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August 2, 2004

Laura Miller
Windermere Commercial
768 Garfield Street
Seattle, WA 98109

Re: Results of Groundwater Sampling and Analysis
240 NW Weaver Road Property
Bainbridge Island, Washington
17083-00

Dear Ms. Miller:

Hart Crowser is pleased to provide the results of our sampling and analysis of three groundwater monitoring wells for the subject property. Our proposal was to follow up on the results of strataprobe data collected by others (Robinson, Noble, and Saltbush, June 2004) in an effort to determine whether the subject property is contaminated with heavy metals.

Our report consists of the following sections:

- Summary of Findings and Conclusions;
- Scope of Work;
- Monitoring Well Installation and Development;
- Groundwater Sampling and Analysis;
- Analytical Results; and
- Limitations.

Figure 1 is a Vicinity Map showing the location of the subject property. A Site and Exploration Plan showing subject property features and strataprobe locations (B1 through B12) and monitoring well locations (MW-1 through MW-3) is presented on Figure 2. The water samples collected were submitted to and analyzed by Advanced Analytical Laboratory, and the laboratory data are presented in Appendix A.

Anchorage
Denver
Edmonds
Long Beach
Philadelphia
Portland
Seattle
1910 Fairview Avenue East
Seattle, Washington 98102-3699
206.324.9530

Summary of Findings and Conclusions

The analytical results for the groundwater samples collected and analyzed from the three monitoring wells indicate groundwater at the subject property is not impacted by heavy metals. Lead was detected in only one well (MW-1) and was well below the MTCA Method A groundwater cleanup level. Chromium was not detected in any of the wells. Arsenic was detected in only one well (MW-3) and the concentration was only slightly above the MTCA Method A cleanup level of 0.005 mg/L. Combined with the earlier Phase I and Phase II Environmental Site Assessment conducted for the subject property, the data indicate there has not been a release of heavy metals at the subject property.

Note that the Phase II report indicated the groundwater was impacted with heavy metals, but this conclusion was based on strataprobe data. Groundwater samples collected from strataprobes usually contain fine particles, which can skew the total metal concentration in the sample. Groundwater samples collected from properly installed and developed wells are more representative of actual groundwater conditions.

Scope of Work

Our scope of work included:

- Installation of three monitoring wells (MW-1, MW-2, and MW-3);
- Development of three monitoring wells;
- Sampling the three wells for analysis of total and dissolved lead, chromium, and arsenic;
- Submitting samples to Advanced Analytical Laboratories for analyses; and
- Preparing a letter report summarizing our findings and conclusions.

Monitoring Well Installation and Development

On July 28, 2004, Hart Crowser observed the installation of three monitoring wells on the subject property. The wells were located at the highest metal concentrations based on strataprobe testing results presented in the Phase II ESA performed by Robinson, Noble and Saltbush in June 2004. A licensed driller, Holt Drilling of Puyallup, WA, used a hollow-stem auger to install the wells. During installation of the wells, the soils were observed and were generally consistent with those described by Robinson, Noble and Saltbush. The area is overlain with 5 to 6 feet of fill material closer to the water and 2 to 3 feet of fill toward the

north. Below the fill material, native material was encountered. The water table was about 3 feet below the surface.

Each of the wells were installed to a depth of about 10 feet and were constructed of 2-inch - diameter threaded Schedule 40 PVC with 5 feet of screen (0.010 inch) placed across the water table.

The wells were developed by Hart Crowser on July 28, 2004, using accepted well development practices including purging 10 well volumes and monitoring groundwater parameters (pH, temperature, conductivity, and dissolved oxygen) until they stabilized.

Groundwater Sampling and Analysis

On July 29, 2004, Hart Crowser sampled the three monitoring wells on the subject property for analysis of total and dissolved lead, chromium, and arsenic. Prior to sampling, three well volumes were purged. The wells were sampled using low-flow sampling techniques and a peristaltic pump. The groundwater samples were returned to Hart Crowser under chain of custody protocols and picked up by a representative from Advanced Analytical Environmental Testing Laboratory in Redmond, WA and delivered to its laboratory for analysis.

