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September 2, 2015
Job No. 15-0018

Rosario Signal LLC
1400 Rosario Road
Eastsound, WA 98245

Attn.: Nels Strandberg

**Re: Geological Review of the Stormwater Site Plan (SSP)
Proposed Rosario Resort Expansion
1400 Rosario Road & 3231 Olga Road
Eastsound, WA 98245
TPN 160621001000 & 173043001000**

Dear Mr. Strandberg,

As requested, we have visited the subject site on several occasions to provide a visual evaluation of site conditions related to the proposed stormwater collection, conveyance and dispersion/discharge associated with the planned improvements. The project consists of two distinct areas of renovations and expansions; the main resort and immediately surrounding property located off of Rosario Road and the hilltop housing/maintenance property located off of Olga Road. We have addressed the two separate areas in different sections of this report.

The purpose of our review is in response to the 2005 Washington State Department of Ecology (DOE) Stormwater Management Manual requirement that areas of the property proposed for stormwater dispersion, which exceed 15 percent slope, must be evaluated by a geological professional. The Project Stormwater Site Plan was prepared by Gregg Bronn of Hart Pacific Engineering located in Eastsound, Washington. We understand that San Juan County has not yet adopted the 2012 DOE manual and the proposed design and jurisdictional review will be in accordance with the 2005 DOE manual.

Rosario Resort Site, 1400 Rosario Road, TPN 160621001000

This project consists of approximately 14.9 acres of property located on the north side of Cascade Bay within the eastern shores of the central portion of East Sound. The property is at the southern end of Rosario Road. Please refer to the aerial photo and proposed development plans within Hart Pacific's report for more detail. The proposed drainage plan sheets have also been attached to this report for reference. Under the proposed plan 8 existing buildings will be demolished and replaced with 19 single unit hotel cottages, 7 four-plex units, an eight-plex building, 2 Cliffhouse Ct. houses, Rosario Mansion improvements, Mansion pool and terrace renovations, 12 marina village cottages, 3 marina village west condo buildings, a new marina village cabana building with outdoor pool, a grocery / office, marina village east condo building, 3 Bowman Bluff units, a fish ladder and a lighthouse. Parking and roadway area additions, renovations and relocations will also be included in the planned site improvements. Please refer to

Hart Pacific's report for a summary of the proposed site grading as well as a breakdown of the planned impervious surfaces and converted areas created for the project.

Due to the large aerial extent of the project the Rosario Resort site is comprised of many different soil types, both native and disturbed soil conditions as well as thin veneers of soil over rock and exposed bedrock within many areas of the site. There are also significant variations in site slopes and vegetation conditions throughout the various areas of the planned improvements. In the interest of keeping our review report concise, we have not listed every site soil type, slope and/or vegetation condition within each specific area of the site. Please refer to Hart Pacific's Stormwater Site Plans for the proposed discharge method and slope inclinations at each of the proposed improvement locations. As a part of our review, we conducted several site visits and reviewed each of the individually proposed improvement areas with Gregg Bronn, of Hart Pacific Engineering. The results of our review and design input as well as any recommended changes to the preliminary design during our site visits are reflected in the attached stormwater site plans drawn by Hart Pacific Engineering. A mix of stormwater dispersion, splash block and tightline discharges from the various buildings were utilized in the development plan to best fit the site conditions within each individual area.

In our opinion, the stormwater discharge systems, as outlined in Hart Pacific's Stormwater Site Plan Reports are appropriate from a geological standpoint. The proposed dispersion trenches are located a sufficient distance from the structures and the underlying bedrock throughout the area will reduce the risk of large scale slope instability due to the placement of the proposed dispersion trenches on the site slopes. Since the site slopes are somewhat variable and have small terraced areas with variable depths of soil in many locations, we recommend that the dispersion trench locations be field fit and placed on a relatively level terrace with sufficient soil depth near the proposed design locations. The underlying bedrock may prevent the typical depth of the dispersion trenches therefore the trench dimensions may need to be adjusted in the field based on the actual soil depth at the proposed locations. Field adjustments may also need to be made due to either existing and/or newly discovered cultural resources during the construction process.

The following specific items are also recommended to be included in the design/construction process:

- **West Facing Viewpoint Cabins:**
Where the proposed trail will be within approximately 15 feet of the cabin locations, we recommend that the splash block outlet locations be downslope of the proposed trail to prevent runoff discharge from flowing across the trail.
- **Cliffhouse Cottages 1 & 2:**
Tightline drainage was recommended in lieu of dispersion due to proximity of the toe of slope rockery retaining wall and toe of slope soil/rock cut conditions.
- **Upslope (western most) Marina Village Cottages:**
If the cottages will be constructed with daylight basements, we recommend that added measures be taken to provide appropriate foundation and retaining wall drainage as well as utilizing construction joint and outside of wall waterproofing compounds.

- **Bowman Bluff Units:**

Tightline drainage was recommended in lieu of dispersion due to proximity of the steep bluff slope and the presence of previously placed fill in the immediately vicinity of the building locations.

It is our opinion that the native site slopes throughout the project area appear stable in their present conditions and configurations. Due to the extent of the underlying bedrock, a deep-seated rotational type failure, affecting the site of the proposed dispersion trenches and/or splash block locations, is unlikely to occur.

Based on observations made during our site visit and assuming that the above recommendations are incorporated into project construction, as well as appropriate maintenance being carried out for the life of the project, it is our opinion that the proposed stormwater discharge methods and locations are suitably selected for the subject Rosario Resort site.

