - 9		Loose
	Helper:	Kevin H.	5 - 8	Medium Stiff	10 - 29		Medium Dense
	Inspector:	Eric Moody	9 - 15	Stiff	30 - 49		Dense
Client Rep.:	N/A	16 - 30	Hard	50+/ft	Very Dense		



SOIL TEST BORING LOG

Boring #	B - 2
Sheet #	1 of 1
Location:	See Location Map
Elevation:	≈ 561'
Drill Date:	12/22/2025

Client: THARA Group
 Project: 342 W Boylston Re-development
 Project Address: 342 West Boylston St, Worcester, MA
 Project No.: 2025-3

Drilling Type	Type	SPT	Groundwater Observations		
	Size	2" I.D.	Depth (ft)	Casing at	Stabilization Period
	Hammer	140 lbs	N/A	full depth	Upon boring completion
	Fall	30"			

Depth (ft)	Boring Sampling Data					Strata Change	Sample Descriptions & Geotechnical Observations	Remarks								
	No.	Depth (ft)	Pen. (in)	Rec. (in)	Blows/6"											
1	S-1	0-2	24	8	6-9-12-14	Medium dense to very dense, brown silty sand little gravel		Native								
2																
3	S-2	2-4	24	24	13-12-12-13				Medium dense to very dense, brown silty sand little gravel		FUEL ODOR					
4																
5	S-3	5-7	24	20	15-20-23-25			Medium dense to very dense, brown silty sand little gravel				Native				
6																
7																
8	S-4	10-12	24	20	12-20-24-39							Medium dense to very dense, brown silty sand little gravel		Native		
9																
10																
11																
12	S-5	15-17	24	6	77/3'									Medium dense to very dense, brown silty sand little gravel		Native
13																
14																
15																
16																
17	Boring terminated by SPT refusal @ 15' bls															≈ 546'
18																
19																
20																
21																
22																
23																
24																
25																

Drilling Co.:	Soil X Corp	<u>Cohesive (blows/ft)</u>		<u>Cohesionless (blows/ft)</u>		<ul style="list-style-type: none"> Refer to the geotechnical report dated December 29, 2025 for additional information. Ground elevation based on Google Earth 	
	Rig Type:	Diedrich D70 Turbo	0 - 2	Very Soft	0 - 3		Very Loose
	Driller:	Edwin F.	2 - 4	Soft	4 - 9		Loose
	Helper:	Kevin H.	5 - 8	Medium Stiff	10 - 29		Medium Dense
	Inspector:	Eric Moody	9 - 15	Stiff	30 - 49		Dense
Client Rep.:	N/A	16 - 30	Hard	50+/ft	Very Dense		



SOIL TEST BORING LOG

Boring #	B - 3
Sheet #	1 of 1
Location:	See Location Map
Elevation:	≈ 559'
Drill Date:	12/22/2025

Client: THARA Group
 Project: 342 W Boylston Re-development
 Project Address: 342 West Boylston St, Worcester, MA
 Project No.: 2025-3

Drilling Type	Type	SPT	Groundwater Observations		
	Size	2" I.D.	Depth (ft)	Casing at	Stabilization Period
	Hammer	140 lbs	N/A	full depth	Upon boring completion
	Fall	30"			

Depth (ft)	Boring Sampling Data					Strata Change	Sample Descriptions & Geotechnical Observations	Remarks		
	No.	Depth (ft)	Pen. (in)	Rec. (in)	Blows/6"					
1	S-1	0-2	24	6	10-13-14-15		Medium dense to dense, brown silty sand some gravel	Mostly Native		
2								FAINT FUEL ODOR		
3	S-2	2-4	24	18	12-11-15-16					
4										
5	S-3	5-7	24	20	17-19-23-26					Native
6										
7										
8	S-4	10-12	24	24	18-20-34-67					Native
9										
10										
11										
12	Boring terminated by SPT refusal @ 12' bls							≈ 547'		
13										
14										
15										
16										
17										
18										
19										
20										
21										
22										
23										
24										
25										