Analytical Results

Lead was detected in only one well (MW-1) at a concentration well below the MTCA Method A cleanup level. Chromium was not detected in any of the wells. Arsenic was detected in only one well (MW-3) at 0.008 mg/L, which is slightly above the MTCA Method A cleanup level. The low concentration of arsenic in MW-3 is probably equal to background levels of arsenic in groundwater in the area. To provide a frame of reference, the concentration of arsenic allowed in drinking water as established by the USEPA is 0.01 mg/L, which is greater than the concentration in MW-3. A summary of the analytical results for these samples is presented in Table 1. The laboratory Certificates of Analysis are presented in Appendix A.

Table 1 – Summary of Analytical Data

Constituent	MTCA (Method A) Cleanup Level	Concentration in mg/L					
		MW-1		MW-2		MW-3	
		Total	Dissolved	Total	Dissolved	Total	Dissolved
Lead	0.015	0.003	0.002U	0.002U	0.002U	0.002U	0.002U
Chromium	0.05	0.01U	0.01U	0.01U	0.01U	0.01U	0.01U
Arsenic	0.005	0.005U	0.005U	0.005U	0.005U	0.008	0.007

U = Not detected at detection limit indicated

Limitations

Work for this project was performed, and this letter report prepared, in accordance with generally accepted professional practices for the nature and conditions of the work completed in the same or similar localities, at the time the work was performed. It is intended for the exclusive use of Windermere Commercial Realty, 768 Garfield Street, Seattle, WA, for specific application to the subject property. This report is not meant to represent a legal opinion. No other warranty, express or implied, is made.

If you have any questions, please do not hesitate to call Barry Kellems at (206) 324-9530.

Sincerely,

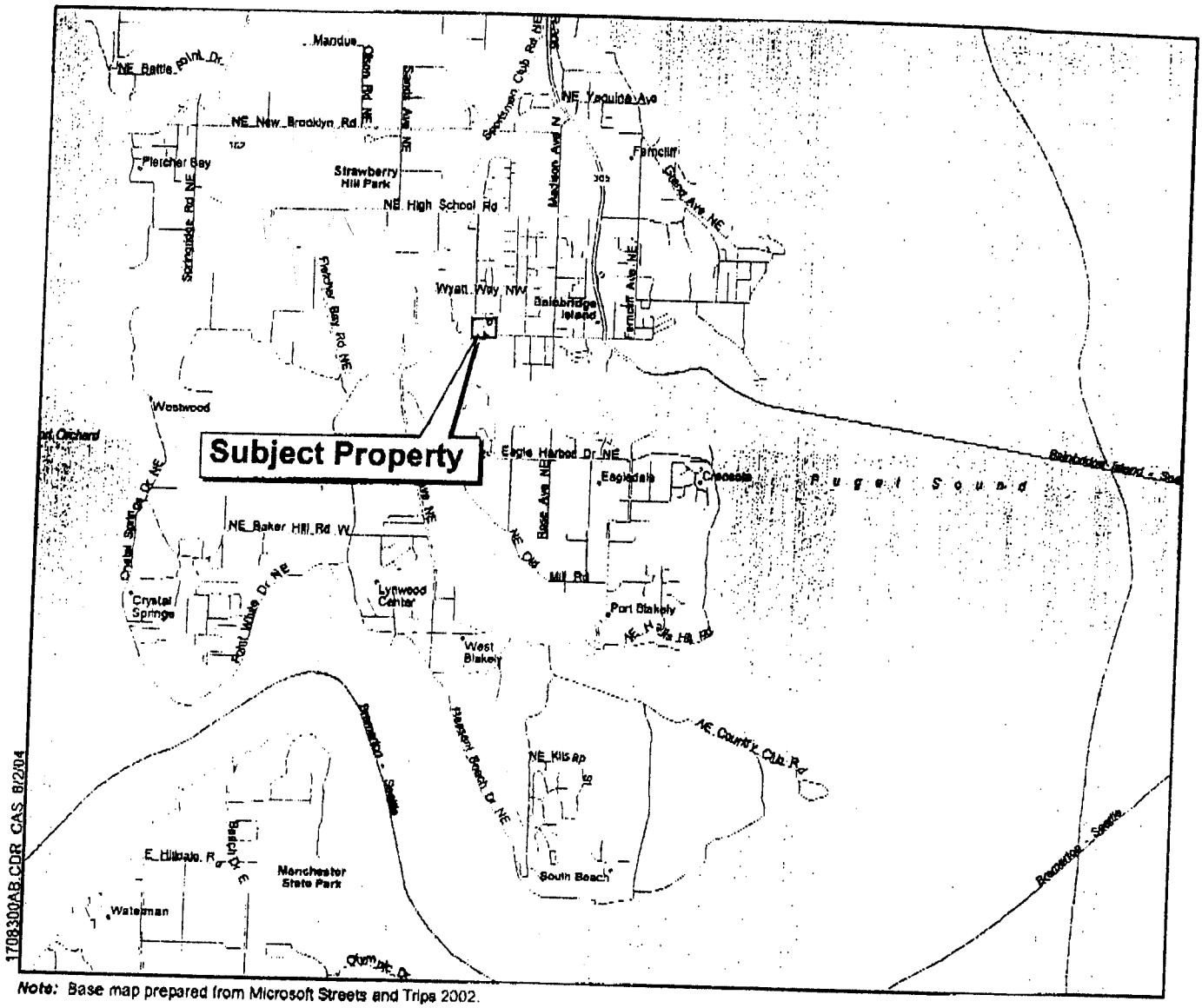
HART CROWSER, INC.

