Release 3559
I + M associates (fiji Auto)
Mercer Island

Whitman
Environmental Sciences

5508 35th Avenue NE, Suite 108
Seattle, Washington 98105

Phone: (206) 523-3505 Fax: (206) 523-3753

December 12, 2002

Tully's Coffee, Inc.
3100 Airport Way South
Seattle, Washington 98134

Attention: Mr. Tice Hamblet / Ms. Kate Hasz

Subject: Site Status and Remediation System Update
7811 SE 27th Street
Mercer Island, Washington

Dear Mr. Tamblet and Ms. Hasz:
As you are aware, WES has conducted groundwater monitoring at the Mercer Island Tully's site and has continued to service the remediation system on the property. This letter is to report the results of our groundwater sampling and discuss options for repairs to the vapor extraction system (VES).

Groundwater Monitoring and Sampling
WES measured water levels and obtained groundwater samples from the site on October 17th, 2002. All eight of the accessible site monitoring wells were opened and the depth to groundwater was gauged in each well. Water levels were found to be at their lowest point since we began monitoring the site in Spring 2002. One of the wells was dry, indicating the surrounding groundwater was below the elevation of the lowest part of the well screen. Two other wells were found to contain only a few inches of water, that when bailed out, did not recharged enough to allow sampling. One well (V-1) contained a volume of oil standing in the well pipe. A bailer was used to remove about two liters of oil and water from the well. Additional oil recharged slowly, but is relatively thick and viscous.

Four of the site wells contained at least enough water to purge the volume standing in the well pipe and obtain a sample of the fresh recharge. Samples were obtained from wells A-2, A-3, V-4 and V-5. All four of these wells are in the parking lot generally south and east of the building. Figure 1, attached, indicates the well locations on the property and identifies the wells that were sampled in this monitoring event.

The samples were obtained using disposable polyethylene bailers that had been factory decontaminated. After purging the standing water, the samples were placed in laboratory prepared bottles, were chilled and held under chain of custody until delivered to the laboratory. The samples were submitted to the laboratory of STL Seattle for testing.

Each sample was analyzed by Washington Method NWTPH-G for total petroleum hydrocarbons (TPH) in the gasoline range, as well as the volatile aromatic compounds benzene, toluene, ethylbenzene and xylenes (BTEX), commonly associated with gasoline. The samples from monitoring wells A-2, A-3 and V-5 were also tested for total petroleum hydrocarbons by EPA

entered cm 8/7/03

Method 1664, a test which quantifies hydrocarbons in the diesel and oil ranges. Only a limited amount of recharge occurred in well V-4, so there was not sufficient volume to conduct the EPA 1664 analysis on this sample.

Laboratory Analytical Results

The results of laboratory testing are summarized in Table 1. The laboratory report of the analytical results is attached.

The results indicate the samples from three of the four wells contained evidence of petroleum hydrocarbon contamination that exceeds current Washington Model Toxics Control Act cleanup criteria for groundwater. Wells A-3, V-4 and V-5 all contained elevated concentrations of gasoline range TPH and benzene. The samples from wells V-4 and V-5 also contained concentrations of toluene, ethylbenzene and total xylenes above MTCA criteria. The sample from A-2 contained a small amount of benzene (0.00319 mg/l), but this concentration is within Washington state cleanup levels. No other parameter was found to exceed cleanup criteria in that well.

Where detected, gasoline range TPH concentrations were from 1.37 to 107 mg/l, exceeding the MTCA cleanup criteria of 0.800 mg/l. Benzene concentrations ranged from 1.63 to 2.22 mg/l, well above the cleanup criteria of 0.005 mg/l. The results indicate that groundwater at the site remains highly impacted by petroleum.

From an operational standpoint, the results indicate additional cleanup is warranted. However, to increase effectiveness at other locations, the equipment manifold can be used to isolate well A-2 and draw a higher volume of air from locations that require further cleanup.

VES Status

As we have discussed, the main blower on the VES failed in August. A second, smaller blower was available on site, formerly used as an air injection blower in the old system. This unit was installed to replace the main blower, but it operated at a lower vacuum and lower throughput than the original blower.

On a visit to the site on November 14th, I discovered that the blower was operating at a high temperature, well beyond the normal safe operating range for this type of equipment. The motor is equipped with a thermal over-ride that should have shut the system down before reaching such high temperatures. This thermal reset apparently failed. I stopped the system and allowed it to cool down, then attempted to restart the motor. The system would not restart, and appears to have damaged the motor and blower.

To continue operating the system, I recommend replacing or repairing the original larger blower. There are several options for replacing the equipment, including repairing the existing equipment, replacing it with a new blower, or replacing it with an already used or rebuilt blower.

I have discussed the costs of repair or replacement with Cascade Machine, Inc., an equipment vendor and repair shop. According to their shop manager, they can inspect and diagnose the original blower for a cost of about $200. He noted that if repairs are limited to the motor, they can often be completed for about $1,000 to $1,200. But if the regenerative fan is damaged, the repair cost is about the same as a new blower. Based on my observations, it is likely that the fan has been damaged, since it was scraping against the metal housing of the blower.

