AEI Consultants
Environmental & Engineering Services

September 26, 2014

SUBSURFACE INVESTIGATION

Property Identification:
Lakeview Building
837 North 34th Street
Parcel ID 197320-0389
Cleanup Site ID 11902
Seattle, Washington

AEI Project No. 307024

Prepared for:
M. Randall McRoberts, Esq.
McRoberts & Associates, P.C., its successors and assigns
4550 Belleview Avenue, 2nd Floor
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Prepared by:
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Environmental & Engineering Due Diligence

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TABLE OF CONTENTS

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M. Randall McRoberts, Esq.
McRoberts & Associates, P.C., its successors and assigns
4550 Belleview Avenue, 2nd Floor
Kansas City, Missouri 64111

Subject: **Subsurface Investigation**
Lakeview Building
837 North 34th Street
Seattle, Washington
AEI Project No. 307024

AEI Consultants (AEI) is pleased to provide this report which describes the activities and results of the Subsurface Investigation performed at 837 North 34th Street, Seattle, Washington (Site) (Figures 1 and 2). This investigation was completed in accordance with the scope of services outlined in our authorized proposal number 36932 Revision 1.

1.0 SITE DESCRIPTION

The Site consists of one multi-tenant commercial office building, identified as the Lakeview Building[1], and is located south of North 34th Street and west of Aurora Avenue North/State Route (SR) 99 (elevated bridge) in a commercial area of Seattle, Washington (Figure 2).

The Site totals 1.79-acres and is improved with one multi-tenant commercial office building, identified as the Lakeview Building and associated sub-grade parking garage. The substantial majority of the office space at the Site is underlain by parking areas. An access ramp located under the SR 99 Bridge provides access from North 34th Street. On-Site operations include primarily corporate office functions.

The Site was developed with the current office building and underground parking improvements in 2008. In the early 1900s, the Site was covered by Lake Union (the nearby lake). From 1905 to 1918 the Site was occupied by the Magnesium Asbestos Supply Company and Pacific Iron and Steel Works. From approximately 1919 to 1957 a lumberyard occupied the Site. Between the 1950s and 1990s the Site was part of a larger commercial/industrial office park, including a general store and warehouses for plumbing supplies and roofing materials. Over the years of various Site uses and development, fill materials consisting of spoils from the dredging and construction of the Lake Washington Ship Canal were reportedly placed on the Site. However, substantial excavation activities for underground parking were conducted prior to and in conjunction with the redevelopment of the current Site improvements.

[1] Note, some records refer to the Site as the "Lake View Building" rather than "Lakeview Building"

The Site is at an elevation of between approximately 20 to 38 feet above mean sea level and slopes to the south. Based upon prior subsurface investigations and local topography, the direction of groundwater flow beneath the Site is inferred to be to the south toward the Lake Union Ship Channel which is located approximately 325 feet south of the Site.

2.0 BACKGROUND

A Phase I Environmental Site Assessment (ESA) with a final report date of April 27, 2012 was performed by AEI for the Lakeview Building at 837 North 34th Street, Seattle, WA (parcel number 197320-0389), as part of environmental due diligence for the current Site owner's acquisition of the Site. A separate Phase I ESA with a final report date of February 22, 2012 was performed by AEI for the adjacent Plaza Building located at 701 and 703 North 34th Street (parcel number 197320-0387) and Waterfront Building at 801 North 34th Street (parcel number 197320-0385), Seattle WA. The Lakeview Building, Plaza Building and Waterfront Building make up what was formerly known as Quadrant Lake Union Center. As part of the research for the two Phase I ESAs, AEI submitted Freedom of Information Act (FOIA) requests for Washington Department of Ecology (Ecology) records concerning the Site and Quadrant Lake Union Center (of which the Site is a part), interviewed Ecology's Donna Musa (for the Plaza Building and Waterfront Building sites) in February 2012, and Ecology's Sally Perkins (for the Lakeview Building) in April 2012, and ordered a database report through Environmental Data Resources (EDR) for the Site. None of these sources indicated any current environmentally adverse information or Ecology open release site listings regarding the Site or the adjacent Plaza Building or Waterfront Building sites. However, Ecology did provide to AEI a no further action (NFA) letter dated January 28, 1999 for the Quadrant Lake Union Center (QLUC) and a Site Hazard Assessment (SHA) Worksheet dated December 31, 1998 which described previous cleanup activities at Quadrant Lake Union Center and recommended that the overall QLUC site receive no further action under Model Toxics Control Act (MTCA). As no RECs or other environmentally adverse information were identified in either of the Phase I ESAs, the current owner acquired the Plaza Building, the Waterfront Building and the Lakewood Building Site in June 2012.

In August 2012, the current Site owner received an Early Notice Letter dated July 13, 2012 from Ecology identifying "Lake View at Fremont" with an address of 737-801 N. 34th Street (parcel 1973200389) as a Site "known to be contaminated by hazardous substances" (Cleanup Site ID 11902 – Appendix A). Note that the Site's current address is 837 N. 34th Street, and that the 737-801 N. 34th Street address listed on the Early Notice Letter is an error. Subsequent inquiries to Ecology regarding the Early Notice Letter revealed that a decision was made by Ecology to place the 737-801 North 34th Street address on Ecology's Confirmed and Suspected Site List on or about January 4, 2012 after Ecology reviewed a 2008 Voluntary Cleanup Program (VCP) Application and VCP Agreement filed by a former Site owner, and a site visit conducted by Ecology on January 3, 2012. Ecology subsequently provided to AEI a copy of an Independent Remedial Action Report (IRAR) by AESI dated July 7, 2007 (however, the report was missing certain appendices, including any boring location map allowing identification of the specific areas of the Site where the samples were taken and contamination identified) (Appendix B), and the 2008 VCP Application and Agreement submitted by the prior Site owner (Appendix C). Ecology informed AEI that no further response was ever received from the former Site owner regarding the 2008 VCP Application and Agreement, and no further action

was apparently taken by Ecology on the 2008 VCP application until the January 2012 Ecology Site visit and Ecology's listing of the 737-801 N. 34th Street address on the Confirmed and Suspected Site listing. AEI subsequently obtained an Environmental Sample Location Map by AESI dated June 2008 (Appendix D), directly from AESI, which was the Exhibit to the AESI IRAR Report missing from the copy provided by Ecology, which indicated the sample locations from the AESI IRAR.

It is apparent that the 737 N. 34th Street address indicated on the 2008 VCP Application and Agreement was an error presumably initially committed by AESI when preparing the 2008 VCP Application and Agreement for the former Site owner's signature, and that the address listed should have been 837 N. 34th Street. The AESI IRAR does not identify the Site by any common address. There is no reference in the 2008 VCP Application or Agreement, or the AESI report, to an 801 N. 34th Street address, and it is unknown why Ecology included the 801 N. 34th Street address in the Confirmed and Suspected Site listing and Early Notice Letter, as the 801 N. 34th Street address is a completely separate property and building that possesses a separate Tax Parcel ID (197320-0385) than the 837 N. 34th Street Site and Tax Parcel ID (197320-0389). However, it is clear from the AESI Environmental Sample Location Map that the area in which the contaminants were identified by AESI are in fact located on the 837 N. 34th Street Site. (See Figure 2 and Appendix D).

According to the AESI IRAR, as part of the development for the current improvements on the Site, soils were excavated to a depth of 20 to 30 feet for the construction of the three-level parking garage that underlies the majority of the building on the Site. However, a portion of the building located on the southern portion of the Site is underlain by only one level of underground parking, and not all historic fill was fully excavated during construction. Consequently, a portion of the southern part of the building sits on historic fill reportedly consisting of sand, silt, and gravel intermixed with clay, concrete rubble, cobbles, sawdust and wood (including logs) and other debris. It was in a small portion of this area of the remaining historic fill where soil with detections of petroleum (diesel and motor oil) slightly above MTCA cleanup concentrations was identified by AESI in 2008 and documented in the AESI IRAR. The locations of such detections are depicted on the Environmental Sample Location Map, which was a limited area in the extreme southeast portion of the Site. Although the narrative body of the IRAR also states that chromium levels exceeded MTCA thresholds, the data tables in the IRAR do not support this assertion.