Drilling Co.:	Soil X Corp	<u>Cohesive (blows/ft)</u>		<u>Cohesionless (blows/ft)</u>		<ul style="list-style-type: none"> Refer to the geotechnical report dated December 29, 2025 for additional information. Ground elevation based on Google Earth 	
	Rig Type:	Diedrich D70 Turbo	0 - 2	Very Soft	0 - 3		Very Loose
	Driller:	Edwin F.	2 - 4	Soft	4 - 9		Loose
	Helper:	Kevin H.	5 - 8	Medium Stiff	10 - 29		Medium Dense
	Inspector:	Eric Moody	9 - 15	Stiff	30 - 49		Dense
Client Rep.:	N/A	16 - 30	Hard	50+/ft	Very Dense		



SOIL TEST BORING LOG

Boring #	B - 4
Sheet #	1 of 1
Location:	See Location Map
Elevation:	≈ 561'
Drill Date:	12/22/2025

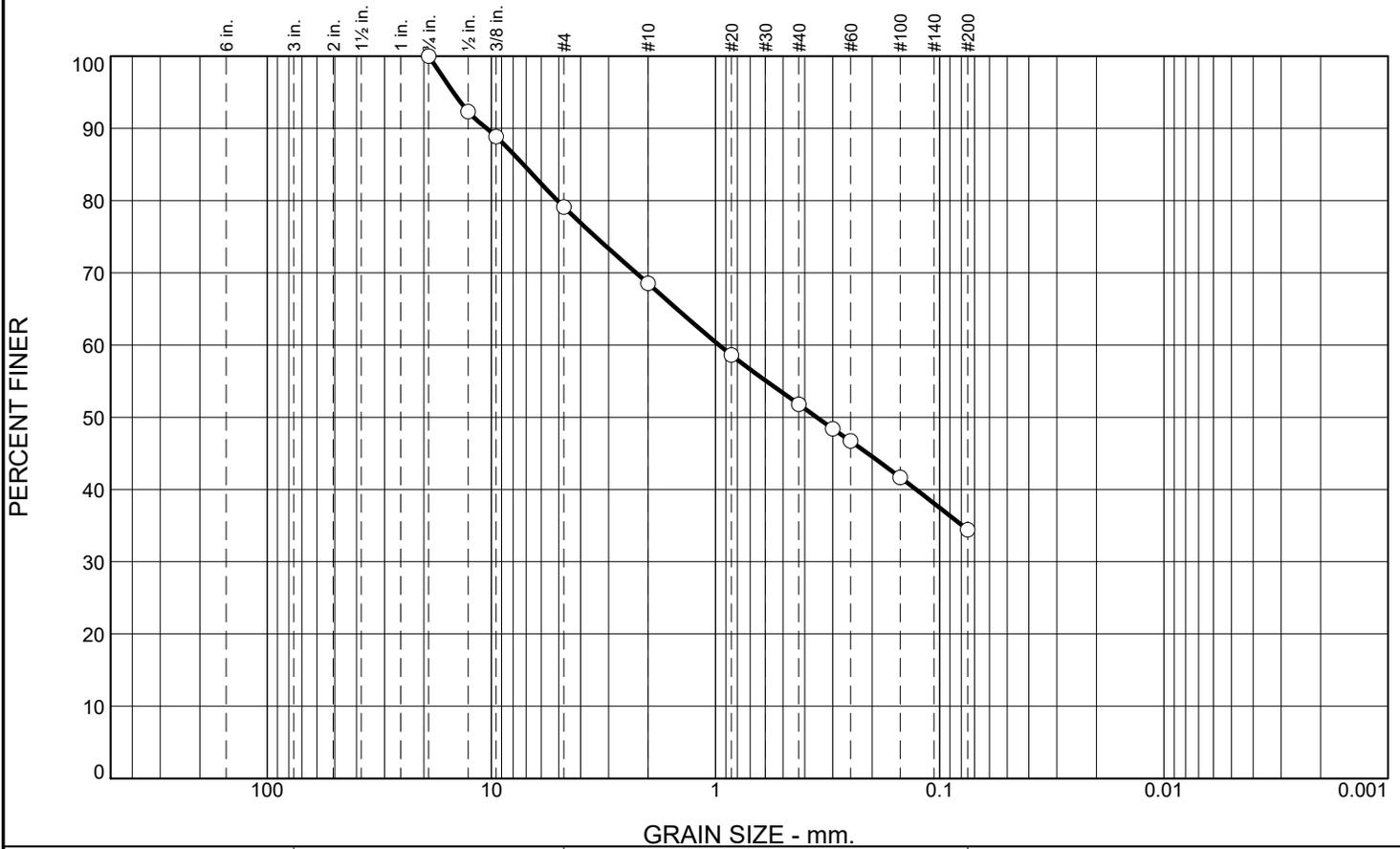
Client: THARA Group
 Project: 342 W Boylston Re-development
 Project Address: 342 West Boylston St, Worcester, MA
 Project No.: 2025-3