Hilltop Housing/Maintenance Site, 3231 Olga Road, TPN 173043001000

This project consists of approximately 39.9 acres of property located on the northeast side of Olga Road just north of Moran State Park. The property is accessed both from Olga Road and Vusario Road. Please refer to the aerial photo and proposed development plans within Hart Pacific's report for more detail. The proposed drainage plan sheets have also been attached to this report for reference. Under the proposed plan a laundry building, maintenance building, two dorm buildings, a dining building and five cottages with a new water tank will be constructed in the locations shown on the Development Plans, Figures 3.5 and 3.6. Parking and roadway area additions, renovations and relocations will also be included in the planned site improvements. Please refer to Hart Pacific's report for a summary of the proposed site grading as well as a breakdown of the planned impervious surfaces and converted areas created for the project.

The hilltop site is generally composed of a thin veneer of soil over rock with exposed bedrock in many areas. The majority of the site where the proposed development and new stormwater discharge features will be located is composed of mature second growth forest with a well established native plant understory common to the area. In the interest of keeping our review report concise, we have not listed every site soil type, slope and/or vegetation condition within each specific area of the hilltop housing/maintenance site. Please refer to Hart Pacific's Stormwater Site Plans for the proposed discharge method and slope inclinations at each of the proposed improvement locations. As a part of our review, we conducted a site visit and reviewed each of the individually proposed improvement areas with Gregg Bronn, of Hart Pacific Engineering. The results of our review and design input as well as any recommended changes to the preliminary design during our site visit are reflected in the attached stormwater site plans drawn by Hart Pacific Engineering. In general, stormwater dispersion will be utilized for the lower dorm and maintenance facilities while splash blocks will be utilized for the upper employee cottages.

In our opinion, the stormwater discharge systems, as outlined in Hart Pacific's Stormwater Site Plan Reports are appropriate from a geological standpoint. The proposed dispersion trenches are located a sufficient distance from the structures and the underlying bedrock throughout the area will reduce the risk of large scale slope

instability due to the placement of the proposed dispersion trenches on the site slopes. Since the site slopes are somewhat variable and have small terraced areas with variable depths of soil in many locations, we recommend that the dispersion trench locations be field fit and placed on a relatively level terrace with sufficient soil depth near the proposed design locations. The underlying bedrock may prevent the typical depth of the dispersion trenches therefore the trench dimensions may need to be adjusted in the field based on the actual soil depth at the proposed locations.

The following specific items are also recommended to be included in the design/construction process:

- **Existing Dorm Roof:**

The proposed dispersion trench location may need to field fit and/or adjusted in elevation due to the presence of previously placed fill in this location.

It is our opinion that the native site slopes appear stable in their present conditions and configurations. Due to the extent of the underlying bedrock, a deep-seated rotational type failure, affecting the site of the proposed dispersion trenches and/or splash block locations, is unlikely to occur.

Based on observations made during our site visit and assuming that the above recommendations are incorporated into project construction, as well as appropriate maintenance being carried out for the life of the project, it is our opinion that the proposed stormwater discharge methods and locations are suitably selected for the subject hilltop/maintenance site.

Limitations

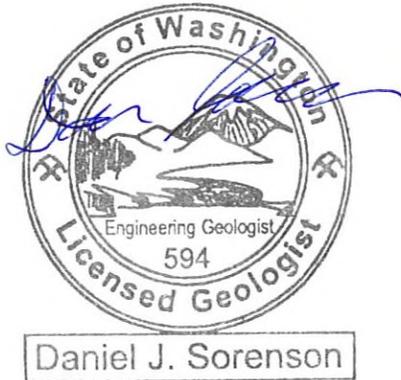
Our conclusions are based on visual observations of site conditions made during our site reconnaissance, review of available geologic information and our experience in the area. Our study area included the proposed subject property improvements only, as referenced in this report. Our services have been performed in a manner consistent with that level of professional care and skill exercised by other members of the professional community practicing under similar conditions in the area. No warranty, expressed or implied, is made. Our services have been executed in accordance with generally accepted site evaluation practices in this area at the time the report was prepared.

GeoTest Services, Inc.
Rosario Resort Improvements, 1400 Rosario Road, Eastsound, WA