BARRY KELLEMS, P.E.
Principal Engineer

EVAN GRIFFITHS, PH.D., P.E.
Environmental Engineer

Figure 1 - Vicinity Map
Figure 2 – Site and Exploration Plan
Appendix A – Certificates of Analysis Advanced Analytical Laboratory

Vicinity Map



Note: Base map prepared from Microsoft Streets and Trips 2002.

1708300AB.CDR CAS 8/2004

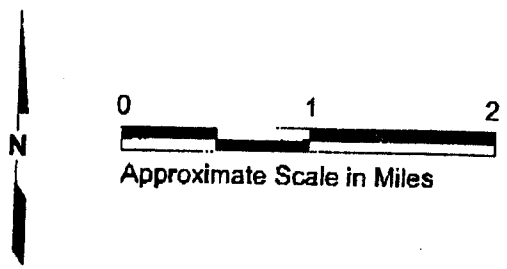


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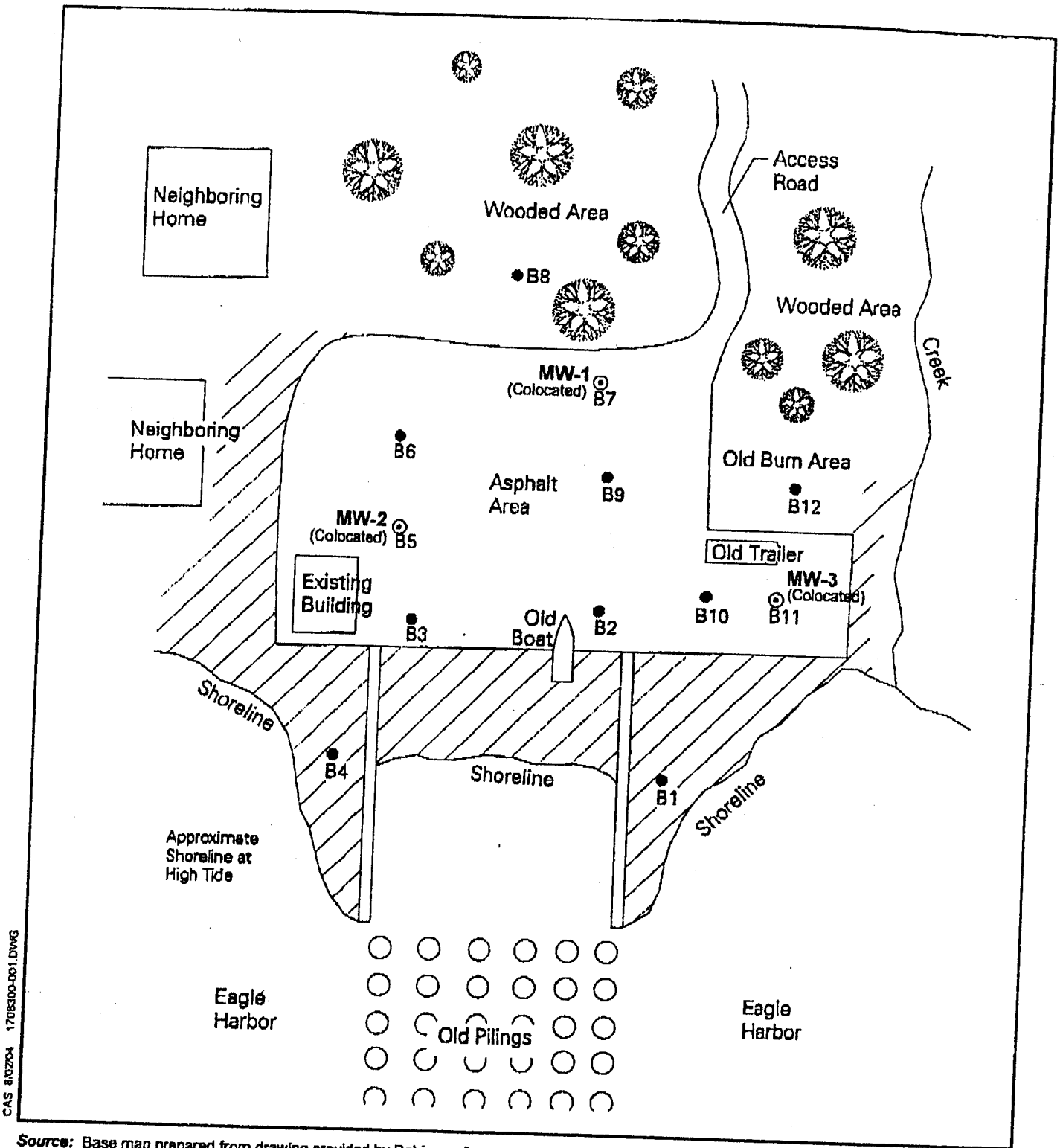
Figure 1

Site and Exploration Plan



CAS 8/02/04 17083x00-001.DWG

Source: Base map prepared from drawing provided by Robinson & Noble, Inc. dated June 2004.

Exploration Location and Number

MW-1 ⊙ Monitoring Well (Hart Crowser)

B-1 ● Stratoprobe (Other)

N

0 60 120

Approximate Scale in Feet

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Figure 2

APPENDIX A
CERTIFICATES OF ANALYSIS
ADVANCED ANALYTICAL LABORATORY

Advanced Analytical Laboratory
(425) 497-0110, fax (425) 497-8089

AAL Job Number:	A40730-1
Client:	Hart Crowser, Inc.
Project Manager:	Evan Griffiths
Client Project Name:	Windermere Commercial
Client Project Number:	17083-00