A new blower of the same model is approximately $2,800 plus tax. A new blower will be warrantied by the manufacturer for one year.

The remaining option is to replace the current blower with used or rebuilt equipment. Currently, there is quite a bit of remediation equipment on the market that has been removed from major oil company cleanup projects at service stations. According to a representative of Delta Environmental, several project sites have received their closure approval from the Department of Ecology and the equipment is being liquidated. A comparable blower which has been rebuilt and never returned to service can be purchased for $1,400. The rebuilt units should be capable of operating relatively trouble free for about five years. Delta will warranty the rebuilt units with a replacement blower for two years. The replacement may be used, but will be selected from equipment with low operating hours.

This third option appears to be the best approach to restoring the remediation system. It provides a newly rebuilt blower at about half the cost of a new unit. The rebuilt blower will have a two year replacement warranty, rather than the one year warranty of the manufacturer. The unit is available immediately from a local source. A new unit would have to be ordered from Ametek Rotron, and would take several weeks to arrive from New York state.

When the blower is installed, it will require a new motor starter, since the electrical components in the panel are sized for the smaller blower that recently failed. Installing the equipment and upgrading the electrical panel components may be expected to cost about $600.

Closure

Thank you for the opportunity to be of service to you in this matter. If you have any questions regarding this letter, or if I may be of any further assistance, please feel free to contact me at your convenience.

Respectfully submitted,
Whitman Environmental Sciences

Daniel S. Whitman
Principal

Attachments: Table 1 - Groundwater Sample Analytical Results
Figure 1 - Groundwater Sample Location Plan
Laboratory Analytical Report - Groundwater Samples

Table 1 ***WES-1249***

Tully's Coffee Mercer Island Site
Groundwater Sample Analytical Results
October 2002 Sampling

Sample I.D.	***Laboratory Analytical Results in mg/l (ppm)***					
	TPH by EPA Method 1664	***Gasoline Range TPH (NWTPH-G)***	***Benzene***	***Toluene***	***Ethylbenzene***	***Total Xylenes***
A-2	ND (<5)	ND (<0.1)	0.00319	ND (<0.001)	ND (<0.001)	ND (<0.002)
A-3	ND (<5)	***1.37***	***1.97***	0.00984	0.162	0.0584
V-4	NA	***36.5***	***1.63***	***4.09***	***2.65***	***5.76***
V-5	ND (<5)	***107***	***2.22***	***1.2***	***1.17***	***6.56***
Model Toxics Control Act Method A Cleanup Level	***0.5***	***0.800***	***0.005***	***1.000***	***0.700***	***1.000***

Table 1 Notes:

EPA Method 1664 - Total petroleum hydrocarbons by gravimetric method, most suited to petroleum in the diesel fuel or oil range.

NWTPH -G - Total Petroleum Hydrocarbons by Northwest Method NWTPH-G for petroleum in the gasoline range.

ND (<X.X) - Not Detected by Analysis at levels above the noted detection limit

NA - Not analyzed. There was insufficient sample volume to conduct this analysis.

Reported concentrations above Model Toxics Control Act Method A Cleanup Levels are shown in ***BOLD ITALIC***.