September 2, 2015
Job No. 15-0018

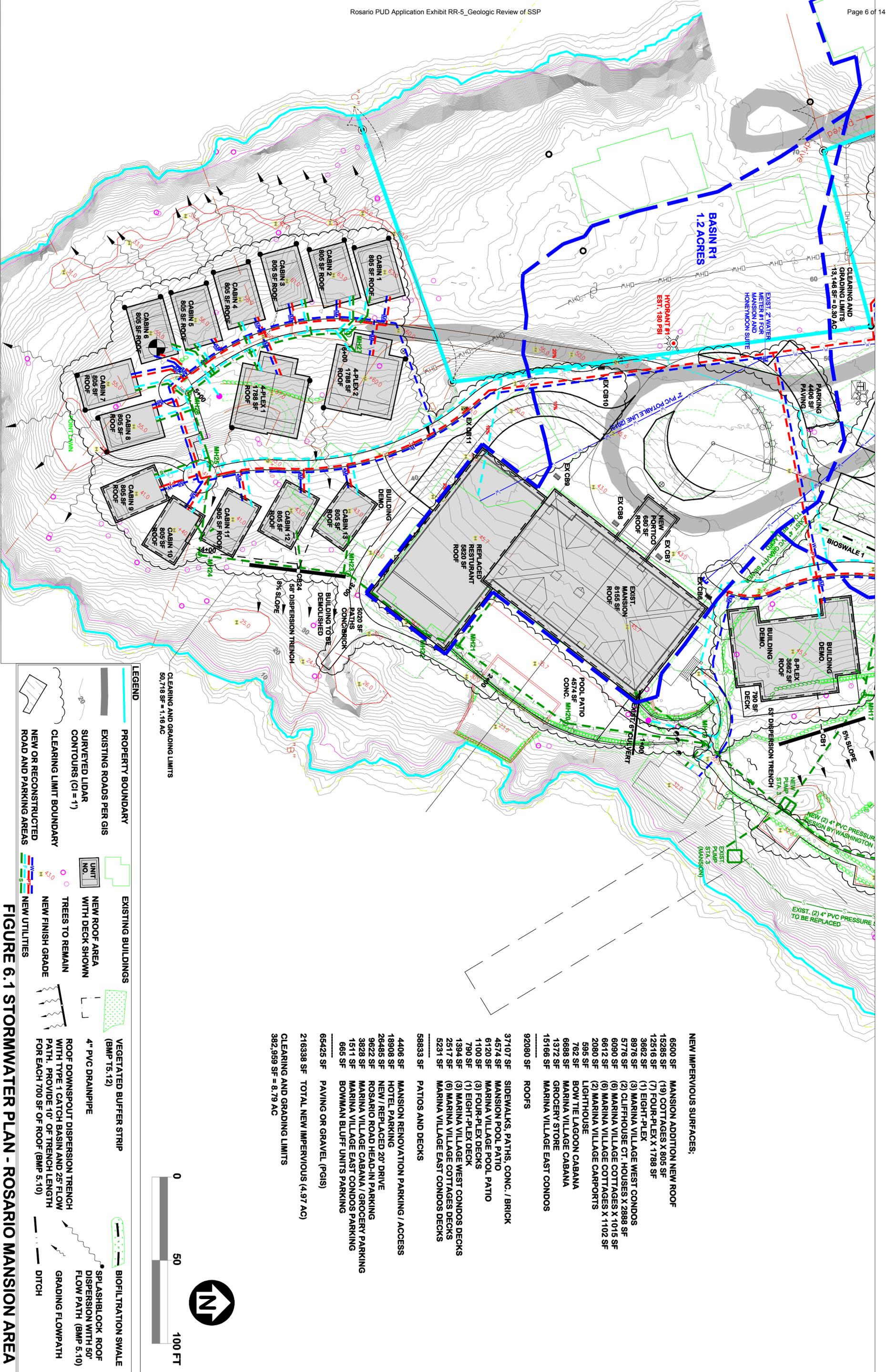
We appreciate the opportunity to be of service to you on this project. If any questions should arise regarding this report, please contact the undersigned.

Respectfully Submitted,
GeoTest Services, Inc.



Dan Sorenson, L.E.G.
Engineering Geologist

Attachment: Hart Pacific Engineering's, Stormwater Site Plans, Figures 6.1 to 6.6
ASFE - Report Limitations and Guidelines for Its Use (3 pages)



NEW IMPERVIOUS SURFACES:

- 6500 SF MANSION ADDITION NEW ROOF
- 15285 SF (19) COTTAGES X 805 SF
- 12516 SF (7) FOUR-PLEX X 1788 SF
- 3862 SF (1) EIGHT-PLEX
- 8976 SF (3) MARINA VILLAGE WEST CONDOS
- 5776 SF (2) CLIFFHOUSE CT. HOUSES X 2888 SF
- 6090 SF (6) MARINA VILLAGE COTTAGES X 1015 SF
- 6612 SF (6) MARINA VILLAGE COTTAGES X 1102 SF
- 2080 SF (2) MARINA VILLAGE CARPORTS
- 595 SF LIGHTHOUSE
- 762 SF BOW TIE LAGOON CABANA
- 6888 SF MARINA VILLAGE CABANA
- 1372 SF GROCERY STORE
- 15166 SF MARINA VILLAGE EAST CONDOS
- 92080 SF ROOFS
- 37107 SF SIDEWALKS, PATHS, CONC. / BRICK
- 4574 SF MANSION POOL PATIO
- 6120 SF MARINA VILLAGE POOL PATIO
- 1100 SF (3) FOUR-PLEX DECKS
- 790 SF (1) EIGHT-PLEX DECK
- 1394 SF (3) MARINA VILLAGE WEST CONDOS DECKS
- 2517 SF (6) MARINA VILLAGE COTTAGES DECKS
- 5231 SF MARINA VILLAGE EAST CONDOS DECKS
- 58833 SF PATIOS AND DECKS
- 4406 SF MANSION RENOVATION PARKING / ACCESS
- 18908 SF HOTEL PARKING
- 26485 SF NEW / REPLACED 20' DRIVE
- 9622 SF ROSARIO ROAD HEAD-IN PARKING
- 3828 SF MARINA VILLAGE CABANA / GROCERY PARKING
- 1511 SF MARINA VILLAGE EAST CONDOS PARKING
- 665 SF BOWMAN BLUFF UNITS PARKING
- 65425 SF PAVING OR GRAVEL (PGIS)
- 216938 SF TOTAL NEW IMPERVIOUS (4.97 AC)
- CLEARING AND GRADING LIMITS
- 382,959 SF = 8.79 AC