Drilling Type	Type	SPT	Groundwater Observations		
	Size	2" I.D.	Depth (ft)	Casing at	Stabilization Period
	Hammer	140 lbs	N/A	full depth	Upon boring completion
	Fall	30"			

Depth (ft)	Boring Sampling Data					Strata Change	Sample Descriptions & Geotechnical Observations	Remarks			
	No.	Depth (ft)	Pen. (in)	Rec. (in)	Blows/6"						
1	S-1	0-2	24	10	12-8-6-9		Medium dense to dense, brown silty sand little gravel	Native			
2											
3	S-2	2-4	24	16	12-21-19-23					Very dense, grayish-brown silty sand some gravel	Native
4											
5	S-3	5-7	24	20	15-25-35-32						
6											
7	S-4	10-12	18	10	25-67-77						
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											
23											
24											
25											
26											

Drilling Co.:	Soil X Corp	<u>Cohesive (blows/ft)</u>		<u>Cohesionless (blows/ft)</u>		<ul style="list-style-type: none"> Refer to the geotechnical report dated December 29, 2025 for additional information. Ground elevation based on Google Earth
Rig Type:	Diedrich D70 Turbo	0 - 2	Very Soft	0 - 3	Very Loose	
Driller:	Edwin F.	2 - 4	Soft	4 - 9	Loose	•
Helper:	Kevin H.	5 - 8	Medium Stiff	10 - 29	Medium Dense	
Inspector:	Eric Moody	9 - 15	Stiff	30 - 49	Dense	
Client Rep.:	N/A	16 - 30	Hard	50+/ft	Very Dense	

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	20.9	10.6	16.7	17.4	34.4	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3/4"	100.0		
1/2"	92.3		
3/8"	88.9		
#4	79.1		
#10	68.5		
#20	58.6		
#40	51.8		
#50	48.4		
#60	46.7		
#100	41.7		
#200	34.4		

Material Description

Tan silty sand some gravel

Atterberg Limits

PL= NP LL= NP PI= NP

Coefficients

D₈₅= 7.2062 D₆₀= 0.9648 D₅₀= 0.3536
D₃₀= D₁₅= D₁₀=
C_u= C_c=

Classification

USCS= SM AASHTO= A-2-4(0)

Remarks

Sampled by John Gentile (Yankee) on 12/23/25

* (no specification provided)

Sample No.: L-37404
Location: B-1 S-3

Source of Sample: 342 West Boylston St - Worcester

Date: 12/22/25
Elev./Depth: 5'-7'

YANKEE ENGINEERING
& TESTING, INC.

