

**Groundwater Monitoring Report
First Quarter**

**Mr. Sudsy's Car Wash
209 Central Avenue South
Kent, Washington 98032
VCP Site No.: NW-2267
December 22, 2014**

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AEROTECH

Environmental Consulting Inc.

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(503) 360-4701

December 22, 2014

Mr. Brent Johnson

MOUNTAIN INVESTMENTS HOLDING, LLC

18015 Bothell Way, Northeast
Bothell, Washington 98001

**RE: Groundwater Sampling and Analysis Report:
First Quarter
Mr. Sudsy's Car Wash
209 Central Avenue South
Kent, Washington 98032**

VCP No.: NW-2267

Date of Sampling: December 12, 2014

Dear Mr. Johnson;

As you are aware, Aerotech Environmental Consulting, Inc. ("Aerotech") has been retained to collect quarterly groundwater samples from the six groundwater monitoring wells that were installed at the Susy's Car Wash Property in Kent, Washington on December 12, 2014. These wells are referred to as MW-1, MW-2, MW-3, MW-4, MW-5 and MW-6 in this report.

Quarterly Groundwater Sampling:

On December 12, 2014, the first of four scheduled quarterly groundwater sampling events was conducted at the subject Property. Each well was measured for the volume of the standing water column prior to groundwater sampling as help ascertain the groundwater table. Water samples were collected from both wells.

The groundwater samples were collected from the wells and sent to a State of Washington Certified Environmental Laboratory for analysis for gasoline, diesel, BTEX (benzene, toluene, ethylbenzene, and xylenes), volatile, lead.

Groundwater Sampling

Monitoring Well Data

Groundwater Monitoring Well	Well Depth (feet)	Water Static Water Level (feet)	Water Column (feet)
MW-1	15.0	6.8	8.2
MW-2	15.0	6.2	8.8
MW-3	15.0	6.9	8.1
MW- 4	15.0	6.9	8.1
MW- 5	20.0	6.6	13.4
MW- 6	20.0	6.6	13.4

Laboratory Analytical Results (Gasoline, BTEX and MTBE):

The following are the laboratory analytical results of the December 12, 2014, groundwater sampling event:

Groundwater Monitoring Well	Gasoline Range Organics (ug/L)*	MTBE (ug/L)	Benzene	Toluene	Ethylbenzene	Xylenes
MW-1	ND**	ND	ND	ND	ND	ND
MW-2	ND	ND	ND	ND	ND	ND
MW-3	ND	ND	ND	ND	ND	ND
MW- 4	ND	ND	ND	ND	ND	ND
MW- 5	ND	17	ND	ND	ND	ND
MW- 6	ND	ND	ND	ND	ND	ND
MTCA Cleanup Level	800 / 1000 Ug/L***	20 Ug/L	5 Ug/L	1000 Ug/L	700 Ug/L	1000 Ug/L

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* parts per billion

** non-detectable

*** MTCA cleanup levels for gasoline with benzene present in the groundwater is 800 ug/L but for gasoline with no detectable benzene in groundwater is 1000 ug/L.
benzene cleanup levels are 800 ug/L.

Laboratory Analytical Results (Diesel, Heavy Oil, Kerosene):

The following are the laboratory analytical results of the groundwater sampling event:

Groundwater Monitoring Well	Diesel Ug/L*	Heavy Oil Ug/L	Kerosene Ug/L
MW-1	ND**	ND	ND
MW-2	ND	ND	ND
MW-3	ND	ND	ND
MW- 4	ND	ND	ND
MW- 5	ND	ND	ND
MW- 6	ND	ND	ND
MTCA Cleanup Level	500 Ug/L	50 Ug/L	5 Ug/L

* parts per billion

** non-detectable

No lead (Pb) was detected in the water samples.