FIGURE 6.1 STORMWATER PLAN - ROSARIO MANSION AREA

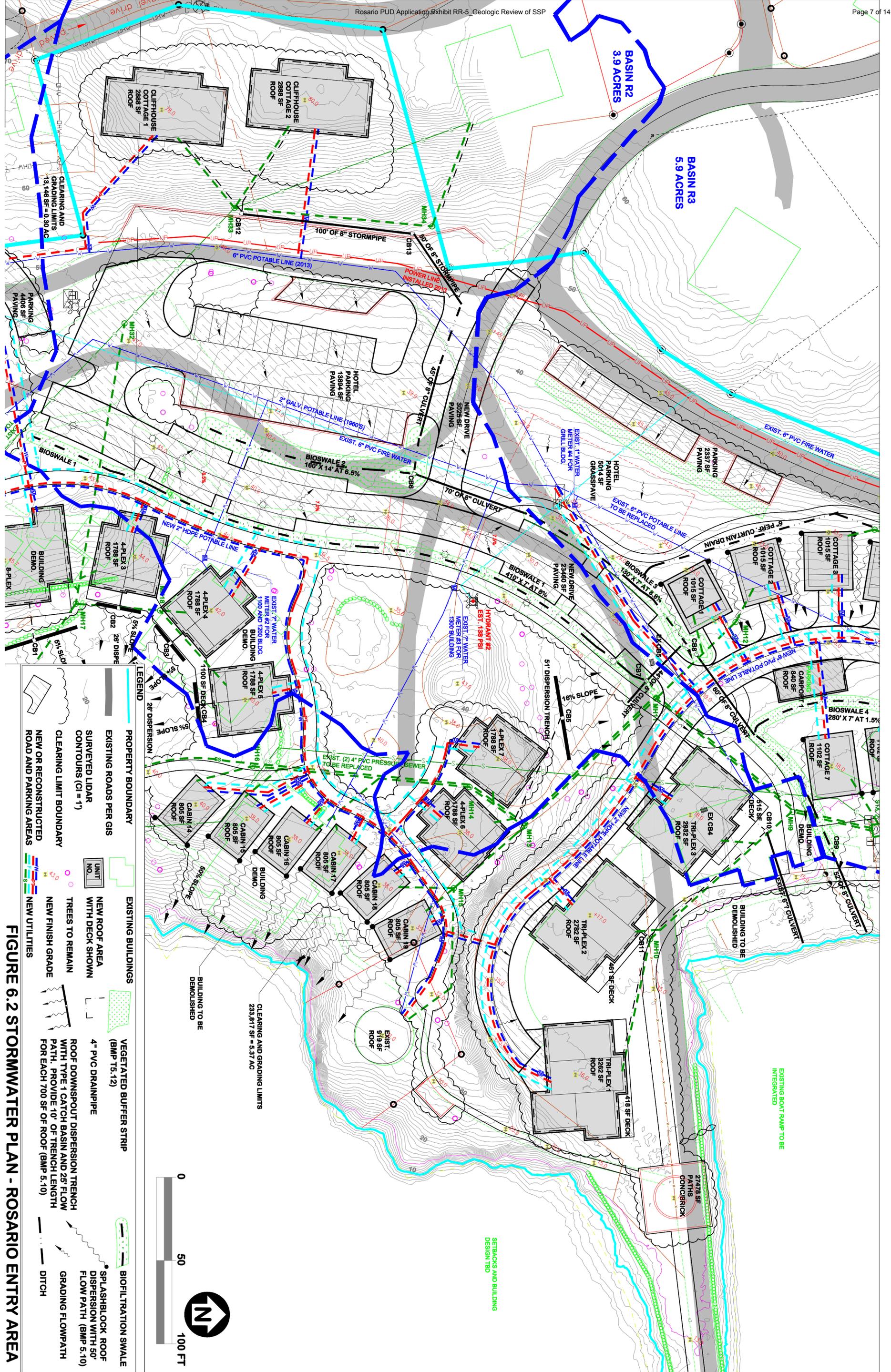
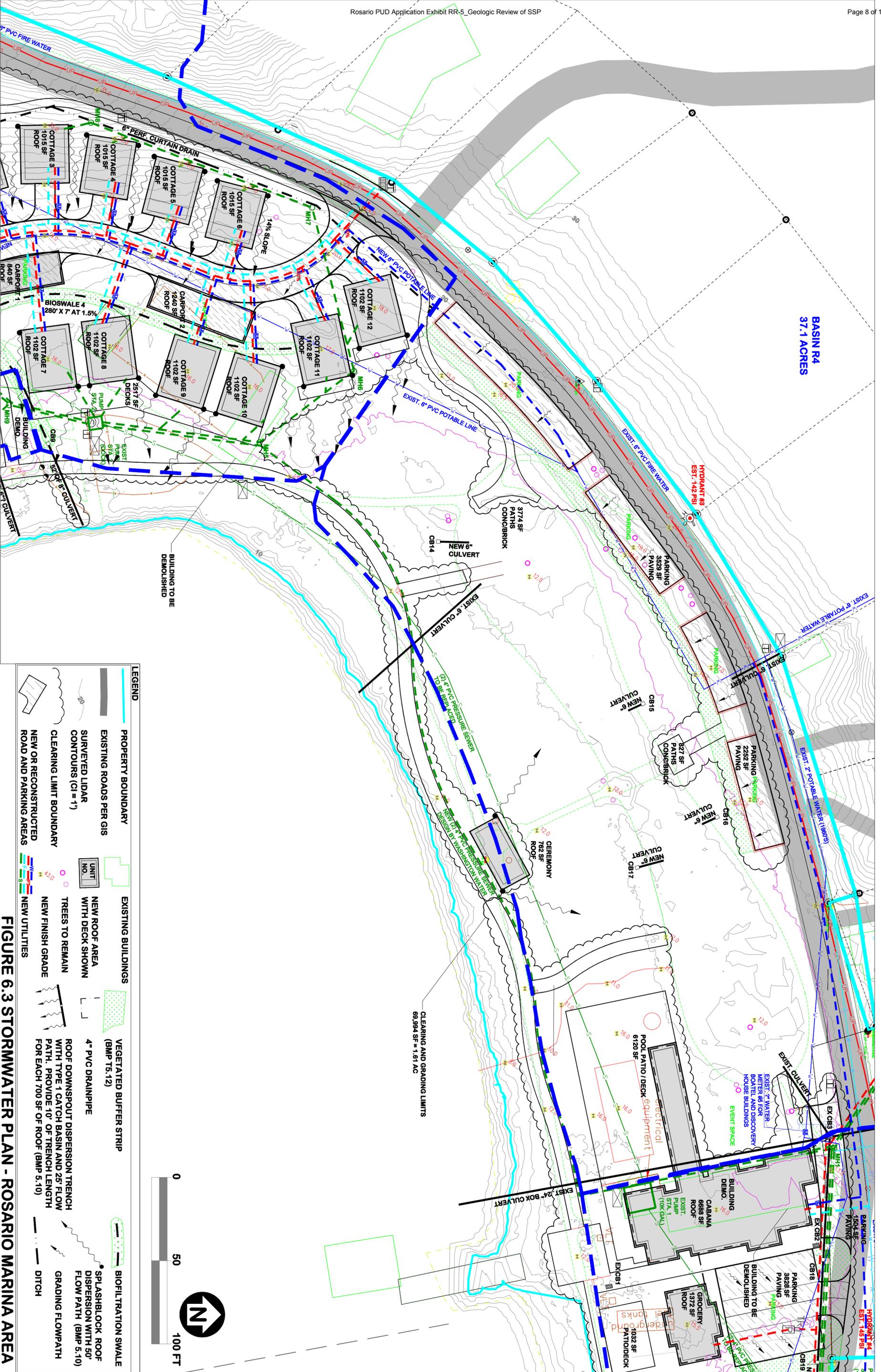