Client: THARA Group
Project: Various

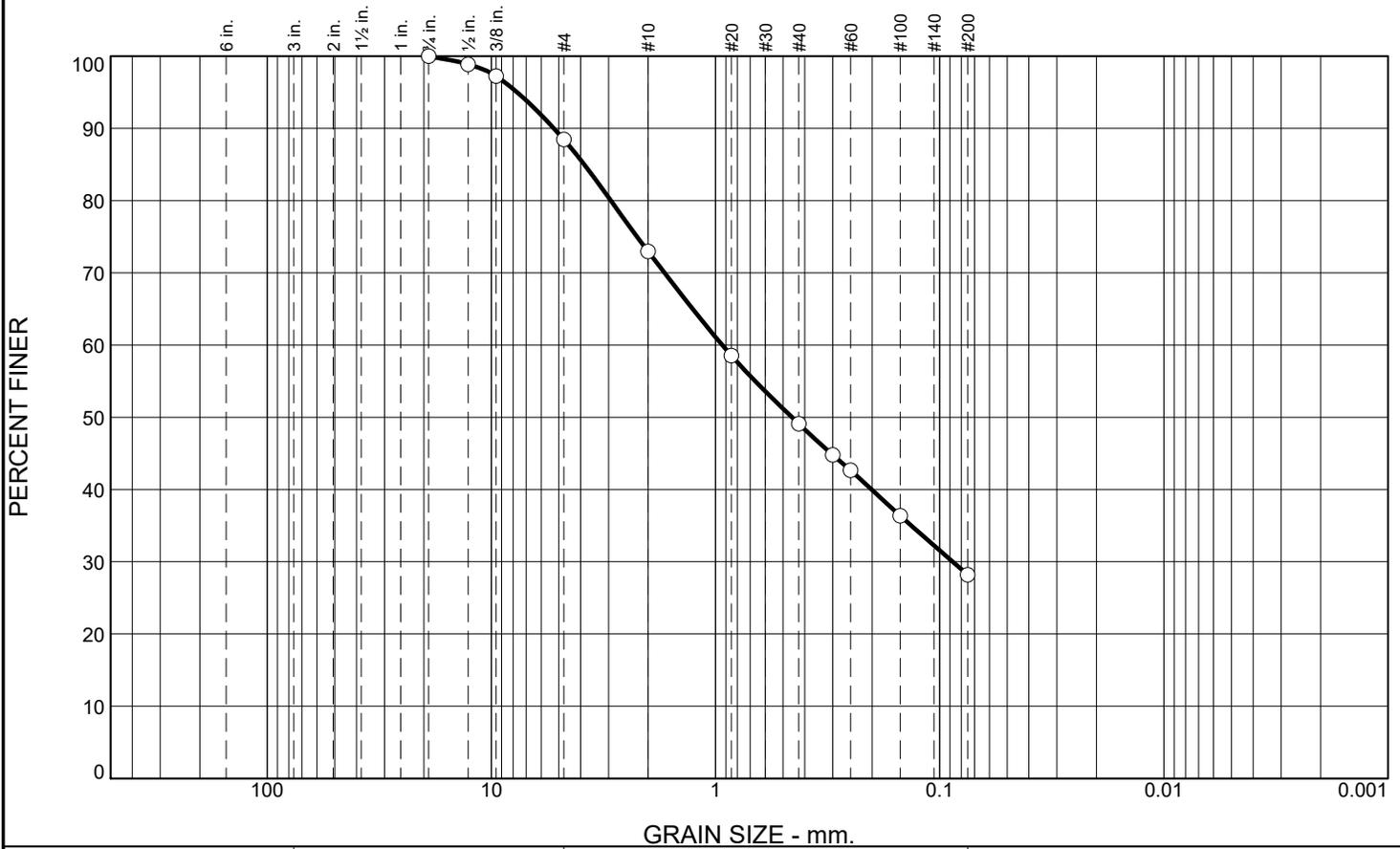
Project No.: 2025-3

Figure

Tested By: AK

Checked By: JAG

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	11.5	15.5	23.9	20.9	28.2	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3/4"	100.0		
1/2"	98.9		
3/8"	97.2		
#4	88.5		
#10	73.0		
#20	58.5		
#40	49.1		
#50	44.8		
#60	42.7		
#100	36.4		
#200	28.2		

Material Description

Brown silty sand little gravel

Atterberg Limits

PL= NP LL= np PI= NP

Coefficients

D₈₅= 3.8515 D₆₀= 0.9337 D₅₀= 0.4556
D₃₀= 0.0874 D₁₅= D₁₀=
C_u= C_c=

Classification

USCS= SM AASHTO= A-2-4(0)

Remarks

Sampled by John Gentile (Yankee) on 12/23/25

* (no specification provided)

Sample No.: L-37402
Location: B-2 S-3

Source of Sample: 342 West Boylston St - Worcester

Date: 12/22/25
Elev./Depth: 5'-7'

YANKEE ENGINEERING
& TESTING, INC.