In short, despite the confusion caused by the address error on the 2008 VCP Application and Agreement, and the subsequent erroneous inclusion by Ecology of the adjoining property address of 801 N. 34th Street in the Confirmed and Suspected Site Listing and Early Notice Letter, the AESI IRAR Environmental Sample Location Map and IRAR site description confirm that the areas in which the MTCA exceedances were discovered in 2008 forming the basis for the 2008 VCP Application and Agreement are in fact located on, and the delineated area identifiable on, the current 801 N. 34th Street Site, under the extreme southeast corner of the one-level underground parking lot building slab (See Figure 2 and Appendix D).

3.0 INVESTIGATION EFFORTS

In response to the Ecology listing and Early Notice Letter to the Site owner, AEI was requested to perform additional investigation by the Site owner, including the collection of soil and

groundwater samples, to assess the area of reported hydrocarbon impact above the MTCA Method A cleanup levels which were reportedly left in place in the extreme southeast corner of the Site. Additionally, even though no chromium exceedances were substantiated as being identified in the AESI IRAR, chromium was also analyzed during the investigation.

3.1 Health and Safety Plan

A Site-specific health and safety plan was prepared, reviewed by on-Site personnel, and kept on-Site for the duration of the fieldwork.

3.2 Permitting and Utility Clearance

Ecology Notices of Intent were completed (Appendix E) and the public underground utility locating service (Washington One Call) was notified by ESN Northwest, Inc. of Olympia, Washington (ESN). Private utility locating was conducted by Applied Professional Services of North Bend, Washington to identify underground utilities on the Site. This work was performed under the oversight of Bryan Campbell, a Washington State-Licensed Geologist.

3.3 Drilling and Soil Sample Collection

On July 16, 2014, six (6) soil borings (SB-1 through SB-6) were advanced on the Site (Figure 2). The borings were advanced by ESN. Borings SB-1 through SB-5 were advanced within the interior of the parking garage and boring SB-6 was advanced outside of the building. The borings were placed in locations as closely correlating to the original sample locations indicating MTCA exceedances as reasonably possible. The borings were advanced in and around the area of subsurface impact and soil and groundwater samples were collected from the subsurface. For the purpose of this report, the term "below ground surface (bgs)" will refer to the depth below the surface from which the boring is drilled regardless of the depth of the surface. The location and depth of each boring are listed below:

- Boring SB-1 was advanced to the south of the area of impact using hand-driven equipment; however, this boring could not be advanced to the target depth due to refusal conditions just below the concrete slab (a few inches bgs) in three separate locations. No samples were collected from the SB-1 location due to the refusal.
- Borings SB-2 and SB-3 were advanced within the area of impact using limited-access direct-push drilling equipment. The borings were advanced to the depth of 6 feet bgs.
- Borings SB-4 and SB-5 were advanced to the north and west of the area of impact using limited-access direct-push drilling equipment. The borings were advanced to the depth of 6 feet bgs. Only one (1) sample was collected from SB-5 due to limited recovery.
- Boring SB-6 was advanced to the east of the area of impact using truck-mounted direct-push drilling equipment. The boring was advanced to a depth of 15 feet bgs.

At each location, a 2-inch diameter hole was cored into the concrete surface. The borings were advanced using direct-push sampling rods and samples were collected by advancing the rods with acetate sample liners. After each interval, the core was retrieved, the core barrel was disassembled, and the sample liner was removed and transferred to the on-Site geologist.

The soil borings were logged using the Unified Soil Classification System. A photo ionization detector (PID) was used to screen soil samples in the field and the PID readings for each

sample were included on the boring logs (Appendix F). Selected soil samples were sealed with Teflon tape and plastic end caps.

It should be noted that the collection and analysis of two (2) soil samples from each boring was planned. However, no samples were collected from boring SB-1 due to refusal conditions just below the concrete slab (a few inches) and only one (1) sample was collected from SB-5 due to limited recovery.

Down-hole equipment was decontaminated using a triple rinse system containing detergent. Waste generated was drummed, sealed, labeled and left on-Site.

3.4 Groundwater Sample Collection

On July 16, 2014, attempts were made to sample groundwater from the borings. Groundwater was collected from borings SB-2 through SB-6 using temporary PVC casing inserted into the borehole and collected using a peristaltic pump and tubing.

3.5 Boring Destruction

Following completion of sample collection and removal of tooling, the borings were backfilled with bentonite and completed at the surface with cement to match the surrounding conditions.

3.6 Laboratory Analyses

The soil and groundwater samples were labeled and placed into a cooler with ice following sampling. The samples were transferred under appropriate chain-of-custody documentation to ESN Chemistry Laboratory. Laboratory analytical documentation is provided in Appendix G.

Laboratory analysis of soil and groundwater consisted of the following:

- Diesel Range Organics by Method NWTPHDx Extended
- Gasoline Range Organics by Method NWTPH-Gx
- Lube Oil Range Organics by Method NWTPHDx Extended
- Benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA Method 8260
- Chromium by EPA Method 6020 Series (SB-2 at 5 feet bgs only)

3.7 Investigation Derived Wastes

Investigation derived waste was left on-Site in one drum. AEI is handling arranging for the waste will be transported and disposed of at an approved waste disposal facility.

4.0 FINDINGS

Ecology has the responsibility for overseeing soil and groundwater cleanups for the State of Washington. The MTCA under chapter 173-340 of the Washington Administrative Code provides a uniform, statewide approach to cleanup that can be applied on a site-by-site basis. The results of this investigation were reviewed along with the MTCA Method A Cleanup Levels for Ground Water (Table 720-1) and the MTCA Method A Soil Cleanup Levels for Unrestricted Land Uses (Table 740-1).

4.1 Geology and Hydrogeology

The soils encountered in each of the borings generally consisted of silts and gravels with some soils identified as fill material (Appendix F).

Groundwater was encountered in borings SB-2 through SB-5 at a depth of approximately 4 feet bgs and in boring SB-6 at a depth of approximately 10 feet bgs.

4.2 Soil Sample Analytical Results

The following information is a summary of the soil sample analytical test results (Appendix G). This information has also been included in Table 1.

- Benzene was detected at 0.03 milligrams per kilogram (mg/kg) (SB-4 at 5 feet bgs) which is equal to and does not exceed the MTCA Method A cleanup levels. Benzene was not indicated in any other borings.
- Toluene was detected at 0.33 mg/kg (SB-5 at 3.5 feet) and at 0.06 mg/kg (SB-4 at 5 feet bgs) which are below the MTCA Method A cleanup levels.
- Chromium was detected at 12 mg/kg (SB-2 at 5 feet; the only sample analyzed for chromium) which is below the MTCA Method A cleanup levels.
- No other BTEX compounds were detected in any other samples above the laboratory detection limits.
- No other compounds were detected in samples from any of the borings above the laboratory detection limits.

4.3 Groundwater Sample Analytical Results

The following information is a summary of the groundwater sample analytical test results (Appendix G). This information has also been included in Table 2.

- Toluene was detected in borings SB-2 though SB-5 at concentrations between 3.6 micrograms per liter (µg/L) and 5.4 µg/L which do not exceed the MTCA Method A cleanup level.
- Xylenes were detected in boring SB-2 at a concentration of 3.4 µg/L which does not exceed the MTCA Method A cleanup level.
- No other compounds were detected in samples from any of the borings above the laboratory detection limits.

5.0 SUMMARY AND CONCLUSIONS

AEI has completed a Subsurface Investigation at the Site, including the collection of soil and groundwater samples to assess the area of slight hydrocarbon impacts (diesel and motor oil) above the MTCA Method A cleanup levels which were reportedly left in place in the extreme southeast corner of the Site. Additionally, even though no chromium exceedances were substantiated as being identified in the AESI IRAR, chromium was also analyzed during the investigation.

A total of six (6) borings (SB-1 through SB-6) were advanced at the Site in the locations in which these hydrocarbon impacts were previously identified for the collection of soil and

groundwater samples. Boring SB-1 could not be advanced to the target depth due to refusal conditions.