FIGURE 6.2 STORMWATER PLAN - ROSARIO ENTRY AREA



LEGEND

	PROPERTY BOUNDARY		EXISTING BUILDINGS
	EXISTING ROADS PER GIS		VEGETATED BUFFER STRIP (BMP T5.12)
	SURVEYED LIDAR CONTOURS (CI = 1')		NEW ROOF AREA WITH DECK SHOWN
	CLEARING LIMIT BOUNDARY		TREES TO REMAIN
	NEW OR RECONSTRUCTED ROAD AND PARKING AREAS		NEW FINISH GRADE
			NEW UTILITIES
			ROOF DOWNSPOUT DISPERSION TRENCH WITH TYPE 1 CATCH BASIN AND 25' FLOW PATH. PROVIDE 10' OF TRENCH LENGTH FOR EACH 700 SF OF ROOF (BMP 5.10)
			BIOFILTRATION SWALE
			SPLASHBLOCK ROOF DISPERSION WITH 50' FLOW PATH (BMP 5.10)
			GRADING FLOWPATH
			DITCH

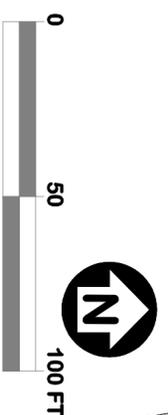
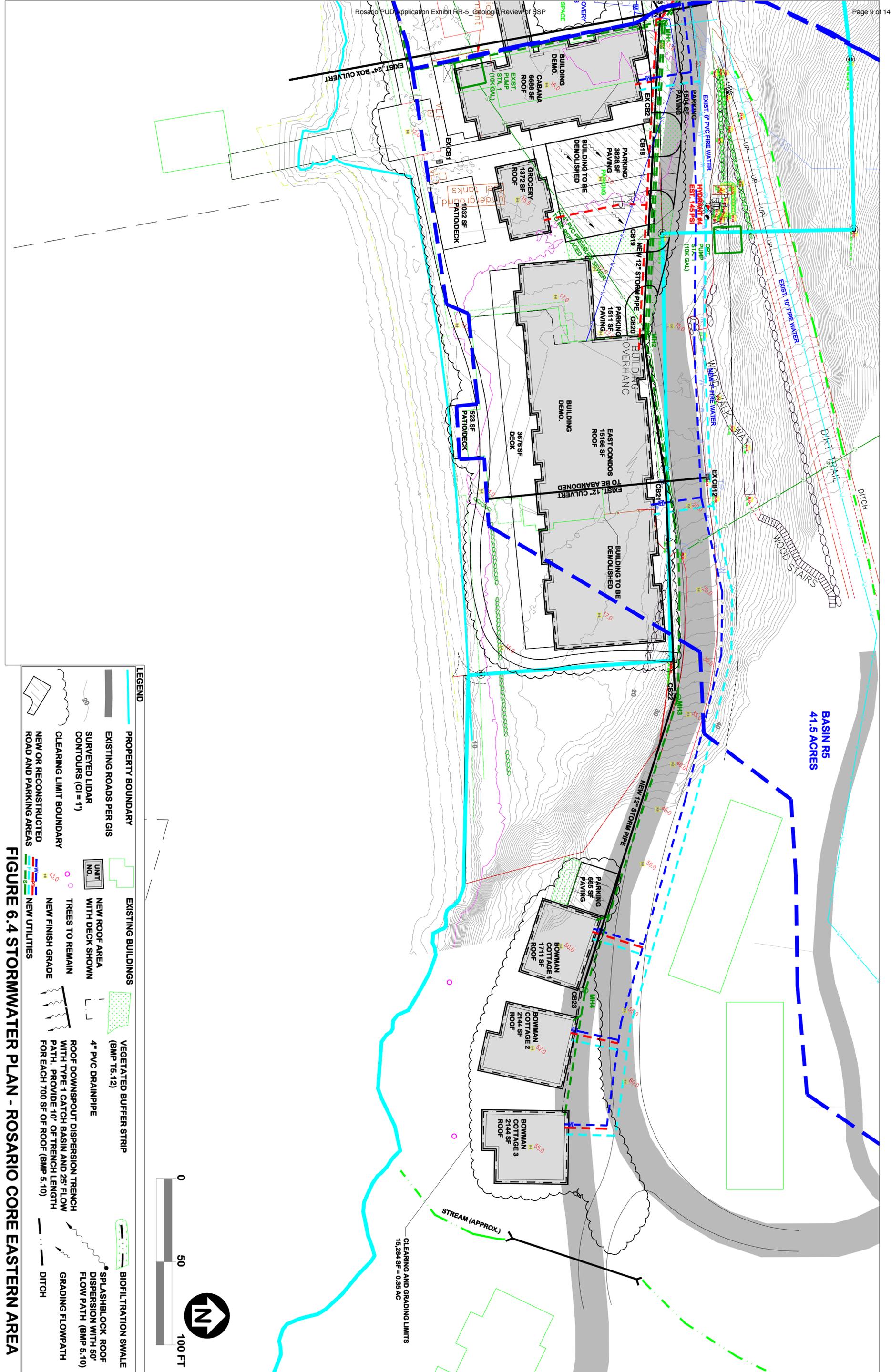