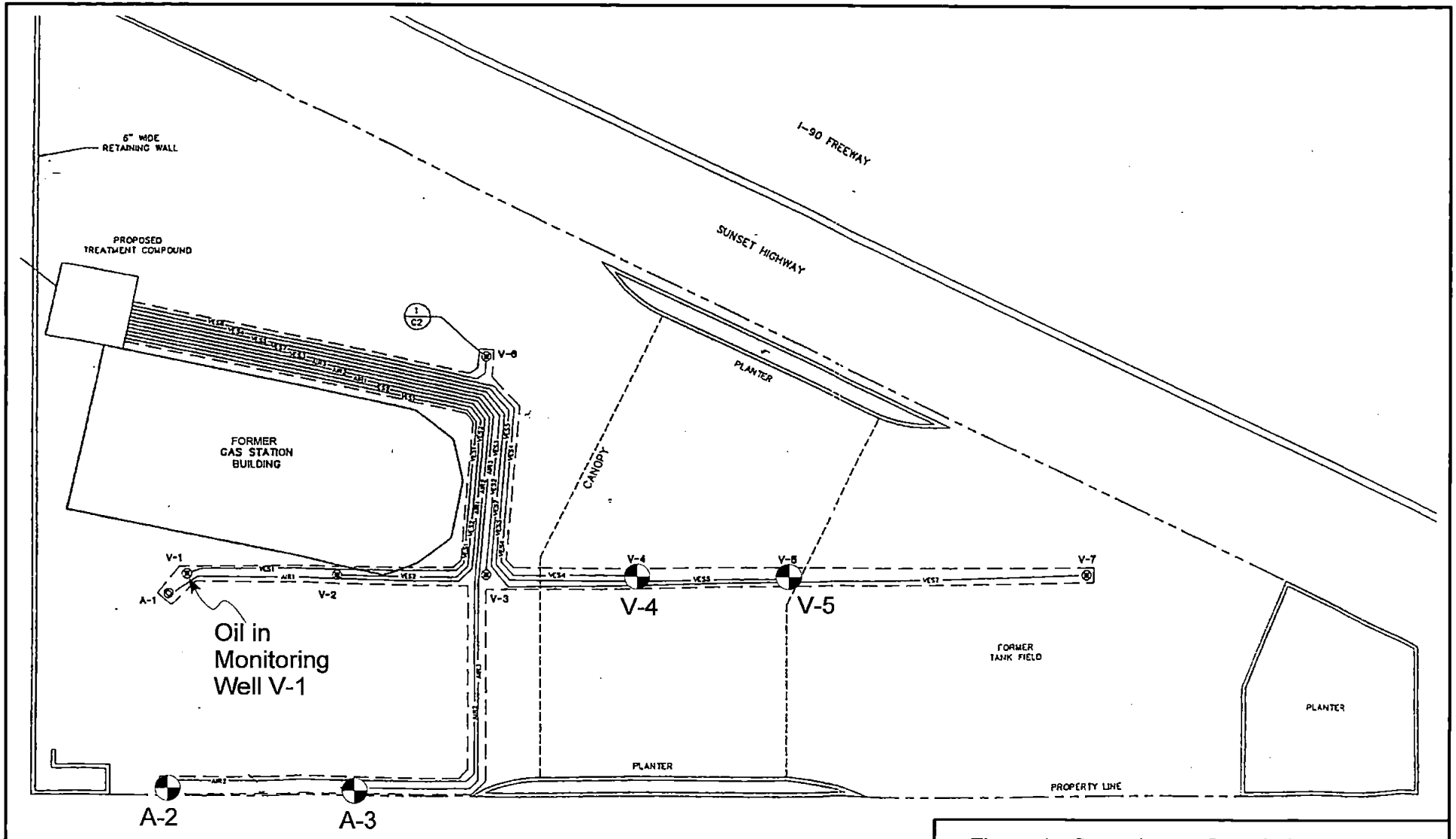

Figure 1 - Groundwater Sample Location Plan

Tully's Coffee
7811 SE 27th Street
Mercer Island, Washington

Legend

- October 17, 2002 Groundwater Sample Locations

0 20'

Scale 1" = Approx. 20 feet

North

Project No.	WES - 1249
Date	Oct 17, 2002
File ID.	1249F1

Whitman Environmental Sciences

SEVERN
TRENT
SERVICES

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Tacoma, WA 98424

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TRANSMITTAL MEMORANDUM

DATE: October 31, 2002

TO: Dan Whitman
Whitman Environmental Sciences
5508 - 35th Ave. N.E.
Seattle, WA 98105

PROJECT: Tullys Mercer Island

REPORT NUMBER: 109351

TOTAL NUMBER OF PAGES: 23

Enclosed are the test results for four samples received at STL Seattle on October 18, 2002.

The report consists of this transmittal memo, analytical results, quality control reports, a copy of the chain-of-custody, a list of data qualifiers and analytical narrative when applicable, and a copy of any requested raw data.

Analytical Narrative:

- Sample 109351-2: the sample was not preserved to the specified pH of < 2 – the pH of this sample was 7. Benzene and ethylbenzene exceeded the linear calibration range in the initial analysis, and the sample results have been flagged "E". The sample was diluted, but the agreement between the initial and dilution analyses was not good. There was no additional sample volume for reanalysis, and the dilution results have been flagged "N".
- NWTPH-Gx, benzene and ethylbenzene exceeded the linear calibration ranges for sample 109351-4, and the results have been flagged "E,N" Only one vial was submitted for this sample 109351-4, so there was no remaining sample volume for dilutions.

Should there be any questions regarding this report, please contact me at (253) 922-2310.

Sincerely,

Katie Downie
Project Manager

STL Seattle

Sample Identification:

Lab. No.	Client ID	Date/Time Sampled	Matrix
109351-1	A-2	10-17-02 *	Liquid
109351-2	A-3	10-17-02 *	Liquid
109351-3	V-5	10-17-02 *	Liquid
109351-4	V-4	10-17-02 *	Liquid

* - Sampling time not specified for this sample

STL Seattle

Client Name	Whitman Environmental Sciences
Project Name	Tullys Mercer Island
Date Received	10-18-02

General Chemistry Parameters

Client Sample ID			A-2		
Lab ID			109351-01		
Parameter	**Method**	**Date Analyzed**	**Units**	**Result**	**PQL**
TPH (SGT-HEM)	EPA 1664	10-22-02	mg/L	ND	5