The results of this investigation were compared to the MTCA Method A cleanup levels. Boring SB-4 is located to the north of the area of impact. Benzene was detected in boring SB-4 at 0.03 mg/kg at 5 feet bgs which is equal to but does not exceed the MTCA Method A cleanup level, and benzene was not detected in groundwater collected from any of the borings. Due to the fact that the benzene level did not exceed the Method A cleanup level, no benzene was detected in the groundwater from any of the borings, and because the soils are located beneath the parking lot slab and are inaccessible, the detection of benzene in soil at SB-4 at but not above the MTCA Method A cleanup levels is not considered to be an environmental concern, or otherwise adversely impact health or human safety.

Boring SB-1 could not be advanced to the target depth due to refusal conditions. Based on the lack of impacts above MTCA Method A cleanup levels in all other borings, the absence of soil or groundwater samples from boring SB-1 does not limit the results of this investigation.

In conclusion, no analytes were detected in soil samples above the MTCA Method A cleanup levels and no analytes were detected in the groundwater samples above the MTCA Method A cleanup levels during the performance of this subsurface investigation. Due to the lack of any impacts to soil or groundwater detected above MTCA Method A cleanup levels, and the fact that the location of the left in place soils is substantially below the building slab and inaccessible, the soils are not considered to be an environmental concern, and AEI does not recommend any further assessment. Additionally, AEI recommends the removal of the Site from the Ecology known or suspected contaminated sites list and closure of the active site cleanup file (#11902).

6.0 REPORT LIMITATIONS AND RELIANCE

This report presents a summary of work completed by AEI Consultants. The completed work includes observations and descriptions of site conditions encountered. Where appropriate, it includes analytical results for samples taken during the course of the work. The number and location of samples are chosen to provide the requested information, subject to scope of work for which AEI was retained and limitations inherent in this type of work, but it cannot be assumed that they are representative of areas not sampled. This report should not be regarded as a guarantee that no further contamination beyond that which could have been detected within the scope of this investigation is present beneath the Site. Undocumented, unauthorized releases of hazardous material, the remains of which are not readily identifiable by visual inspection and are of different chemical constituents, are difficult and often impossible to detect within the scope of a chemical specific investigation.

Any conclusions and/or recommendations are based on these analyses and observations, and the governing regulations. Conclusions beyond those stated and reported herein should not be inferred from this document. These services were performed in accordance with generally accepted practices, in the environmental engineering and construction field, which existed at the time and location of the work. No other warranty, either expressed or implied, has been made.

This assessment was performed at the request of McRoberts & Associates, P.C. (Client) utilizing methods and procedures consistent with good commercial or customary practices designed to conform with acceptable industry standards. This report may be distributed to and relied upon by Client, Kilroy Realty Corporation, Kilroy Realty, L.P., their successors and assigns, affiliates and subsidiaries, and together with any rating agency or any issuer or purchaser of any security collateralized or otherwise backed up by a loan upon the project. The independent conclusions represent AEI's best professional judgment based on the conditions that existed and the information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided to Client, owner, or their representative has been assumed to be correct and complete.

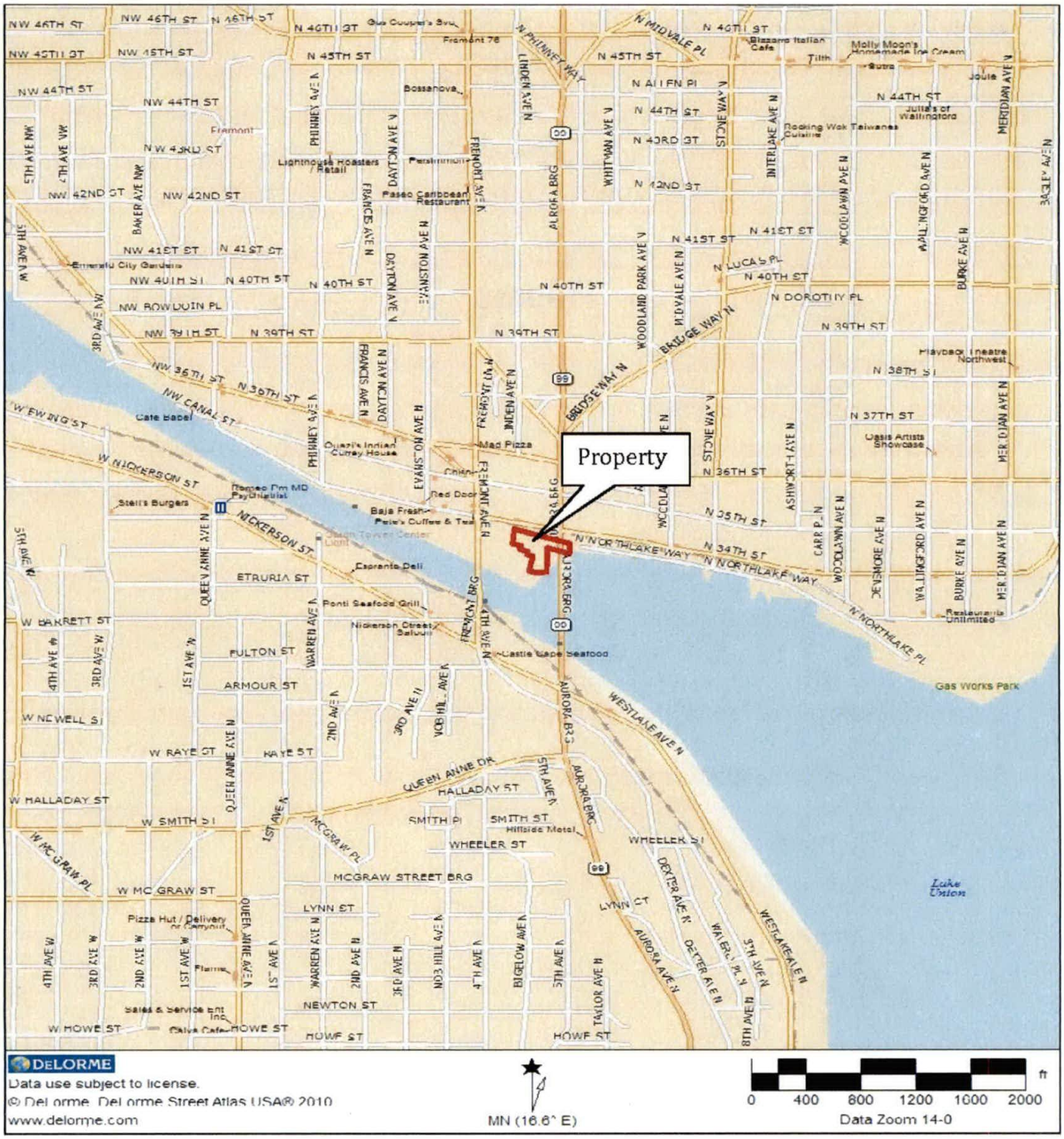
If there are any questions regarding our investigation, please do not hesitate to contact Bryan Campbell or Peter McIntyre of AEI at (800) 801-3224.

Sincerely,
AEI Consultants

Ian Carl
Project Manager

Bryan Campbell, LG
Program Manager

FIGURES



LEGEND

AEI CONSULTANTS

2500 CAMINO DIABLO, WALNUT CREEK, CALIFORNIA

SITE LOCATION MAP

Lakeview Building
Seattle, Washington

FIGURE 1
Project No. 307024

APPENDIX A

Early Notice Letter

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

July13, 2012

BBK LAKE VIEW LLC
4 EMBARCADERO CENTER #3300
SAN FRANCISCO CA 94111

Re: **EARLY NOTICE LETTER:** Facility Site # 5471899
Lake View at Fremont
737 - 801 N 34th St
Seattle, WA 98103
Property Tax # 1973200389
Cleanup Site # 11902

Dear Sir or Madam:

This letter is sent to you concerning information that the Department of Ecology (Ecology) has gathered regarding the above referenced property. As part of the process under the Model Toxics Control Act (MTCA), Ecology maintains a list of known or suspected contaminated sites. Based on available information in the department's files, it is Ecology's decision to add this property to the list as a site known to be contaminated by hazardous substances.