Client: THARA Group
Project: Various

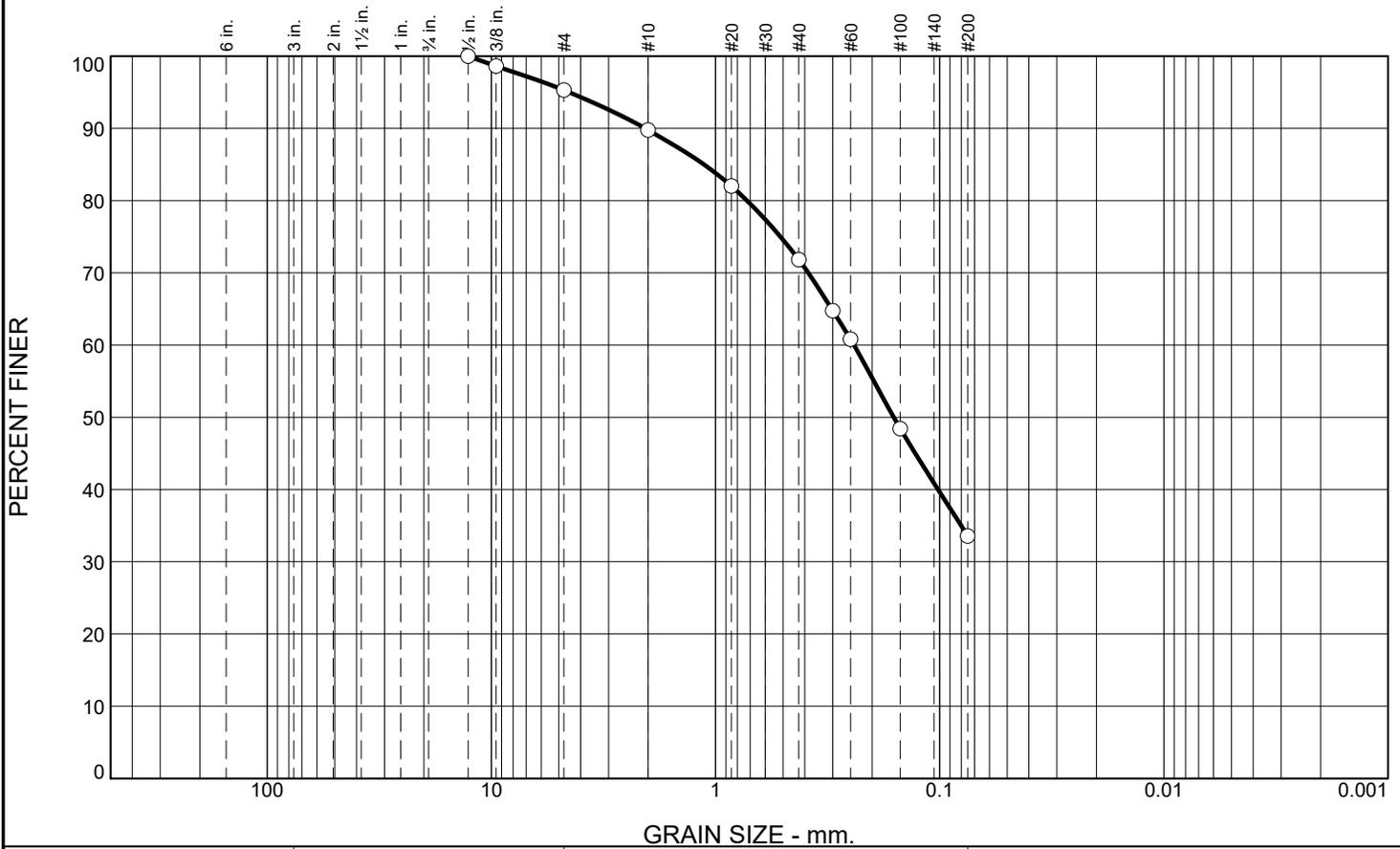
Project No.: 2025-3

Figure

Tested By: AK

Checked By: JAG

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	4.7	5.5	18.0	38.2	33.6	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
1/2"	100.0		
3/8"	98.6		
#4	95.3		
#10	89.8		
#20	82.0		
#40	71.8		
#50	64.8		
#60	60.8		
#100	48.4		
#200	33.6		

Material Description

Tan silty sand trace gravel

Atterberg Limits

PL= NP LL= NP PI= NP

Coefficients

D₈₅= 1.1265 D₆₀= 0.2413 D₅₀= 0.1604
D₃₀= D₁₅= D₁₀=
C_u= C_c=

Classification

USCS= SM AASHTO= A-2-4(0)

Remarks

Sampled by John Gentile (Yankee) on 12/23/25

* (no specification provided)

Sample No.: L-37403 **Source of Sample:** 342 West Boylston St - Worcester **Date:** 12/22/25
Location: B-3 S-3 **Elev./Depth:** 10'-12'

<h2 style="margin: 0;">YANKEE ENGINEERING & TESTING, INC.</h2>	<p>Client: THARA Group Project: Various Project No.: 2025-3</p>
Figure	

Tested By: AK **Checked By:** JAG

APPENDIX B



Important Information about Your Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you — should apply the report for any purpose or project except the one originally contemplated.*

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,

- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final*, because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that

have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely, on Your ASFE-Member Geotechnical Engineer for Additional Assistance

Membership in ASFE/THE BEST PEOPLE ON EARTH exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.

ASFE THE GEOPROFESSIONAL BUSINESS ASSOCIATION

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e-mail: info@asfe.org www.asfe.org

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SECTION 1: RESPONSIBILITIES

1.1 *Yankee Engineering & Testing, Inc., ("Yankee"), has the responsibility for providing the services described under the Scope of Services section. The work is to be performed according to accepted standards of care and is to be completed in a timely manner. The term "Yankee" as used herein includes all of Yankee Engineering & Testing, Inc's agents, employees, professional staff, and subcontractors.*