Client Sample ID			A-3		
Lab ID			109351-02		
Parameter	**Method**	**Date Analyzed**	**Units**	**Result**	**PQL**
TPH (SGT-HEM)	EPA 1664	10-22-02	mg/L	ND	5

Client Sample ID			V-5		
Lab ID			109351-03		
Parameter	**Method**	**Date Analyzed**	**Units**	**Result**	**PQL**
TPH (SGT-HEM)	EPA 1664	10-22-02	mg/L	ND	5

STL Seattle

Client Name	Whitman Environmental Sciences
Client ID:	A-2
Lab ID:	109351-01
Date Received:	10/18/02
Date Prepared:	10/24/02
Date Analyzed:	10/24/02
% Solids	-
Dilution Factor	1

Volatile Aromatic Hydrocarbons by USEPA Method 5030/8021B Modified

			Recovery Limits	
Surrogate	**% Recovery**	**Flags**	**Low**	**High**
Trifluorotoluene	96.2		78	127
Bromofluorobenzene	105		81	135
Pentaflurorbenzene	99.9		78	127

Analyte		**Result (mg/L)**	**PQL**	**MRL**	**Flags**
Benzene		0.00319	0.0005	0.00025	
Toluene	ND		0.001	0.0005	
Ethylbenzene	ND		0.001	0.0005	
m&p-Xylene	ND		0.002	0.001	
o-Xylene	ND		0.001	0.0005	

STL Seattle

Client Name	Whitman Environmental Sciences
Client ID:	A-3
Lab ID:	109351-02
Date Received:	10/18/02
Date Prepared:	10/24/02
Date Analyzed:	10/24/02
% Solids	-
Dilution Factor	1

Volatile Aromatic Hydrocarbons by USEPA Method 5030/8021B Modified

			Recovery Limits	
Surrogate	**% Recovery**	**Flags**	**Low**	**High**
Trifluorotoluene	87		78	127
Bromofluorobenzene	86.9		81	135
Pentaflurorbenzene	91.8		78	127

Analyte	**Result (mg/L)**	**PQL**	**MRL**	**Flags**
Benzene	0.943	0.0005	0.00025	E
Toluene	0.00984	0.001	0.0005	
Ethylbenzene	0.162	0.001	0.0005	E
m&p-Xylene	0.0473	0.002	0.001	
o-Xylene	0.0111	0.001	0.0005	

STL Seattle

Client Name	Whitman Environmental Sciences
Client ID:	A-3 - dilution
Lab ID:	109351L02
Date Received:	-
Date Prepared:	10/25/02
Date Analyzed:	10/25/02
% Solids	-
Dilution Factor	10

Volatile Aromatic Hydrocarbons by USEPA Method 5030/8021B Modified

			Recovery Limits	
Surrogate	**% Recovery**	**Flags**	**Low**	**High**
Trifluorotoluene	81		78	127
Bromofluorobenzene	92.5		81	135
Pentaflurorbenzene	86		78	127

Analyte		**Result (mg/L)**	**PQL**	**MRL**	**Flags**
Benzene		1.97	0.005	0.0025	N
Toluene	ND		0.01	0.005	
Ethylbenzene	ND		0.01	0.005	
m&p-Xylene	ND		0.02	0.01	
o-Xylene		0.0116	0.01	0.005	N

STL Seattle

Client Name	Whitman Environmental Sciences
Client ID:	V-5
Lab ID:	109351-03
Date Received:	10/18/02
Date Prepared:	10/25/02
Date Analyzed:	10/25/02
% Solids	-
Dilution Factor	100

Volatile Aromatic Hydrocarbons by USEPA Method 5030/8021B Modified

			Recovery Limits	
Surrogate	**% Recovery**	**Flags**	**Low**	**High**
Trifluorotoluene	91.4		78	127
Bromofluorobenzene	82.4		81	135
Pentaflurorbenzene	120		78	127

Analyte	**Result (mg/L)**	**PQL**	**MRL**	**Flags**
Benzene	2.22	0.05	0.025	
Toluene	1.2	0.1	0.05	
Ethylbenzene	1.17	0.1	0.05	
m&p-Xylene	5.12	0.2	0.1	
o-Xylene	1.44	0.1	0.05	

STL Seattle

Client Name	Whitman Environmental Sciences
Client ID:	V-4
Lab ID:	109351-04
Date Received:	10/18/02
Date Prepared:	10/24/02
Date Analyzed:	10/24/02
% Solids	-
Dilution Factor	1

Volatile Aromatic Hydrocarbons by USEPA Method 5030/8021B Modified

			Recovery Limits	
Surrogate	**% Recovery**	**Flags**	**Low**	**High**
Trifluorotoluene	198	X9	78	127
Bromofluorobenzene	191	X9	81	135
Pentaflurorbenzene	419	X9	78	127