Enclosed is a data summary report containing information we believe reflects the current site status. Please note that inclusion on the list **does not** mean that Ecology has determined you to be a potentially liable person responsible for cleanup under MTCA. However, this letter is a notification that an area(s) of contamination exists on this property. Further investigation or cleanup action will need to be done to comply with Washington State laws and regulations.

Because of considerable potential liability, please be advised to carefully consider any investigation or cleanup actions and to carefully document steps taken independent of Ecology's involvement. Guidance documents to help conduct an independent cleanup are available if you are interested in this option. In proceeding with an independent cleanup, please be aware there are requirements in State law which must be met. Some of these requirements are addressed in WAC 173-340-120(8)(B) and -300(4). Ecology will use the appropriate requirements contained throughout MTCA in its evaluation of the adequacy of any independent remedial (cleanup) actions performed.

Ecology has a strong commitment to work cooperatively with individuals to accomplish prompt and effective investigations and site cleanups. However, due to limited resources and requirements in State law, we are not able to provide all the assistance requested. Your cooperation in planning or conducting a cleanup action is not an admission of guilt or liability.

If an independent cleanup action is undertaken, and a formal review of the work is desired, a report may be submitted to Ecology through the Voluntary Cleanup Program. This program was established in response to the public's need for Ecology to more rapidly review cleanup actions.

A fee has been established to support this review process. Guidance documents to help conduct an independent cleanup are available on our website (http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm) if you are interested in this option.

If a cleanup action is undertaken and a formal review of the work is not desired at this time, then the information should be submitted to Ecology in order to document any assessment or cleanup activities. If no report is available, but work is in progress or anticipated, a letter describing these plans would be helpful in updating the site record.

If an independent cleanup action does not occur on this property, Ecology will conduct a more detailed inspection at a future time that may include testing for contamination. After that, Ecology will assess what action is needed and establish a priority for that work under the formal MTCA cleanup process. At that time, the potentially liable person(s) would be determined and would be responsible for cleanup costs, including State oversight.

Should you have any questions regarding this letter or if you would like a copy of Chapter 70.105D RCW (The Model Toxics Control Act), the implementing regulations, Chapter 173-340 WAC, that detail these requirements, or a guidance document, please contact Donna Musa at (425) 649-7136 or donna.musa@ecy.wa.gov. Thank you in advance for your cooperation.

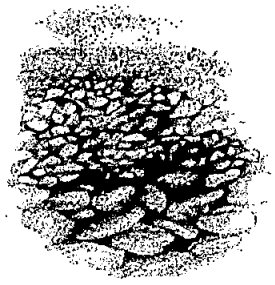
Sincerely,

Russell E Olsen, MPA
Voluntary Cleanup Unit Supervisor
Toxics Cleanup Program

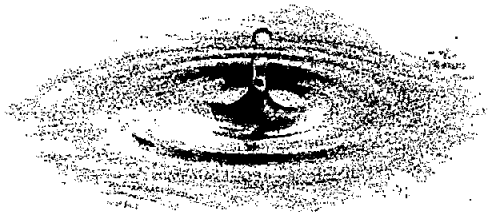
By certified mail: 7011 0470 0003 3819 9537

APPENDIX B

Independent Remedial Action Report prepared by Associated Earth Sciences, Inc.



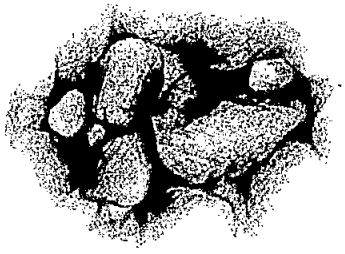
Geotechnical Engineering



Water Resources

Environmental Assessments and Remediation

Sustainable Development Services



Geologic Assessments

Associated Earth Sciences, Inc.

Celebrating 25 Years of Service

Independent Remedial Action Report

LAKEVIEW BUILDING

Seattle, Washington

Prepared for

Foushée

Project No. KE070183A
July 7, 2008

Associated Earth Sciences, Inc.

Celebrating Over 25 Years of Service

July 7, 2008
Project No. KE070183A

Foushée
3260 118th Avenue SE
Bellevue, Washington 98005

Attention: Mr. Mike Fey

Subject: Independent Remedial Action Report
Lakeview Building
Seattle, Washington

Dear Mr. Fey:

We are pleased to present the enclosed copies of the above-referenced report. This letter summarizes the results of the environmental work performed by Associated Earth Science, Inc. (AESI) and others during design and construction of the Lakeview Building.

Environmental and geotechnical studies began in 1988 and continued until the beginning of construction in 2007. AESI observed construction-related excavation activities at the Lakeview Building between May and August 2007. The documents summarized in this report represent only a portion of those prepared during design and construction of the project. Only those documents pertaining to environmental aspects of the project in AESI's possession at the time of preparation of this report have been included.

We appreciate the opportunity to be of service to you on this project. Should you have any questions regarding this letter or other environmental aspects of the project, please call us at your earliest convenience.

Sincerely,
ASSOCIATED EARTH SCIENCES, INC.
Kirkland, Washington

Jon N. Sondergaard, P.G., P.E.G.
Principal Geologist

JNS/dr - KE070183A6 - Projects\20070183\KE\WP

INDEPENDENT REMEDIAL ACTION REPORT

LAKEVIEW BUILDING

Seattle, Washington

Prepared for:
Foushée
3260 118th Avenue SE
Bellevue, Washington 98005

Prepared by:
Associated Earth Sciences, Inc.
911 5th Avenue, Suite 100
Kirkland, Washington 98033
425-827-7701
Fax: 425-827-5424

July 7, 2008
Project No. KE070183A

I. REMOVAL AND DISPOSAL OF CONTAMINATED SOIL

Associated Earth Sciences, Inc. (AESI) is pleased to provide this report documenting the removal and disposal of contaminated soil encountered during the construction of the Lakeview Building project. We understand this document is needed in support of a LEED Certification for the Lakeview project. This report has been prepared for the exclusive use of Foushée and their agents, for specific application to this project. Within the limitations of scope, schedule, and budget, our services have been performed in accordance with generally accepted environmental assessment practices in effect in this area at the time our report was prepared. No other warranty, express or implied, is made.

1.0 PREVIOUS REPORTS

1.1 Reports by Others

AESI reviewed the following pertinent documents prepared by others for the Lakeview building site and adjacent related buildings in preparation of this report:

1. *Preliminary Geotechnical Engineering Study, Proposed Quadrant Lake Union Center, Seattle, Washington*, prepared by Geotech Consultants, Inc., their project number JN88318, dated September 20, 1988.

2. *Preliminary Environmental Study of Parcels A, B, and C, Burlington Northern Right-of-Way, Quadrant Lake Union Waterfront Center, Seattle, Washington*, prepared by Geotech Consultants, Inc., their project number JN-9008 Rev. 1, dated April 18, 1989.

3. *Geotechnical Engineering Study, Adobe Systems at the Quadrant Lake Union Center, 700 North Northlake Way, Seattle, Washington*, prepared by Geotech Consultants, Inc., their project number JN 96176, dated July 3, 1996.

4. *Geotechnical Engineering Considerations, Proposed Building 3 of East Development, Quadrant Lake Union Center, Seattle, Washington,* prepared by Geotech Consultants, Inc., their project number JN96176-3, dated November 25, 1997.

5. *Groundwater Analytical results from December 26, 2000, sampling Event, Proposed Lakeview Building, Quadrant Lake Union Center*, prepared by IT Corporation, their project number 793645(02), dated January 30, 2001.

These five reports are summarized below and contained in Appendix A.