FIGURE 6.3 STORMWATER PLAN - ROSARIO MARINA AREA



LEGEND

	PROPERTY BOUNDARY		EXISTING BUILDINGS		VEGETATED BUFFER STRIP (BMP 15.12)		BIOFILTRATION SWALE
	EXISTING ROADS PER GIS		NEW ROOF AREA WITH DECK SHOWN		4" PVC DRAINPIPE		SPLASHBLOCK - ROOF DISPERSION WITH 50' FLOW PATH (BMP 5.10)
	SURVEYED LIDAR CONTOURS (CI = 1')		TREES TO REMAIN		ROOF DOWNSPOUT DISPERSION TRENCH WITH TYPE 1 CATCH BASIN AND 25' FLOW PATH, PROVIDE 10' OF TRENCH LENGTH FOR EACH 700 SF OF ROOF (BMP 5.10)		GRADING FLOWPATH
	CLEARING LIMIT BOUNDARY		NEW FINISH GRADE		DITCH		
	NEW OR RECONSTRUCTED ROAD AND PARKING AREAS		NEW UTILITIES				

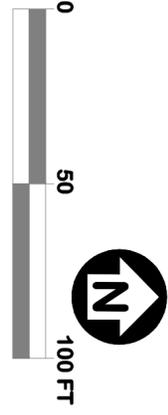


FIGURE 6.4 STORMWATER PLAN - ROSARIO CORE EASTERN AREA

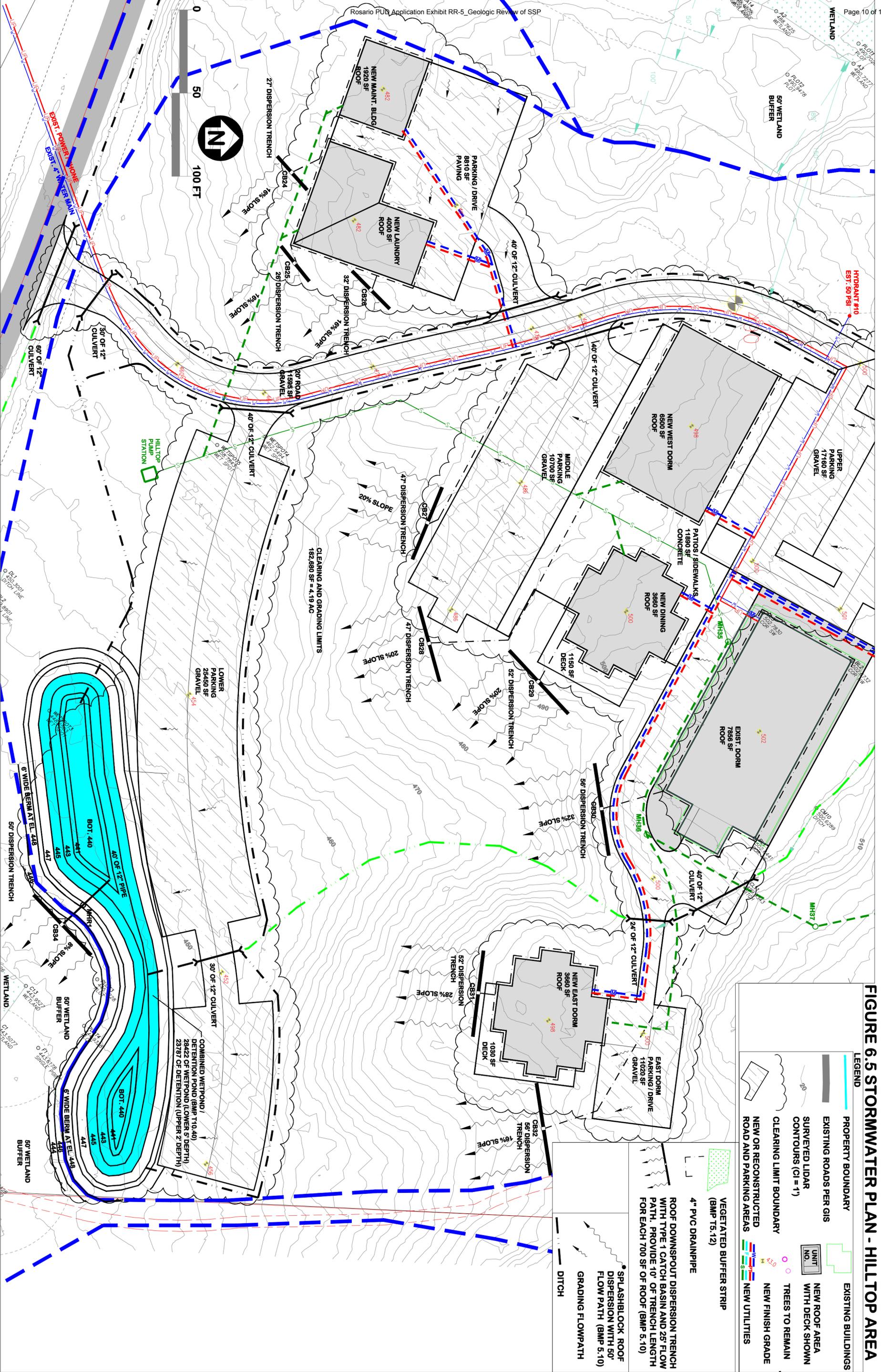


FIGURE 6.5 STORMWATER PLAN - HILLTOP AREA

LEGEND

	PROPERTY BOUNDARY		EXISTING BUILDINGS
	EXISTING ROADS PER GIS		NEW ROOF AREA WITH DECK SHOWN
	SURVEYED LIDAR CONTOURS (CI = 1')		TREES TO REMAIN
	CLEARING LIMIT BOUNDARY		NEW FINISH GRADE
	NEW OR RECONSTRUCTED ROAD AND PARKING AREAS		NEW UTILITIES
	VEGETATED BUFFER STRIP (BMP T5.12)		SPLASHBLOCK ROOF DISPERSION WITH 50' FLOW PATH (BMP 5.10)
	4" PVC DRAINPIPE		GRADING FLOWPATH
	ROOF DOWNSPOUT DISPERSION TRENCH WITH TYPE 1 CATCH BASIN AND 25' FLOW PATH, PROVIDE 10' OF TRENCH LENGTH FOR EACH 700 SF OF ROOF (BMP 5.10)		DITCH