Analyte	**Result (mg/L)**	**PQL**	**MRL**	**Flags**
Benzene	1.63	0.0005	0.00025	E,N
Toluene	4.09	0.001	0.0005	E,N
Ethylbenzene	2.65	0.001	0.0005	E,N
m&p-Xylene	2.29	0.002	0.001	E,N
o-Xylene	3.47	0.001	0.0005	E,N

STL Seattle

Client Name	Whitman Environmental Sciences
Client ID:	A-2
Lab ID:	109351-01
Date Received:	10/18/02
Date Prepared:	10/24/02
Date Analyzed:	10/24/02
% Solids	-
Dilution Factor	1

Volatile Petroleum Products by WSDOE Method NWTPH-Gx Modified

			Recovery Limits	
Surrogate	**% Recovery**	**Flags**	**Low**	**High**
Trifluorotoluene	86.7		50	150
Bromofluorobenzene	93.2		50	150
Pentafluorobenzene	72.6		50	150

Analyte	**Result (mg/L)**	**PQL**	**Flags**
Gasoline by NWTPH-G	ND	0.1	

STL Seattle

Client Name	Whitman Environmental Sciences
Client ID:	A-3
Lab ID:	109351-02
Date Received:	10/18/02
Date Prepared:	10/24/02
Date Analyzed:	10/24/02
% Solids	-
Dilution Factor	1

Volatile Petroleum Products by WSDOE Method NWTPH-Gx Modified

			Recovery Limits	
Surrogate	**% Recovery**	**Flags**	**Low**	**High**
Trifluorotoluene	94.1		50	150
Bromofluorobenzene	95.1		50	150
Pentafluorobenzene	87.2		50	150

Analyte	**Result (mg/L)**	**PQL**	**Flags**
Gasoline by NWTPH-G	1.37	0.1	

STL Seattle

Client Name	Whitman Environmental Sciences
Client ID:	V-5
Lab ID:	109351-03
Date Received:	10/18/02
Date Prepared:	10/25/02
Date Analyzed:	10/25/02
% Solids	-
Dilution Factor	100

Volatile Petroleum Products by WSDOE Method NWTPH-Gx Modified

			Recovery Limits	
Surrogate	**% Recovery**	**Flags**	**Low**	**High**
Trifluorotoluene	-	X8	50	150
Bromofluorobenzene	-	X8	50	150
Pentafluorobenzene	-	X8	50	150

Analyte	**Result (mg/L)**	**PQL**	**Flags**
Gasoline by NWTPH-G	36.5	10	

STL Seattle

Client Name	Whitman Environmental Sciences
Client ID:	V-4
Lab ID:	109351-04
Date Received:	10/18/02
Date Prepared:	10/24/02
Date Analyzed:	10/24/02
% Solids	-
Dilution Factor	1

Volatile Petroleum Products by WSDOE Method NWTPH-Gx Modified

			Recovery Limits	
Surrogate	**% Recovery**	**Flags**	**Low**	**High**
Trifluorotoluene	185	X9	50	150
Bromofluorobenzene	207	X9	50	150
Pentafluorobenzene	166	X9	50	150

Analyte	**Result (mg/L)**	**PQL**	**Flags**
Gasoline by NWTPH-G	107	0.1	E,N

STL Seattle

QUALITY CONTROL REPORT

Client Sample ID: Batch QC
Lab ID: N/A
QC Batch Number: 696

Method Blank

Parameter	Result (mg/L)	PQL
TPH (SGT-HEM)	ND	5

Blank Spike

Parameter	Blank Spike Result (mg/L)	Spike Amount (mg/L)	Recovery (%)	Flag
TPH (SGT-HEM)	17.8	20	89	

Blank Spike Duplicate

Parameter	Blank Spike Duplicate Result (mg/L)	Recovery (%)	RPD (%)	Flag
TPH (SGT-HEM)	16.1	81	9.4	

STL Seattle

Lab ID:	Method Blank - GB3270
Date Received:	-
Date Prepared:	10/24/02
Date Analyzed:	10/24/02
% Solids	-
Dilution Factor	1

Volatile Petroleum Products by WSDOE Method NWTPH-Gx Modified

			Recovery Limits	
Surrogate	**% Recovery**	**Flags**	**Low**	**High**
Trifluorotoluene	93.6		50	150
Bromofluorobenzene	98.5		50	150
Pentafluorobenzene	75.9		50	150

Analyte	**Result (mg/L)**	**PQL**	**Flags**
Gasoline by NWTPH-G	ND	0.1	

STL Seattle

Lab ID:	Method Blank - GB3271
Date Received:	-
Date Prepared:	10/25/02
Date Analyzed:	10/25/02
% Solids	-
Dilution Factor	1

Volatile Petroleum Products by WSDOE Method NWTPH-Gx Modified

			Recovery Limits	
Surrogate	**% Recovery**	**Flags**	**Low**	**High**
Trifluorotoluene	93.4		50	150
Bromofluorobenzene	97.9		50	150
Pentafluorobenzene	76.6		50	150