The "Preliminary Geotechnical Engineering Study" by Geotech Consultants, Inc., dated September 20, 1988 investigated the subsurface conditions for the entire 14-acre Quadrant

Lake Union Center property in the 400 to 900 blocks of North 34th Street. The area of their investigation included the Lakeview site, located at the east end of the area of their investigation. Eight test borings were drilled across the entire property in late August and early September 1988. Borings B-1 through B-5 were located in the west half of the Lake Union center property, while boring B-7 was the closest exploration located near the southwest corner of the Lakeview Building property. Borings B-6 and B-8 were located to the west and south of the site, respectively. Six soil samples were tested by Am Test, Inc. of Redmond, Washington, during the course of the project. The samples were tested for oil and grease, priority pollutant metals, and/or pentachlorophenol. Geotech Consultants concluded that "no significant amounts of any of these contaminants were found."

The preliminary environmental study prepared by Geotech Consultants, Inc. dated April 18, 1989 was a preliminary assessment of the potential for contamination along the Burlington Northern Right-of-Way that extended across the entire 14-acre Quadrant Lake Union Center property prior to construction of the new buildings. The scope of the study included a visual reconnaissance of the site, review of aerial photograph from the period 1936 through 1988, sampling of near surface soils from selected locations along the railroad right-of-way using hand excavation implements, and laboratory analysis for petroleum hydrocarbons, polychlorinated biophenyls (PCBs), organic halides, and chlorinated herbicides, including (2, 4-D), (2, 4, 5-TP), (2, 4, 5-T), and dicamba. Geotech Consultants, Inc. considered these to be the most likely contaminants to be present. Twelve soil samples were collected during their investigation. Only samples 8 and 9 are in the general area of the Lakeview Building site, according to the sampling locality description included in the laboratory analysis summary table located at the end of their report. The only testing performed on these samples was for petroleum hydrocarbons. The testing yielded petroleum hydrocarbon concentrations ranging from 183 to 111 ppm (parts per million), but they report that the results are affected by the presence of coal fragments. Only two of the 12 samples collected across the 12-acre property were tested for the other analytes.

The "Geotechnical Engineering Study" by Geotech Consultants, Inc., dated July 3, 1996 investigated the subsurface conditions for the Adobe Building. The site plan and their description of the project in 1996 indicates that the area of the investigation was bounded by Fremont Avenue on the west, the Aurora Bridge on the east, the ship canal on the south, and North 34th Street on the north. The investigation was performed to further define the depth to suitable foundation bearing soils and utilized three borings performed in 1988. Five additional borings were performed within the area of the investigation but only B-1 and B-5 were located within the area of the Lakeview Building. B-1 was located in the extreme southeast corner of the site, while B-5 was located within the railroad right-of-way adjacent to the base of the existing retaining wall, in the northeast corner of the site. The report references the 1989 preliminary environmental study and does not indicate that additional contamination was encountered in any of their new borings, including borings B-1 and B-5 on the Lakeview Building site.

The "Geotechnical Engineering Study" by Geotech Consultants, Inc., dated November 25, 1997 presents geotechnical engineering considerations for "Building 3," which is the Lakeview Building site. The study was performed to address specific issues related to the installation of recommended augercast piles. The study used borings B-1 and B-5 from the 1996 investigation and included two additional borings (B-1A and B-2A) drilled in September 1997 and three test pits (TP-1, TP-2, and TP-3) excavated in September 1997. The borings were drilled in the southern third of the site, while the test pits were excavated within the northern half of the site. The letter does not indicate that additional contamination was encountered in any of the new explorations.

The January 30, 2001 letter, by IT Corporation, presents results from sampling of ground water from dewatering wells W-2 and W-5, located along the southern and eastern edges of the Lakeview Building footprint, respectively. The purpose of the study was "to further evaluate the presence of pentachlorophenol (PCP) in the ground water at the site." The letter summarizes sampling events conducted on November 28, and December 11, 20, and 26, 2000. The letter concluded that PCP was intermittently present in the ground water at the site at concentrations that slightly exceed cleanup levels (MCTA Method B and MCL) based on the use of the ground water for drinking water purposes. The letter notes that because the ground water at the site is not currently used for drinking water purposes, nor is it reasonably likely to be used in the future, the detected concentrations of PCP do not appear to present a threat to human health. The letter also concludes that the PCP levels present in the ground water do not pose a threat to the environment, should it migrate to the ship canal.

1.2 AESI Reports

AESI prepared the following pertinent documents for the Lakeview Building site during the course of the project:

1. *Subsurface Exploration, and Geotechnical Engineering Report, Quadrant Lake Union Center, Lakeview Building, University Place, Washington*, project number KE00162G, dated May 10, 2000.

2. *Supplemental Exploration Pits, Lakeview Building, 801 North 34th Street Seattle, Washington*, prepared for Quadrant Corporation, project number KE00162G, dated August 16, 2000.

3. *Lakeview Building Dewatering Profiles, 801 North 34th Street, Seattle, Washington,* prepared for Quadrant Corporation, project number KE00162G, dated February 21, 2001.

4. *Environmental Closure Letter, Lakeview Building, Seattle, Washington,* prepared for Foushée, project number KE070183A, dated September 7, 2007.

All four of AESI's reports are summarized below and are contained in Appendix A. The analytical data from the September 2007 Environmental Closure letter are included in Appendix B.

AESI performed a geotechnical engineering study for the Lakeview Building site in April and May, 2000. The results of that study are contained in AESI's report, dated May 10, 2000. The study included drilling three exploration borings to address the subsurface conditions at the site and provide geotechnical engineering recommendations for construction of the Lakeview Building. The study utilized previous subsurface explorations performed by Geotech Consultants (report dated November 25, 1997). Two of AESI's exploration borings (EB-2 and EB-3) were performed in the in the north half of the site, while the third (EB-1) was located in the southeast quadrant of the site within the building footprint. None of AESI's explorations encountered evidence of contamination at the elevations sampled.

AESI performed supplemental exploration pits for the Lakeview Building in early August, 2000. The explorations were performed to further characterize the existing fill that would be encountered during construction of the building. A total of seven exploration pits (EP-101 through EP-107) were excavated throughout the site. Exploration pits EP-101, EP-102, EP-103, EP-106, and EP-107 were located in the north-central portion of the site, while EP-104 was located in the southwest corner of the site and EP-105 was located in the southeast corner of the site. Samples of the fill were collected, consistent with local standards of practice. Composite samples were collected where no definite indications of contamination were present. Discreet samples were collected at depths in the exploration pits where hydrocarbon-like odors were noted. The samples were transferred to IT Corporation. AESI did not have the results of any testing that may have been performed on those samples at the time of preparation of this report. However, only exploration pits EP-105 and EP-107 noted petroleum odors in soils at depths of 14 feet, and 4 to 8 feet bgs (below the existing ground surface). These exploration pits are located in the southeast quadrant of the building footprint.

AESI prepared a letter to Quadrant, dated February 21, 2001, addressing dewatering at the site during construction. Five dewatering wells were installed by Hos Bros. Construction along the south and east property lines in the southeast quadrant of the site. AESI did not continuously observe the installation of the wells, but did observe the procedures used and the finished wells. Three piezometers were also installed in the southeast quadrant of the site to monitor ground-water-level response to pumping. The approximate locations of the dewatering wells and piezometers are shown on the location map contained in the letter. AESI was on-site continuously to observe the soil conditions and installation of the piezometers. AESI did not perform any sampling or analysis related to potential contamination. No evidence of contamination is noted in the soil descriptions contained in the piezometer logs in the letter.

AESI prepared an environmental closure letter for Foushée at the conclusion of excavation activities related to construction of the foundation for the Lakeview building. The letter summarized the results of AESI's environmental observations, sampling, and testing performed

during mass excavation, augercast pile installation, and other construction-related excavation activities at the Lakeview Building between May 7, 2007 and August 23, 2007. The observations and conclusions of this letter are restated in following sections of this report.

2.0 PROJECT DESCRIPTION

The project consisted of construction of a new office building on the Quadrant Lake Union Center site. The footprint of the building covers about 46,300 square feet. The new Lakeview building is situated east of the existing Plaza Building, and north of the existing Adobe Waterfront Building. The new building includes three levels of parking below, and three levels of office space above, with the floor slab of the lowest parking level at approximately elevation 10 feet. The new building is similar in construction materials and style to the existing adjacent buildings, including reinforced concrete parking levels. The upper levels consist of steel framework, post-tensioned, concrete floors and masonry exterior. The adjacent buildings were constructed with pile foundation support, as was the Lakeview building.