1.2 The Client or a duly authorized representative is responsible for providing Yankee with a clear understanding of the project nature and scope. The Client shall supply Yankee with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow Yankee to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product.

1.3 The Client acknowledges that Yankee's responsibilities in providing the services described under the Scope of Services section is limited to those services described therein, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those services. Such duties may include, but are not limited to, reporting requirements imposed by any third party such as federal, state, or local entities, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for Yankee's provision of the services so described, unless otherwise agreed upon by both parties.

1.4 Universal will not be responsible for scheduling our services and will not be responsible for tests or inspections that are not performed due to a failure to schedule our services on the project or any resulting damages.

SECTION 2: STANDARD OF CARE

2.1 Services performed by Yankee under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of Yankee's profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, express or implied, is made.

2.2 The Client recognizes that subsurface conditions may vary from those observed at locations where borings, surveys, or other explorations are made, and that site conditions may change with time. Data, interpretations, and recommendations by Yankee will be based solely on information available to Yankee at the time of service. Yankee is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed.

2.3 Execution of this document by Yankee is not a representation that Yankee has visited the site, become generally familiar with local conditions under which the services are to be performed, or correlated personal observations with the requirements of the Scope of Services. It is the Client's responsibility to provide Yankee with all information necessary for Yankee to provide the services described under the Scope of Services, and the Client assumes all liability for information not provided to Yankee that may affect the quality or sufficiency of the services so described.