Analyte	**Result (mg/L)**	**PQL**	**Flags**
Gasoline by NWTPH-G	ND	0.1	

STL Seattle

Blank Spike/Blank Spike Duplicate Report

Lab ID:	GB3270
Date Prepared:	10/24/02
Date Analyzed:	10/24/02
QC Batch ID:	GB3270

Volatile Petroleum Products by WSDOE Method NWTPH-Gx Modified

Compound Name	Blank Result (mg/L)	Spike Amount (mg/L)	BS Result (mg/L)	BS % Rec.	BSD Result (mg/L)	BSD % Rec.	RPD	Flag
Gasoline by NWTPH-G	0	1.25	1.18	94.5	1.19	95.5	1.1	

STL Seattle

Blank Spike/Blank Spike Duplicate Report

Lab ID:	GB3271
Date Prepared:	10/25/02
Date Analyzed:	10/25/02
QC Batch ID:	GB3271

Volatile Petroleum Products by WSDOE Method NWTPH-Gx Modified

Compound Name	Blank Result (mg/L)	Spike Amount (mg/L)	BS Result (mg/L)	BS % Rec.	BSD Result (mg/L)	BSD % Rec.	RPD	Flag
Gasoline by NWTPH-G	0	1.25	1.19	94.9	1.2	95.7	0.84	

STL Seattle

Lab ID:	Method Blank - GB3270
Date Received:	-
Date Prepared:	10/24/02
Date Analyzed:	10/24/02
% Solids	-
Dilution Factor	1

Volatile Aromatic Hydrocarbons by USEPA Method 5030/8021B Modified

			Recovery Limits	
Surrogate	**% Recovery**	**Flags**	**Low**	**High**
Trifluorotoluene	104		78	127
Bromofluorobenzene	109		81	135
Pentaflurorbenzene	108		78	127

Analyte		**Result (mg/L)**	**PQL**	**MRL**	**Flags**
Benzene	ND		0.0005	0.00025	
Toluene	ND		0.001	0.0005	
Ethylbenzene	ND		0.001	0.0005	
m&p-Xylene	ND		0.002	0.001	
o-Xylene	ND		0.001	0.0005	

STL Seattle

Lab ID:	Method Blank - GB3271
Date Received:	-
Date Prepared:	10/25/02
Date Analyzed:	10/25/02
% Solids	-
Dilution Factor	1

Volatile Aromatic Hydrocarbons by USEPA Method 5030/8021B Modified

			Recovery Limits	
Surrogate	**% Recovery**	**Flags**	**Low**	**High**
Trifluorotoluene	103		78	127
Bromofluorobenzene	110		81	135
Pentaflurorbenzene	107		78	127

Analyte	**Result (mg/L)**	**PQL**	**MRL**	**Flags**
Benzene	ND	0.0005	0.00025	
Toluene	ND	0.001	0.0005	
Ethylbenzene	ND	0.001	0.0005	
m&p-Xylene	ND	0.002	0.001	
o-Xylene	ND	0.001	0.0005	

STL Seattle

Blank Spike/Blank Spike Duplicate Report

Lab ID:	GB3270
Date Prepared:	10/24/02
Date Analyzed:	10/24/02
QC Batch ID:	GB3270

Volatile Aromatic Hydrocarbons by USEPA Method 5030/8021B Modified

Compound Name	Blank Result (mg/L)	Spike Amount (mg/L)	BS Result (mg/L)	BS % Rec.	BSD Result (mg/L)	BSD % Rec.	RPD	Flag
Benzene	0	0.025	0.0224	89.7	0.0236	94.3	5	
Toluene	0	0.025	0.0231	92.4	0.0242	96.9	4.8	
Ethylbenzene	0	0.025	0.022	88.2	0.0232	92.9	5.2	
m&p-Xylene	0	0.05	0.0466	93.2	0.0489	97.9	4.9	
o-Xylene	0	0.025	0.0229	91.7	0.0242	96.6	5.2	

STL Seattle

Blank Spike/Blank Spike Duplicate Report

Lab ID:	GB3271
Date Prepared:	10/25/02
Date Analyzed:	10/25/02
QC Batch ID:	GB3271

Volatile Aromatic Hydrocarbons by USEPA Method 5030/8021B Modified

Compound Name	Blank Result (mg/L)	Spike Amount (mg/L)	BS Result (mg/L)	BS % Rec.	BSD Result (mg/L)	BSD % Rec.	RPD	Flag
Benzene	0	0.025	0.0234	93.5	0.0236	94.3	0.85	
Toluene	0	0.025	0.0243	97.1	0.0244	97.5	0.41	
Ethylbenzene	0	0.025	0.0231	92.5	0.0233	93	0.54	
m&p-Xylene	0	0.05	0.049	98	0.0493	98.6	0.61	
o-Xylene	0	0.025	0.0241	96.3	0.0243	97.3	1	

SEVERN TRENT STL

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Tacoma, WA 98424

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DATA QUALIFIERS AND ABBREVIATIONS

B1: This analyte was detected in the associated method blank. The analyte concentration was determined not to be significantly higher than the associated method blank (less than ten times the concentration reported in the blank).