The site is located at the northeast corner of the Quadrant Lake Union Center, and is bordered by North 34th Street to the north, by the Plaza building to the west, by the Adobe Waterfront building to the south, and by the Aurora Bridge, commercial buildings, and a marina to the east. Prior to construction, the project area was occupied by a landscaped lawn and parking area at the ground surface, with considerable thickness of existing fill in some areas. A substantial landscape mound constructed of fill was located in the southern half of the building footprint . Portions of Parking Levels A, B, and C have already been constructed beneath the Plaza Building and existing landscaping, and the new parking level construction joins and is continuous with the parking levels at adjacent buildings.

3.0 SOIL SAMPLING AND ANALYSES

Detectable concentrations of petroleum hydrocarbons were documented in much of the soil removed for the basement excavation. Although concentrations were below Model Toxics Control Act (MTCA) cleanup levels in most areas, all soils with odor or other observable indications of petroleum contamination were disposed of at the Rinker facility, located in Everett, Washington.

All soils from the basement excavation were exported from the site by J.R. Hayes & Sons (Hayes). Soils determined to be clean were transported to the Hayes' pit in Maple Valley, Washington. Petroleum-hydrocarbon-containing soils were transported by Hayes to Rinker. AESI's work at the site included:

- Observation of test pits excavated at the site.

- Observation of soil and ground water conditions during excavation activities, including installation of augercast piles. AESI monitored the soils and ground water for observable indications of contamination, such as odor, sheen, and staining.

- Collection of representative environmental grab samples of the soils. The samples were transported daily under chain-of-custody to a local environmental testing laboratory (Friedman & Bruya, Inc.) for testing and storage.

Approximate locations of environmental samples and test pits are shown on Sheet 1. In general, the soil samples were collected near potential point sources identified in previous site documents, around previously unknown potential point sources discovered during excavation, and from the old fill that was ubiquitous across the site. Testing of one ground water sample at the site indicated chemical concentrations in ground water were below cleanup standards for the tested analytes. A summary of the laboratory test data (Table 1) is attached to this report. Laboratory test certificates are presented in Appendix B.

3.1 Old Fill and Piles

Prior to construction of the Lakeview Building, the thickness of the old fill below the subject property ranged from less than 10 feet on the north side of the site adjacent to the North 34th Street retaining wall to approximately 40 feet along the south property line adjacent to North Northlake Way. The old fill generally consisted of sand, silt, and gravel intermixed with clay, concrete rubble, cobbles, sawdust and wood (including logs), and other debris.

As part of the planned building construction, the old fill was completely removed over a portion of the excavation in order to install the underground parking facility. The bottom of the excavation for the building was terminated at an elevation of approximately 9 feet amsl (above mean sea level). The approximate contact between the native soils and the fill soils exposed at the bottom of the excavation is shown on Sheet 1. The fill soils were excavated in stages, around known contamination hot spots and suspected contaminated soils, as analytical data for soil samples of the excavation became available. All contaminated soils from known (previously tested) hot spots, soils with greater than 200 ppm TPH, as determined from testing of samples during excavation, and suspected contaminated soils immediately adjacent to these areas above the bottom of the parking garage were removed from the excavation and transported off-site to Rinker Materials in Everett, Washington, for treatment and disposal.

In the northern portion of the bottom of the foundation excavation, where dense native glacial soils were observed, we observed no evidence (odor, staining, sheen) of impacted soils during construction. In the southern two-thirds of the bottom of the foundation excavation, where older fill soils were observed, some small areas of impacted soils were left in place. Creosote piles were observed at the southwest corner of the building and in the central third of the building, near the fill/native contact. Many of these piles were removed. Some creosote piles were left in place when it was not possible to pull them out of the foundation subgrade soils.

Some creosote-contaminated soils can be expected within approximately 6 inches of the pile surface at the locations of the piles.

Soil test data indicate that metals concentrations and the majority of the hydrocarbon (diesel and motor oil) concentrations in soils were below MTCA Method A cleanup levels throughout the majority of the site at the bottom of the foundation excavation. The only observed area where elevated hydrocarbon concentrations above the MTCA Method A cleanup level were left in place in soils beneath the building was in the extreme southeast corner of the site, in the vicinity of test pit TP-205. Concentrations of diesel and motor oil in soil samples below the building subgrade are shown on Sheet 1. Based on these results and field observations, the approximate limits of contamination left in place below the building are presented on Sheet 1. The soils in these areas commonly exhibit a petroleum sheen, staining, and odor. We also observed occasional piles in these areas.

3.3 Augercast Pile Installation

AESI was on-site continuously during installation of the augercast piles to observe the soils for indications of contaminants and document the installation of the piles. The soil conditions observed during installation of the augercast piles is in general agreement with the soil conditions documented in previous site studies. If evidence of contaminant impact (odor, sheen, discoloration, etc.) was observed in the soil cuttings during drilling, the soils were segregated and transported off-site to Rinker Materials in Everett, Washington, for treatment and disposal.

3.6 Native Soils

Excavation activities by the general contractor, Foushée, and their subcontractors to construct the new building have removed all of the old fill from the northern third of the building footprint. The native soils typically consisted of stiff to hard silt, and dense to very dense, sand and gravel. Only one small area of native soils in the east end of the building footprint, very near the contact with the overlying fill, shows evidence of contamination associated with treated piles observed in the area. No evidence of contamination was observed throughout the remainder of the native soils in this area of the building.

4.0 CONCLUSION

Construction of the new Lakeview Building has resulted in the removal of soils containing petroleum hydrocarbon , chromium, and arsenic concentrations above the MTCA Method A or Method B cleanup criteria for these contaminants. All of these soils were transported off-site by City Transfer to Rinker Materials in Everett, Washington, for treatment and disposal. Some soils containing above-MTCA-cleanup concentrations of petroleum and chromium remain in the subgrade soils below the lower level concrete parking slab in the south half of the

site. In AESI's opinion, these soils present a low risk to the development, considering they represent only a small percentage of the total area of the subgrade below the lower level parking slab, combined with the thickness of the concrete slab and the forced air ventilation that has been installed in the parking area. We understand the slab sub-drains installed below the lower parking level slab have been tied in to the existing parking structure drainage for the parking garage to the south. In our opinion, the property has been remediated to the requirements of the MTCA, and no further remedial action or monitoring is required.

We have enjoyed working with you on this project. If you should have any questions, or require further assistance, please do not hesitate to call.

Sincerely,
ASSOCIATED EARTH SCIENCES, INC.
Kirkland, Washington

Frank S. Mocker, P.G., P.E.G.
Senior Staff Geologist

Jon N. Sondergaard, P.G., P.E.G.
Principal Geologist

Attachments: Sheet 1: Environmental Sample Location Map
Table 1: Summary of Laboratory Test Results
Appendix A: Reports by AESI and Others
Appendix B: Laboratory Analytical Results