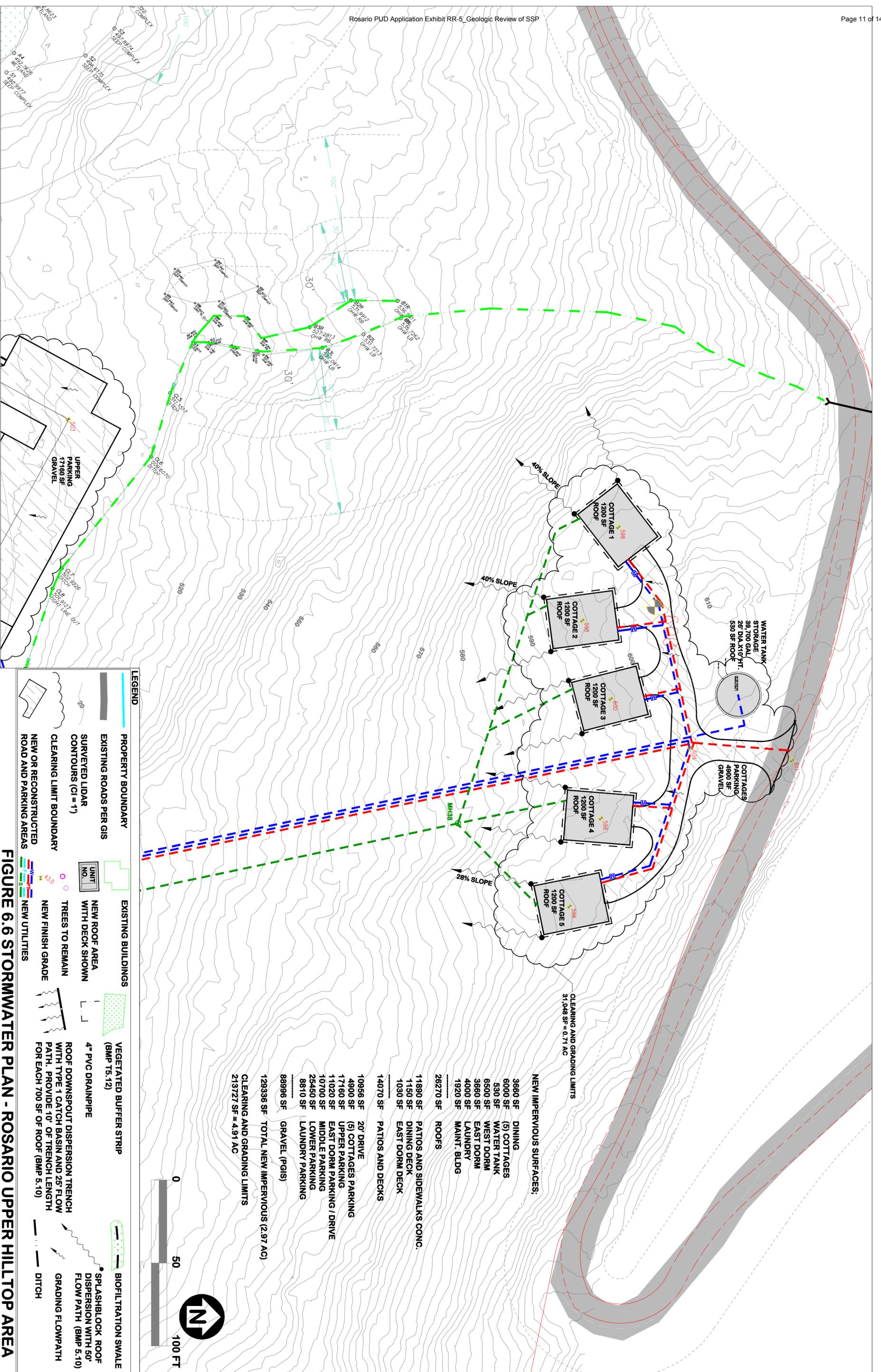


FIGURE 6.6 STORMWATER PLAN - ROSARIO UPPER HILLTOP AREA

LEGEND

- PROPERTY BOUNDARY
- EXISTING ROADS PER GIS
- SURVEYED LIDAR CONTOURS (CI = 1')
- CLEARING LIMIT BOUNDARY
- NEW OR RECONSTRUCTED ROAD AND PARKING AREAS
- EXISTING BUILDINGS
- NEW ROOF AREA WITH DECK SHOWN
- TREES TO REMAIN
- NEW FINISH GRADE
- NEW UTILITIES
- VEGETATED BUFFER STRIP (BMP TS-12)
- 4" PVC DRAINPIPE
- ROOF DOWNSPOUT DISPERSION TRENCH WITH TYPE 1 CATCH BASIN AND 28" FLOW PATH, PROVIDE 10' OF TRENCH LENGTH FOR EACH 700 SF OF ROOF (BMP 5.10)
- BIOFILTRATION SWALE
- SPLASHBLOCK ROOF DISPERSION WITH 50' FLOW PATH (BMP 5.10)
- GRADING FLOWPATH
- DITCH

- NEW IMPERVIOUS SURFACES:**
- 3660 SF DINING
 - 6000 SF (5) COTTAGES
 - 530 SF WATER TANK
 - 6500 SF WEST DORM
 - 3660 SF EAST DORM
 - 4000 SF LAUNDRY
 - 1920 SF MAINT. BLDG
 - 28270 SF ROOFS
- PATIOS AND SIDEWALKS CONC.**
- 11890 SF PATIOS AND SIDEWALKS CONC.
 - 1150 SF DINING DECK
 - 1030 SF EAST DORM DECK
- PATIOS AND DECKS**
- 14070 SF PATIOS AND DECKS
- 20' DRIVE**
- 10956 SF 20' DRIVE
- (5) COTTAGES PARKING**
- 4900 SF (5) COTTAGES PARKING
- UPPER PARKING**
- 17160 SF UPPER PARKING
- EAST DORM PARKING / DRIVE**
- 11020 SF EAST DORM PARKING / DRIVE
- MIDDLE PARKING**
- 10700 SF MIDDLE PARKING
- LOWER PARKING**
- 25450 SF LOWER PARKING
- LAUNDRY PARKING**
- 8810 SF LAUNDRY PARKING
- GRAVEL (PGIS)**
- 88996 SF GRAVEL (PGIS)
- CLEARING AND GRADING LIMITS**
- 129386 SF TOTAL NEW IMPERVIOUS (2.97 AC)
 - 213727 SF = 4.91 AC



REPORT LIMITATIONS AND GUIDELINES FOR ITS USE¹

Subsurface issues may cause 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

At GeoTest our geotechnical engineers and geologists structure their services to meet specific needs of our clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of an owner, 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 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

GeoTest's geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the clients 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 GeoTest, who conducted the study specifically states 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, for example, 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 construction,
- alterations in drainage designs; or
- composition of the design team; the passage of time; man-made alterations and construction whether on or adjacent to the site; or by natural alterations and events, such as floods, earthquakes or groundwater fluctuations; or project ownership.

Always inform GeoTest's 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.*

¹Information in this document is based upon material developed by ASFE, Professional Firms Practicing in the Geosciences(asfe.org)

Subsurface Conditions Can Change

This geotechnical or geologic report is based on conditions that existed at the time the study was performed. Do not rely on the findings and conclusions of this 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 GeoTest before applying the report to determine if it is still relevant. A minor amount of additional testing or analysis will help determine if the report remains applicable.

Most Geotechnical and Geologic Findings are Professional Opinions

Our site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. GeoTest's engineers and geologists 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 GeoTest who developed this report to provide construction observation is the most effective method of managing the risks associated with anticipated or unanticipated conditions.