B2: This analyte was detected in the associated method blank. The analyte concentration in the sample was determined to be significantly higher than the method blank (greater than ten times the concentration reported in the blank).

C1: Second column confirmation was performed. The relative percent difference value (RPD) between the results on the two columns was evaluated and determined to be $\leq$ 40%.

C2: Second column confirmation was performed. The RPD between the results on the two columns was evaluated and determined to be > 40%. The higher result was reported unless anomalies were noted.

M: GC/MS confirmation was performed. The result derived from the original analysis was reported.

D: The reported result for this analyte was calculated based on a secondary dilution factor.

E: The concentration of this analyte exceeded the instrument calibration range and should be considered an estimated quantity.

J: The analyte was analyzed for and positively identified, but the associated numerical value is an estimated quantity.

MCL: Maximum Contaminant Level

MDL: Method Detection Limit

N: See analytical narrative.

ND: Not Detected

PQL: Practical Quantitation Limit

X1: Contaminant does not appear to be "typical" product. Elution pattern suggests it may be _____ .

X2: Contaminant does not appear to be "typical" product.

X3: Identification and quantitation of the analyte or surrogate was complicated by matrix interference.

X4: RPD for duplicates was outside advisory QC limits. The sample was re-analyzed with similar results. The sample matrix may be nonhomogeneous.

X4a: RPD for duplicates outside advisory QC limits due to analyte concentration near the method practical quantitation limit/detection limit.

X5: Matrix spike recovery was not determined due to the required dilution.

X6: Recovery and/or RPD values for matrix spike(/matrix spike duplicate) outside advisory QC limits. Sample was re-analyzed with similar results.

X7: Recovery and/or RPD values for matrix spike(/matrix spike duplicate) outside advisory QC limits. Matrix interference may be indicated based on acceptable blank spike recovery and/or RPD.

X7a: Recovery and/or RPD values for this spiked analyte outside advisory QC limits due to high concentration of the analyte in the original sample.

X8: Surrogate recovery was not determined due to the required dilution.

X9: Surrogate recovery outside advisory QC limits due to matrix interference.

Chain of Custody Record

SEVERN TRENT SERVICES **Severn Trent Laboratories, Inc.**

STL-4124 (1200)

Client	Project Manager	Date	Chain of Custody Number
[illegible]		[illegible]	108769
Address	**Telephone Number (Area Code)/Fax Number**	**Lab Number**	**Page** 1 **of** ____
[illegible]	[illegible]	10425.1	
City	**State** / **Zip Code**	**Site Contact**	**Lab Contact**
Seattle	WA / 98105		
Project Name and Location (State)	**Carrier/Waybill Number**		
[illegible]			
Contract/Purchase Order/Quote No.			
[illegible]			

Sample I.D. No. and Description (Containers for each sample may be combined on one line)	Date	Time	Matrix: Air	Aqueous	Sed.	Soil	Containers & Preservatives: Unpres.	H2SO4	HNO3	HCl	NaOH	ZnAc/NaOH	Analysis (Attach list if more space is needed)		Special Instructions/ Conditions of Receipt
A-2	10-17	PM		X				1		2			X	X	
A-3	"	"		X				1		2			X	X	
V-5	"	"		X				1		2			X	X	
V-4	"	"		X						1				X	[illegible]

Possible Hazard Identification

☐ Non-Hazard ☐ Flammable ☐ Skin Irritant ☐ Poison B ☐ Unknown

Sample Disposal

☐ Return To Client ☒ Disposal By Lab ☐ Archive For _____ Months

(A fee may be assessed if samples are retained longer than 3 months)

Turn Around Time Required

☐ 24 Hours ☐ 48 Hours ☐ 7 Days ☒ 14 Days ☐ 21 Days ☐ Other_____

QC Requirements (Specify)

1. Relinquished By	Date	Time	1. Received By	Date	Time
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2. Relinquished By	Date	Time	2. Received By	Date	Time
[illegible]	[illegible]	[illegible]	[illegible]	10/18/94	12:20
3. Relinquished By	Date	Time	3. Received By	Date	Time

Comments

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DISTRIBUTION: WHITE - Stays with the Sample; CANARY - Returned to Client with Report; PINK - Field Copy

Whitman
Environmental Sciences

5508 35th Avenue NE, Suite 108
Seattle, Washington 98105

Phone: (206) 523-3505 Fax: (206) 523-3753

August 1, 2003

Tully's Coffee, Inc.
3100 Airport Way South
Seattle, Washington 98134

Attention: Ms. Kate Hasz

Subject: Response to Washington Department of Ecology Inquiry
Tully's Mercer Island Site
7811 SE 27th Street
Mercer Island, Washington

Dear Ms. Hasz:
As you have requested, I have reviewed the Department of Ecology's letter to Buty Limited Partnership dated July 7, 2003. In their letter, Ecology is requesting updated information regarding cleanup activities and indicated they may take enforcement action if an independent cleanup is not conducted.