Table 1
Summary of Laboratory Test Results

Sampling Point	Media	Elevation (feet amsl[2])	Date Sampled	Diesel	Motor Oil	Analytical Test Results (ppm[1,8])									R[6]/I[7]
						Chromium	Arsenic	Selenium	Silver	Cadmium	Barium	Lead	Mercury	Penta-chloro-phenol	
TP 201	Soil Composite	14 to 24	5/2/2007	120x[3]	470	N/A[5]								<1	R
TP 201	Soil	7 to 7.5	5/9/2007	<50	<150	17.2	4.72	<1	<1	<1	47.8	4.97	<0.2	<0.1	I
TP 202	Soil	11	5/2/2007	83x	190j[4]									<1	R
TP 202	Soil	9	5/2/2007	140x	690									<1	I
TP 202A	Soil	8.5	5/9/2007	<50	<150	12.7	3.02	<1	<1	<1	68.2	38.5	<0.2	<0.1	I
TP 203	Soil	11 to 19	5/2/2007	120x	400									<1	R
TP 203	Soil	9	5/2/2007	210x	460									<1	I
TP 203A	Soil	9	5/9/2007	<50	160	15.6	2.36	<1	<1	<1	83.5	39.7	<0.2	<1	I
TP 204	Soil	12 to 19	5/2/2007	100x	460									<1	R
TP 204	Soil	9.5 to 10.5	5/2/2007	88x	280									<1	R
TP 204A	Soil	7.23	5/9/2007	<50	<150	10.1	1.51	<1	<1	<1	14.8	1.86	<0.2	<0.1	I
TP 205	Soil Composite	15 to 19	5/4/2007	<50	<125j									<0.1	R
TP 205	Soil	9.5 to 10.5	5/4/2007	4,700x	10,000									<5	R
TP 205	Soil	8	5/9/2007	6,300	18,000	9.91	2.65	<1	<1	<1	53.3	45.7	<0.2	<1	I
TP 206	Soil Composite	15 to 20	5/4/2007	<50	<125j									<0.1	R
TP 207	Soil Composite	12 to 19	5/4/2007	87x	300									<1	R
TP 207	Soil	10 to 10.5	5/4/2007	<50	<125j									<0.1	R
TP 208	Soil	15	5/9/2007	<50	160	15.7	3.91	<1	<1	<1	56.7	27.9	<0.2	<1	R
TP 208	Soil	9	5/9/2007	<50	<150	8.73	3.04	<1	<1	<1	80.4	55.6	0.27	<0.1	I
TP 208	Soil	7	5/9/2007	<50	<150	12.2	3.97	<1	<1	<1	89.4	28.8	<0.2	<0.1	I
TP 209	Soil	15	5/9/2007	<50	<150	14	1.52	<1	<1	<1	37.7	10.4	<0.2	<0.1	R
TP 209	Soil	8	5/9/2007	<50	<150	8.79	1.69	<1	<1	<1	26.5	1.65	<0.2	<0.1	I
TP 210	Soil	16.5	5/15/2007	<50	<125	12.4	5.61	<1	<1	<1	48.1	2.52	<0.2	<0.1	R
TP 211	Soil	15 to 16.5	5/15/2007	<50	<125	20.9	18	<1	<1	<1	95	16.6	<0.2	<1	R
TP 211	Soil	13.5	5/15/2007	<50	<125	16.9	40.8	<1	<1	<1	51.5	16.3	<0.2	<0.1	R
TP 212	Soil	17	5/16/2007	69x	260	12.8	3.34	<1	<1	<1	44.5	35.4	<0.2	<1	R
TP 212	Soil	13	5/16/2007	<50	<125	10.3	2.04	<1	<1	<1	33	1.95	<0.2	<0.1	R
ES 20	Soil		5/10/2007	<50	<125	7.27	1.73	<1	<1	<1	23.4	1.88	<0.2	<0.1	

Sampling Point	Media	Elevation (feet amsl[2])	Date Sampled	Diesel	Motor Oil	Analytical Test Results (ppm[1,8])									R[6]/I[7]
						Chromium	Arsenic	Selenium	Silver	Cadmium	Barium	Lead	Mercury	Penta-chloro-phenol	
ES 31	Soil	13	5/15/2007	79	150	11	2.56	<1	<1	<1	51.6	30.3	<0.2	<1	R
ES 34	Soil	15 to 20	5/15/2007	<50	<125	11.7	1.96	<1	<1	<1	31.3	6.81	<0.2	<0.1	R
ES 35	Soil	14 to 20	5/15/2007	<50	<125	18.4	3.06	<1	<1	<1	49.5	12.5	<0.2	<0.1	R
ES 36	Soil	13	5/15/2007	93x	410	17	5.11	<1	<1	<1	68.1	33.7	<0.2	<1	R
ES 38	Soil	9	5/15/2007	320x	1,200	21.1	9.99	<1	<1	<1	123	236	<0.2	<0.1	I
ES 48	Soil	8.25	5/16/2007	63,000	46,000										I
ES 49	Soil	8.25 to 8.5	5/16/2007	<50	<125										I
ES 52	Soil	8.33	5/17/2007	300	170	12.3	4.58	<1	<1	<1	63.1	46.7	<0.2	<1	I
ES 53	Soil	8.5	5/17/2007	<50	<125	11.4	2.23	<1	<1	<1	59.1	13.2	<0.2	<0.1	I
ES 54	Soil	9.5	5/17/2007	440	280	9.76	3.33	<1	<1	<1	70.7	63.4	<0.2	<1	R
ES 57	Soil	Stockpile	5/18/2007	<50	<125										R
ES 58	Soil	Stockpile	5/18/2007	<50	<125										R
ES 59	Soil	Stockpile	5/18/2007	<50	<125										R
ES 60	Soil	17	5/21/2007	<50	490	13	3.3	<1	<1	<1	63.1	17.3	<0.2	<1	R
ES 61	Soil	12	5/21/2007	130	390	6.96	7.91	<1	<1	<1	163	118	<0.2	<1	R
ES 62	Soil	14	5/21/2007	<50	<125	7.63	<1	<1	<1	<1	16.2	1.28	<0.2	<0.1	R
ES 63	Soil	10.5	5/21/2007	380	420	14.3	4.92	<1	<1	<1	58.1	23.9	<0.2	<1	R
ES 64	Soil	14	5/21/2007	<50	<125	9.07	1.02	<1	<1	<1	21.7	3.77	<0.2	<0.1	R
ES 65	Soil	15 to 20	5/21/2007	<50	<125	9.61	1.85	<1	<1	<1	21	2.4	<0.2	<0.1	R
W4 (MW S-1)	Water		5/2/2007	<50	<250	<1	<1	<1	<1	<1	63.8	<1	<0.2	<2	R
Cleanup Levels (MTCA Method A or B)				2,000	2,000	2,000[9]	20	400	400	2	5,600	250	2	8.33	

NOTES:
[1] ppm Parts per million
[2] amsl Above mean sea level
[3] x The pattern of peaks present is not indicative of diesel. The result is due to overlap from the motor oil range.
[4] j The result is below normal reporting limits. The value reported is an estimate.
[5] N/A Not applicable
[6] R Tested soils were removed and exported from the site.
[7] I Tested soils remain in place below the building floor slab.
[8] Results for water sample MW-5-1 in micrograms per liter (µg/l) equal to parts per billion (ppb).
[9] Based on chromium III cleanup standard.

APPENDIX C

2008 VCP Application and Agreement

VCP AGREEMENT

- Facility/Site Name: _____
- Facility/Site No.: _____
- VCP Project No: _____ *For Office Administrative Use Only*

This document constitutes an Agreement between the State of Washington Department of Ecology (Ecology) and Maatro Properties (Client) to provide informal site-specific technical consultations under the Voluntary Cleanup Program (VCP) for the Site identified above and associated with the following address: 737 North 34th Street, Seattle, Washington Parcel No. 1973200389.

The purpose of this Agreement is to facilitate independent remedial action at the Site. Ecology is entering into this Agreement under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC. If a term in this Agreement is defined in MTCA or Chapter 173-340 WAC, then that definition shall govern.

Services Provided by Ecology

Upon request, Ecology agrees to provide the Client informal site-specific technical consultations on the independent remedial actions proposed for or performed at the Site consistent with WAC 173-340-515(5). Those consultations may include assistance in identifying applicable regulatory requirements and opinions on whether the remedial actions proposed for or conducted at the Site meet those requirements.

Ecology may use any appropriate resource to provide the Client with the requested consultative services. Those resources may include, but shall not be limited to, those of Ecology and the Office of the Attorney General. However, Ecology shall not use independent contractors unless the Client provides Ecology with prior written authorization.

In accordance with RCW 70.105D.030(1)(i), any opinions provided by Ecology under this Agreement are advisory only and not binding on Ecology. Ecology, the state, and officers and employees of the state are immune from all liability. Furthermore, no cause of action of any nature may arise from any act or omission in providing, or failing to provide, informal advice and assistance under the VCP.

Payment for Services by Client

The Client agrees to pay all costs incurred by Ecology in providing the informal site-specific technical consultations requested by the Client consistent with WAC 173-340-515(6) and 173-340-515(6). Those costs may include the costs incurred by attorneys or independent contractors used by Ecology to provide the requested consultative services. Ecology's hourly costs shall be determined based on the method in WAC 173-340-550(2).