2.4 Should Yankee be retained to provide threshold inspection services, Client acknowledges that Yankee's services thereunder do not constitute a guarantee that the construction in question has been properly designed or constructed, and Yankee's services do not replace any of the obligations or liabilities associated with any architect, contractor, or structural engineer. Therefore it is explicitly agreed that the Client will not hold Yankee responsible for the proper performance of service by any architect, contractor, structural engineer or any other entity associated with the project.

SECTION 3: SITE ACCESS AND SITE CONDITIONS

3.1 Client will grant or obtain free access to the site for all equipment and personnel necessary for Yankee to perform the work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted Yankee free access to the site. Yankee will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Proposal.

3.2 The Client is responsible for the accuracy of locations for all subterranean structures and utilities. Yankee will take reasonable precautions to avoid known subterranean structures, and the Client waives any claim against Yankee, and agrees to defend, indemnify, and hold Yankee harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate Yankee for any time spent or expenses incurred by Yankee in defense of any such claim with compensation to be based upon Yankee's prevailing fee schedule and expense reimbursement policy.

SECTION 4: SAMPLE OWNERSHIP AND DISPOSAL

4.1 Soil or water samples obtained from the project during performance of the work shall remain the property of the Client.

4.2 Yankee will dispose of or return to Client all remaining soils and rock samples 60 days after submission of report covering those samples. Further storage or transfer of samples can be made at Client's expense upon Client's prior written request.

4.3 Samples which are contaminated by petroleum products or other chemical waste will be returned to Client for treatment or disposal, consistent with all appropriate federal, state, or local regulations.

SECTION 5: BILLING AND PAYMENT

5.1 Yankee will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classifications.

5.2 Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1 ½ %) per month, or the maximum rate allowed by law, on past due accounts.

5.3 If Yankee incurs any expenses to collect overdue billings on invoices, the sums paid by Yankee for reasonable attorneys' fees, court costs, Yankee's time, Yankee's expenses, and interest will be due and owing by the Client.

SECTION 6: OWNERSHIP OF DOCUMENTS

6.1 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by Yankee, as instruments of service, shall remain the property of Yankee.

6.2 Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose.

6.3 Yankee will retain all pertinent records relating to the services performed for a period of five (5) years following submission of the report, during which period the records will be made available to the Client at all reasonable times.

6.4 All reports, boring logs, field data, field notes, laboratory test data, general calculations, estimates, and/or other documents presented by Yankee, are prepared for the sole and exclusive use of our Client, and may not be given to any other party or used or relied upon by any such party without the express written consent of Yankee.

GEOTECHNICAL LIMITATIONS

- The analyses and recommendations submitted in this report are based upon the data obtained from the subsurface explorations. The nature and extent of variations between these explorations may not become evident until construction. If variations then appear evident, it may be necessary to reevaluate the geotechnical engineering recommendations contained in this report.
- The generalized soil profile(s) is intended to show trends in the subsurface soil conditions. The boundaries between strata are approximated and have been developed by interpretation of the widely spaced explorations and samples. The actual soil transitions are probably more erratic.
- Water level readings have been made in the explorations at the times, and under the conditions, stated on the boring logs. However, it must be noted that fluctuations in the level of the groundwater will occur due to variations in rainfall, season, temperature, and other factors.
- In the event that changes in the nature, design, or location of the proposed buildings are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed, and conclusions of this report modified or verified in writing by the preparer.
- It is recommended that this firm be provided the opportunity for a review of the final construction design and specifications, in order to confirm that the earthwork and foundation recommendations are properly implemented.
- It is recommended that this firm be retained to provide the geotechnical engineering services during construction of the excavation and foundation phases of the work. This is to observe compliance with the design concepts, material specifications and engineering recommendations, and to allow for changes in the event that conditions differ from those anticipated.
- This report has been prepared for the exclusive use of 342 West Boylston LLC for specific applications to the proposed *342 W Boylston Redevelopment*, located in Worcester, Massachusetts, in accordance with accepted foundation engineering practices. No other warranty, expressed or implied, is made.
- This report should be considered for foundation design purposes only and is not sufficient to prepare an accurate or complete bid. Contractors wishing a copy of the report may secure it with the understanding that the report's scope is limited to general design considerations only.