As you are aware, cleanup activities at the site are an on-going process. Whitman Environmental Sciences (WES) has maintained and operated the remediation equipment at the site since February 2002. This letter is to summarize our cleanup efforts and the information that is available about the current condition of the property.

Remediation System Upgrades
In February 2002, WES was contracted to review the site conditions and status of cleanup equipment at the above referenced site. The remediation equipment consisted of a vapor extraction system originally installed in June 1993. Since we began maintaining the system, we have upgraded the blower, replaced the condensate knock-out tank, installed a sound enclosure, and an activated carbon filter on the discharge. We have monitored the operation of the equipment on a regular basis and have conducted one round of groundwater sampling and testing, in October 2002.

One of the withdrawal points on the south side of the building began to show an accumulation of viscous brown liquid oil (termed "free product" in Ecology's letter) soon after the initial upgrades to the VES were completed. This oil was not observed prior to that time, so it is likely that the influence of the VES has assisted in collecting recoverable quantities. Oil absorbent socks have been used to remove the free product from the well. For a few months the oil continued to accumulate readily, but the amount recovered gradually slowed. To date, a total of about two gallons of oil has been recovered. We continue to maintain absorbents in the well.

Site Conditions

WES has measured groundwater levels periodically to assist in managing the VES. Groundwater levels vary seasonally at the site, with the lowest levels occurring in late Fall. One round of groundwater sampling and analysis was conducted in October 2002. WES documented the findings in a report dated December 12th, 2002.

At that time, all eight of the accessible site monitoring wells were opened and the depth to groundwater gauged. Only four of the wells (A-2, A-3, V-4 and V-5) contained enough water to sample. All four of these wells are in the parking lot generally south and east of the building.

The results indicated the samples from three of the four wells contained evidence of petroleum hydrocarbon contamination that exceeded current Washington Model Toxics Control Act cleanup criteria for groundwater. Wells A-3, V-4 and V-5 all contained elevated concentrations of gasoline range TPH and benzene. The samples from wells V-4 and V-5 also contained concentrations of toluene, ethylbenzene and total xylenes above MTCA criteria. The results indicate additional cleanup is warranted.

Closure

The Department of Ecology has requested additional information about on-going cleanup operations at the site. Copies of our December 2002 groundwater monitoring report should be provided to the agency, along with this letter or a similar summary of the current status of the site.

Their letter also notes that the site is eligible for the Voluntary Cleanup Program (VCP). The VCP is a program that allows Ecology to provide a detailed review of the cleanup activities with the intent of obtaining a determination that no further action will be needed. This could eventually be of benefit to the land owner, but since site conditions remain impacted above current MTCA levels, the agency would not likely make that determination until cleanup has been completed.

Thank you for the opportunity to be of service to you in this matter. If you have any questions regarding this letter, or if I may be of any further assistance, please feel free to contact me at your convenience.

Respectfully submitted,
Whitman Environmental Sciences

Daniel S. Whitman
Principal

August 5, 2003

Ms. Carrie McDougal
State of Washington Department of Ecology
Northwest Regional Office
3190 160th Avenue SE
Bellevue, WA 98008-5452

RE: Letter State of Washington Department of Ecology Letter dated July 7, 2003 to Buty Limited Partnership regarding the property located at 7810 SE 27th Avenue, Mercer Island, Washington

Dear Ms. McDougal:

Tully's Coffee Corporation ("Tully's") is the tenant of Buty Limited Partnership with respect to property located at 7810 SE 27th Avenue in Mercer Island, Washington (the "Site"). Tully's presently operates a retail coffee location on the Site. Under the terms of the Tully's lease of the Site, Tully's has certain obligations to review, on behalf of the landlord, environmental issues with respect to the Site raised by applicable governmental agencies including the State of Washington Department of Ecology. Please note, however, that these obligations do not entail any responsibility or authority for cleanup operations. The Buty Limited Partnership has forwarded your letter to us and asked that we respond to request for information contained therein.

Accordingly, in connection with its obligations under the lease applicable to the Site and on behalf of Buty Limited Partnership, Tully's hereby submits attached report of Whitman Environmental Services that summarizes the current status of cleanup activates at the Site.

If you have any questions regarding this letter or the enclosed report of Whitman Environmental Services please give me a call at (206) 233-2070.

Sincerely,
TULLY'S COFFEE CORPORATION

Kate Hasz

Enclosures:

WES Report dated December 12, 2002
WES letter to Kate Hasz dated August 1, 2003

3100 Airport Way South Seattle, Washington 98134 telephone (206) 233 2070 facsimile (206) 233 2077 (800) 96 TULLY www.tullys.com