A Report's Recommendations are *Not* Final

Do not over-rely on the construction recommendations included in this report. Those recommendations are not final, because geotechnical engineers or geologists develop them principally from judgment and opinion. GeoTest's geotechnical engineers or geologists can finalize their recommendations only by observing actual subsurface conditions revealed during construction. GeoTest cannot assume responsibility or liability for the report's recommendations if our firm does not perform the construction observation.

A Geotechnical Engineering or Geologic Report may be Subject to Misinterpretation

Misinterpretation of this report by other design team members can result in costly problems. Lower that risk by having GeoTest confer with appropriate members of the design team after submitting the report. Also, we suggest retaining GeoTest to review pertinent elements of the design teams plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having GeoTest participate in pre-bid and preconstruction conferences, and by providing construction observation.

Do not Redraw the Exploration Logs

Our geotechnical engineers and geologists prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors of omissions, the logs included in this report should never be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable; but recognizes 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, consider advising the 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 GeoTest and/or to conduct

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additional study to obtain the specific types of information they need or prefer. A pre-bid 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, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. In addition, it is recommended that a contingency for unanticipated conditions be included in your project budget and schedule.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering or geology is far less exact than other engineering disciplines. This lack of understanding can create unrealistic expectations that can lead to disappointments, claims, and disputes. To help reduce risk, GeoTest includes an explanatory limitations section in our reports. Read these provisions closely. Ask questions and we encourage our clients or their representative to contact our office if you are unclear as to how these provisions apply to your project.

Environmental Concerns Are Not Covered in this Geotechnical or Geologic Report

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

Obtain Professional Assistance to Deal with Biological Pollutants

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts biological pollutants from growing on indoor surfaces. Biological pollutants includes but is not limited to molds, fungi, spores, bacteria and viruses. To be effective, all such strategies should be devised for the express purpose of prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional biological pollutant prevention consultant. Because just a small amount of water or moisture can lead to the development of severe biological infestations, a number of prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of this study, the geotechnical engineer or geologist in charge of this project is not a biological pollutant prevention consultant; none of the services preformed in connection with this geotechnical engineering or geological study were designed or conducted for the purpose of preventing biological infestations.

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