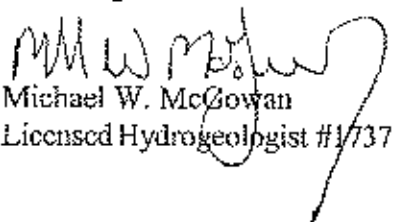
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MOUNTAIN INVESTMENTS HOLDING, LLC
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Laboratory Results Data Analysis.

Laboratory analytical results of the collected groundwater samples were, as shown in the charts above, either be non-detectable or below the Model Toxics Control Act ("MTCA") cleanup levels for all Contaminants of Concern.

The next round of groundwater sampling is scheduled for Thursday, March 12, 2015. As always, thank you for your interest in our firm. If I can answer any additional questions or be of further assistance, please do not hesitate to call me at (425) 686-0032.

Best Regards,


Michael W. McGowan
Licensed Hydrogeologist #1737

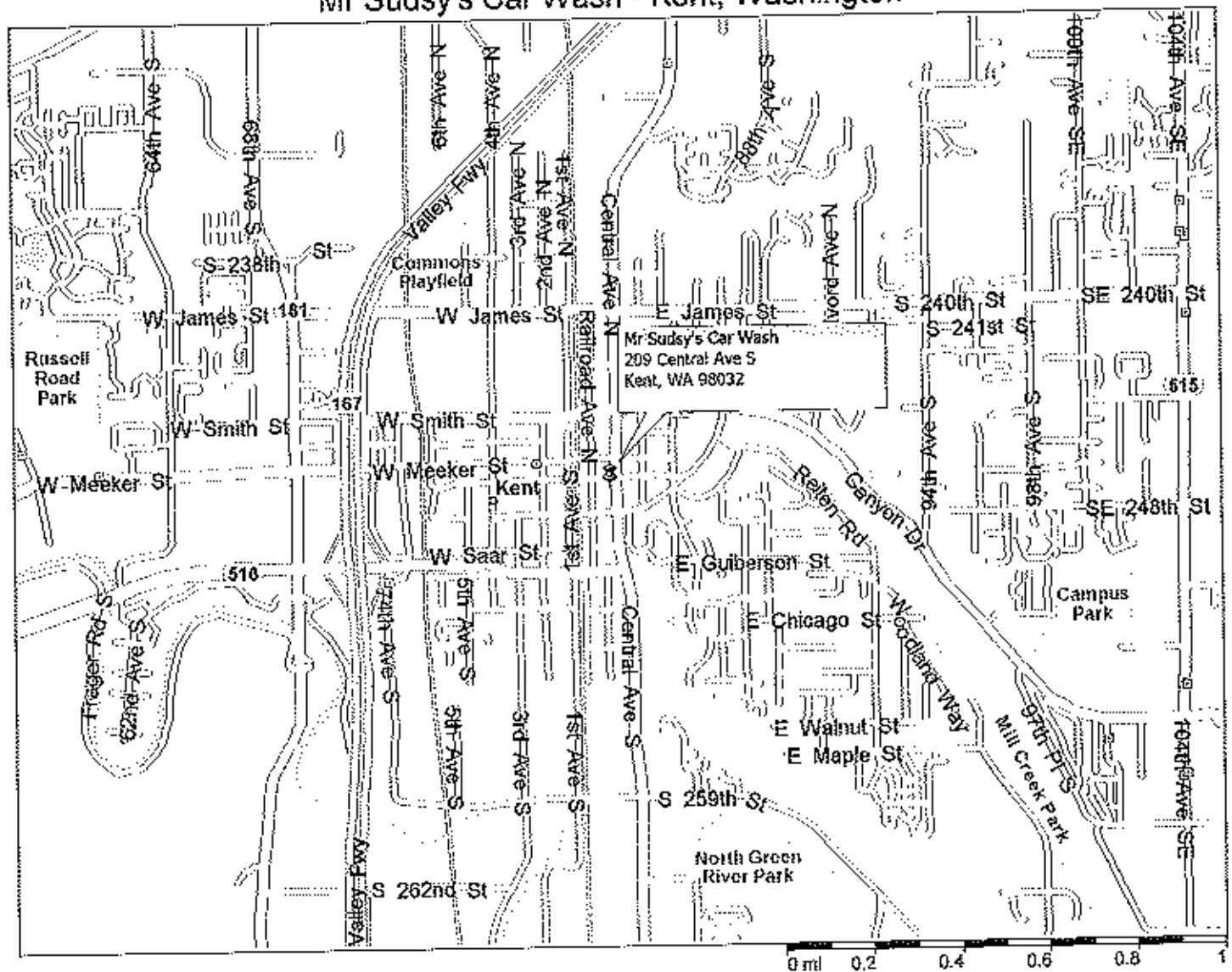


Michael W. McGowan

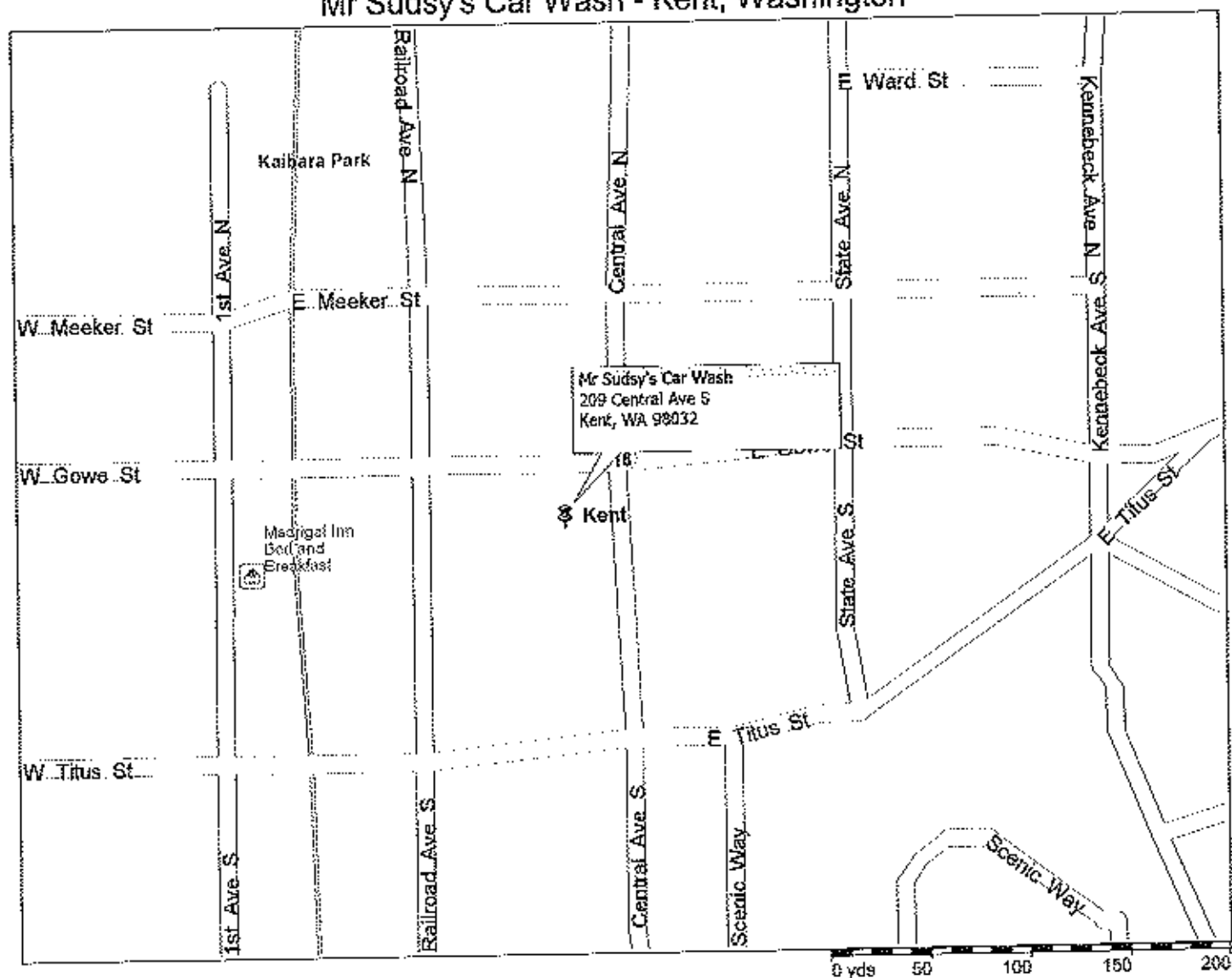
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SITE DIAGRAM