Date received:	07/30/04

Analytical Results

Metals Total (7010), mg/l		MTH BLK	LCS	MW 0	MW 1	MW 2	MW 3
Matrix	Water	Water	Water	Water	Water	Water	Water
Date extracted	Reporting	07/30/04	07/30/04	07/30/04	07/30/04	07/30/04	07/30/04
Date analyzed	Limits	07/30/04	07/30/04	07/30/04	07/30/04	07/30/04	07/30/04
Lead (Pb)	0.002	nd	72%	0.004	0.003	nd	nd
Chromium (Cr)	0.01	nd	107%	nd	nd	nd	nd
Arsenic (As)	0.005	nd	90%	0.009	nd	nd	0.008

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits
na - not analyzed
J - estimated value
Acceptable Recovery limits: 70% TO 130%
Acceptable RPD limit: 30%

Advanced Analytical Laboratory
(425) 497-0110, fax (425) 497-8089

AAL Job Number:	A40730-1
Client:	Hart Crowser, Inc.
Project Manager:	Evan Griffiths
Client Project Name:	Windermere Commercial
Client Project Number:	17083-00
Date received:	07/30/04

Analytical Results

Metals Total (7010), mg/l		MTH BLK	MW 3 Dupl
Matrix	Water	Water	Water
Date extracted	Reporting	07/30/04	07/30/04
Date analyzed	Limits	07/30/04	07/30/04
Lead (Pb)	0.002	nd	nd
Chromium (Cr)	0.01	nd	nd
Arsenic (As)	0.005	nd	0.010