Mr Sudsy's Car Wash - Kent, Washington



Mr Sudsy's Car Wash - Kent, Washington



Pushpins
 § My Pushpins

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LABORATORY ANALYTICAL RESULTS

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

AAI Job Number: B41212-3
Client: Aerotech Environmental
Project Manager: Michael McGowan
Client Project Name: Mr. Sudsy's Car Wash
Client Project Number: RA
Date received: 12/12/14

AAL Job Number: B40902-1a
Client: Aerotech Environmental
Project Manager: James McDermott
Client Project Name: NAPA Tacoma
Client Project Number: na
Date received: 09/02/14

Analytical Results

8260B, µg/L		MTH BLK	LCS	MW-1	MW-2	MW-3	MW-4	MW-5
Matrix	Water	Water	Water	Water	Water	Water	Water	Water
Date analyzed	Reporting Limits	12/12/14	12/12/14	12/12/14	12/12/14	12/12/14	12/12/14	12/12/14
MTBE	5.0	nd		nd	nd	nd	nd	18
1,2-Dichloroethane(EDC)	1.0	nd	80%	nd	nd	nd	nd	nd
1,2-Dibromoothane (EDB)*	0.01	nd		nd	nd	nd	nd	nd

*-Instrument detection limits

Surrogate recoveries

1,2-Dichloroethane-d4	112%	110%	112%	111%	113%	115%	118%
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Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits
Acceptable Recovery limits: 70% TO 130%
Acceptable RPD limit: 30%

AAL Job Number: B40902-1a
 Client: Acrotech Environmental
 Project Manager: James McDermott
 Client Project Name: NAPA Tacoma
 Client Project Number: na
 Date received: 09/02/14

Analytical Results		Dupl				
8260B, µg/L		MW-5	MW-6	MS	MSD	RPD
Matrix	Water	Water	Water	Water	Water	Water
Date analyzed	Reporting Limits	12/12/14	12/12/14	12/12/14	12/12/14	12/12/14
MTBE	5.0	17	nd			
1,2-Dichloroethane(EDC)	1.0	nd	nd	85%	93%	9%
1,2-Dibromoothane (EDB)*	0.01	nd	nd			

*-instrument detection limits

Surrogate recoveries					
1,2-Dichloroethane-d4		114%	113%	112%	112%

Data Qualifiers and Analytical Comments
 nd - not detected at listed reporting limits
 Acceptable Recovery limits: 70% TO 130%
 Acceptable RPD limit: 30%

AAL Job Number: B41212-3
Client: Aerotech Environmental
Project Manager: Michael McGowan
Client Project Name: Mr. Sudsy's Car Wash
Client Project Number: na
Date received: 12/12/14

Analytical Results

NWTPH-Gx		MTH BLK	LCS	MW-1	MW-2	MW-3	MW-4
Matrix	Water	Water	Water	Water	Water	Water	Water
Date analyzed	Reporting limits	12/15/14	12/15/14	12/15/14	12/15/14	12/15/14	12/15/14

NWTPH-Gx, ug/L

Mineral spirits/Stoddard	100	nd		nd	nd	nd	nd
Gasoline	100	nd		nd	nd	nd	nd

BTEX 8021B, ug/L

Benzene	1.0	nd	84%	nd	nd	nd	nd
Toluene	1.0	nd	84%	nd	nd	nd	nd
Ethylbenzene	1.0	nd		nd	nd	nd	nd
Xylenes	1.0	nd		nd	nd	nd	nd

Surrogate recoveries:

Trifluorotoluene	107%	103%	91%	88%	86%	94%
Bromofluorobenzene	101%	94%	94%	90%	95%	109%

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%

AAL Job Number: B41212-3
Client: Aerotech Environmental
Project Manager: Michael McGowan
Client Project Name: Mr. Sudsy's Car Wash
Client Project Number: na
Date received: 12/12/14

Analytical Results		Dupl					
NWTPH-Gx		MW-5	MW-6	MW-6	MS	MSD	RPD
Matrix	Water	Water	Water	Water	Water	Water	Water
Date analyzed	Reporting Limits	12/15/14	12/15/14	12/15/14	12/15/14	12/15/14	12/15/14

NWTPH-Gx, ug/L							
Mineral spirits/Standard	100	nd	nd	nd			
Gasoline	100	nd	nd	nd			

BTEX 8021B, ug/L							
Benzene	1.0	nd	nd	nd	98%	102%	6%
Toluene	1.0	nd	nd	nd	95%	107%	12%
Ethylbenzene	1.0	nd	nd	nd			
Xylenes	1.0	nd	nd	nd			

Surrogate recoveries:							
Trifluorotoluene		97%	97%	99%	104%	102%	
Bromofluorobenzene		127%	120%	110%	87%	97%	

Data Qualifiers and Analytical Comments
nd - not detected at listed reporting limits
na - not analyzed
Acceptable Recovery limits: 70% TO 130%
Acceptable RPD limit: 30%

AAL Job Number: B41212-3
Client: Aerotech Environmental
Project Manager: Michael McGowan
Client Project Name: Mr. Sudsy's Car Wash
Client Project Number: na
Date received: 12/12/14

Analytical Results

NWTPH-Dx, mg/L		MTH BLK	MW-1	MW-2	MW-3	MW-4	MW-5	MW-6
Matrix	Water	Water	Water	Water	Water	Water	Water	Water
Date extracted	Reporting	12/15/14	12/15/14	12/15/14	12/15/14	12/15/14	12/15/14	12/15/14
Date analyzed	Limits	12/15/14	12/15/14	12/15/14	12/15/14	12/15/14	12/15/14	12/15/14
Kerosene/Jet fuel	0.20	nd	nd	nd	nd	nd	nd	nd
Diesel/Fuel oil	0.20	nd	nd	nd	nd	nd	nd	nd
Heavy oil	0.50	nd	nd	nd	nd	nd	nd	nd

Surrogate recoveries:

Fluorobiphenyl	112%	112%	115%	115%	111%	112%	117%
o-Torphenyl	117%	118%	121%	122%	118%	117%	123%

Data Qualifiers and Analytical Comments

na - not analyzed

C - coelution with sample peaks

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%

AAL Job Number: R41212-3
Client: Aerotech Environmental
Project Manager: Michael McGowan
Client Project Name: Mr. Sudsy's Car Wash
Client Project Number: na
Date received: 12/12/14

Analytical Results

Metals Total (7010), mg/l		MW-5	MW-6	MS	MSD	RPD
Matrix	Water	Water	Water	Water	Water	Water
Date extracted	Reporting	12/13/14	12/13/14	12/13/14	12/13/14	12/13/14
Date analyzed	Limits	12/13/14	12/13/14	12/13/14	12/13/14	12/13/14
Load (Plu)	0.002	nd	nd	91%	80%	12%

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%