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits
na - not analyzed
J - estimated value
Acceptable Recovery limits: 70% TO 130%
Acceptable RPD limit: 30%

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Matrix	Water	Water	Water	Water	Water	Water	Water
Date extracted	Reporting	07/30/04	07/30/04	07/30/04	07/30/04	07/30/04	07/30/04
Date analyzed	Limits	07/30/04	07/30/04	07/30/04	07/30/04	07/30/04	07/30/04
Lead (Pb)	0.002	nd	72%	nd	nd	nd	nd
Chromium (Cr)	0.01	nd	107%	nd	nd	nd	nd
Arsenic (As)	0.005	nd	90%	nd	nd	nd	0.007

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Analytical Results

Metals Dissolved (7010), mg/l		MTH BLK	Dupl MW 3
Matrix	Water	Water	Water
Date extracted	Reporting	07/30/04	07/30/04
Date analyzed	Limits	07/30/04	07/30/04
Lead (Pb)	0.002	nd	nd
Chromium (Cr)	0.01	nd	nd
Arsenic (As)	0.005	nd	0.008

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits
na - not analyzed
J - estimated value
Acceptable Recovery limits: 70% TO 130%
Acceptable RPD limit: 30%

Sample Custody Record

A40730-1

Samples Shipped to: Advanced

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Hart Crowser, Inc
1910 Fairview Avenue East
Seattle, Washington 98102-3699
Phone: 206-324-9530 FAX: 206-328-5581

JOB 17083-00 LAB NUMBER

PROJECT NAME Windermere Commercial

HART CROWSER CONTACT Evan Griffiths

SAMPLED BY: Evan Griffiths

LAB NO.	SAMPLE ID	DESCRIPTION	DATE	TIME	MATRIX	REQUESTED ANALYSIS: Total Metal As, Pb, Cr	REQUESTED ANALYSIS: Dissolved Metal As, Pb, Cr	NO. OF CONTAINERS	OBSERVATIONS/COMMENTS/ COMPOSITING INSTRUCTIONS
	MW 0	Wind Total	7/29	750 D	W	X		HNO_3	Preservative
	MW 1	Wind Total		750 D	W	X		HNO_3	"
	MW 2	Wind Total		857 D	W	X		HNO_3	"
	MW 3	Wind Total		1010 D	W	X		HNO_3	"
	MW 0	Wind Diss		750 A	W		X	HNO_3	"
	MW 1	Wind Diss		750 A	W		X	HNO_3	"
	MW 2	Wind Diss		857 A	W		X	HNO_3	"
	MW 3	Wind Diss		1010 A	W		X	HNO_3	"

RELINQUISHED BY	DATE	RECEIVED BY	DATE
SIGNATURE C Griffiths	7/29/04	SIGNATURE V. Francon	7/30/04
PRINT NAME E Griffiths	TIME	PRINT NAME VAL FRANCON	TIME
COMPANY H. Crowser		COMPANY AAL	830 AM
RELINQUISHED BY	DATE	RECEIVED BY	DATE
SIGNATURE		SIGNATURE	
PRINT NAME	TIME	PRINT NAME	TIME
COMPANY		COMPANY	

SPECIAL SHIPMENT HANDLING OR STORAGE REQUIREMENTS:

COOLER NO.: STORAGE LOCATION:

See Lab Work Order No.

for Other Contract Requirements

TOTAL NUMBER OF CONTAINERS

SAMPLE RECEIPT INFORMATION
CUSTODY SEALS: ☐YES ☐NO ☐N/A
GOOD CONDITION ☐YES ☐NO
TEMPERATURE
SHIPMENT METHOD: ☐HAND ☐COURIER ☐OVERNIGHT

TURNAROUND TIME:
☒ 24 HOURS ☐ 1 WEEK
☐ 48 HOURS ☐ STANDARD
☐ 72 HOURS OTHER

White and Yellow Copies to Lab — Pink to Project Manager — Lab to Return White Copy to Hart Crowser — Gold to Sample Custodian

TOTAL P.01

2006243579

P.01