Ecology shall mail the Client a monthly itemized statement of costs (invoice) by the tenth day of each month (invoice date) that there is a balance on the account. The invoice shall include a summary of the costs incurred, payments received, identity of staff involved, and amount of time staff spent on the project.

The Client shall pay the required amount by the due date, which shall be thirty (30) calendar days after the invoice date. If payment has not been received by the due date, then Ecology shall withhold any requested opinions and notify the Client by certified mail that the debt is past due. If payment has not been received within sixty (60) calendar days of the invoice date, then Ecology shall stop all work under the Agreement and may, as appropriate, assign the debt to a collection agency under Chapter 19.16 RCW. The Client agrees to pay the collection agency fee incurred by Ecology in the course of debt collection.

Reservation of Rights / No Settlement

This Agreement does not constitute a settlement of liability to the state under MTCA. This Agreement also does not protect a liable person from contribution claims by third parties for matters addressed by the Agreement. The state does not have the authority to settle with any person potentially liable under MTCA except in accordance with RCW 70.105D.040(4). Ecology's signature on this Agreement in no way constitutes a covenant not to sue or a compromise of any Ecology rights or authority.

Ecology reserves all rights under MTCA, including the right to require additional or different remedial actions at the Site should it deem such actions necessary to protect human health and the environment, and to issue orders requiring such remedial actions. Ecology also reserves all rights regarding the injury to, destruction of, or loss of natural resources resulting from the release or threatened release of hazardous substances at the Site.

Effective Date, Modifications, and Severability

The effective date of this Agreement shall be the date on which this Agreement is signed by the Toxics Cleanup Program's Section Manager or delegated representative. This Agreement may be amended by mutual agreement of Ecology and the Client. Amendments shall be in writing and shall be effective when signed by the Toxics Cleanup Program's Section Manager or delegated representative. If any provision of this Agreement proves to be void, it shall in no way invalidate any other provision of this Agreement.

Termination of Agreement

Either party may terminate this Agreement without cause by sending written notice to the other party by certified mail, return receipt requested. The effective date of termination shall be the date Ecology sends notice to the Client or the date Ecology receives notice from the Client, whichever occurs first.

Under this Agreement, the Client is only responsible for costs incurred by Ecology before the effective date of termination. However, termination of this Agreement shall not affect any right Ecology may have to recover its costs under MTCA or any other provision of law.

Representations and Signatures

The undersigned representative of the Client hereby certifies that he or she is fully authorized to enter into this Agreement and to execute and legally bind the Client to comply with the Agreement.

STATE OF WASHINGTON DEPARTMENT OF ECOLOGY	Mastro Properties *Name of Client*
_____ *Signature*	Michael Mastro *Signature of Client or Client Representative*
_____ *Printed Name*	MICHAEL MASTRO *Printed Name of Signatory*
Section Manager, _____ Toxics Cleanup Program *Section*	OWNER *Title of Signatory*
Date: _____	Date: 9/24/08

Instructions: Please submit this Agreement to Ecology as part of the VCP application. Before submitting the Agreement, please provide the Client's name and the Site's address on the first page and complete the Client's portion of the signature block on the second page. If the application is accepted, Ecology will sign the Agreement and send the Client an acceptance letter that will include the completed Agreement as an enclosure.

Voluntary Cleanup Program

Washington State Department of Ecology
Toxics Cleanup Program

APPLICATION FORM

Under the Voluntary Cleanup Program (VCP), the Department of Ecology (Ecology) may provide informal site-specific technical consultations to persons conducting independent remedial actions at a hazardous waste site. Ecology may provide such consultations under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC.

To request technical consultations under the VCP, you must submit an application to Ecology. That application must include, at a minimum, the following documents:

- VCP Application Form (including required attachments); ⇐ THIS DOCUMENT
- VCP Agreement.

For guidance on how to complete your VCP application, including this Application Form, please refer to the Application Instructions, which are available separately. All of these documents are available for downloading on the VCP web site: http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm.

Part 1: ADMINISTRATION

Client Information. The "Client" is the person or entity seeking informal site-specific technical consultations from Ecology under the VCP. This person must sign the VCP Agreement and is responsible for payment of those costs incurred by Ecology in providing the requested consultative services. Please enter the required information below.

Name: **Mr. Mike Mastro**		Title:
Organization: **Mastro Properties**		
Mailing address: **510 Rainier Avenue South**		
City: Seattle	State: WA	Zip: 98144
Phone: 206-323-5393	Fax:	E-mail:

What is the Client's involvement at the Site? Please check all that apply.

- ☒ Property owner
- ☐ Past property owner
- ☐ Future property owner
- ☐ Property lessee
- ☐ Other – please specify: _____
- ☐ Business owner (operator)
- ☐ Mortgage holder
- ☐ Consultant
- ☐ Attorney

If not the current property owner, is the Client acting as the agent for the property owner?

☐ Yes ☐ No

If not the current property owner, is the Client authorized to grant access to the property?

☐ Yes ☐ No

Property Owner Information (if different than Client). If the Client is not the current property owner, please enter the required information below.

Name: **Mike Mastro**		Title:
Organization: **Mastro Properties**		
Mailing address: **510 Rainier Avenue South**		
City: Seattle	State: WA	Zip: 98144
Phone: 206-323-5393	Fax:	E-mail:

What type of entity is the property owner? Please check only one.

- ☒ Private
- ☐ Tribal
- ☐ Federal
- ☐ State
- ☐ Other – please specify: _____
- ☐ County
- ☐ Municipal
- ☐ Mixed
- ☐ Public School

Billing Contact Information (if different than Client). If the Client would like Ecology to mail billing statements to an address different than the Client's above, please enter the required information below. Please note that the Client will remain responsible for payment under the VCP Agreement.

Name: **Mike Mastro**		Title:
Organization: **Mastro Properties**		
Mailing address: **510 Rainier Avenue South**		
City: Seattle	State: WA	Zip: 98144
Phone: 206-323-5393	Fax:	E-mail: mkm@mrmastro.com

What type of entity is the property owner? Please check only one.

- ☒ Private
- ☐ Tribal
- ☐ Federal
- ☐ State
- ☐ Other – please specify: _____
- ☐ County
- ☐ Municipal
- ☐ Mixed
- ☐ Public School

Services Requested by Client.

What type of independent remedial action plan or report are you submitting to Ecology with your application for review under the VCP? Please check all that apply.

- ☐ Interim action plan
- ☐ Interim action report
- ☐ Cleanup action plan
- ☐ Cleanup action plan
- ☐ Remedial investigation plan
- ☐ Remedial investigation report
- ☐ Feasibility study report
- ☒ Other – please specify: Clean up action report

Do you want Ecology to provide you with a written opinion on the planned or completed independent remedial action?

☒ Yes ☐ No

Please note that Ecology's opinion will be limited to:

- Whether the planned or completed remedial actions at the site meet the substantive requirements of MTCA, and/or
- Whether further remedial action is necessary at the site under MTCA to characterize and address all of the contamination at the site.

Instructions for Data Submittal.

In accordance with WAC 173-340-840(5), when submitting any sampling data to Ecology, please submit the data in both a printed form and an electronic form capable of being transferred into Ecology's data management systems. The data must be submitted consistent with the procedures specified in Ecology's Toxic Cleanup Program Policy 840 (Data Submittal Requirements). Please note that any report submitted to Ecology for review under the VCP that does not comply with these data submittal requirements will be considered incomplete by Ecology.

Part 2 - DESCRIPTION OF THE SITE

Name of the Site. Please enter the name of the Site below.

Name: Lakeview Building

Alternate Name Lot C City of Seattle Lot Boundary Adjustment MUP Application No. 9700157 Recorded Under No. 9706050452

Location of the Site.

Reference Point.

Do you know which property is the source of the release(s) of hazardous substances at the Site (i.e., source property)?

☒ Yes — *If you answered **"YES,"** then please refer to the **"source property"** when answering the following questions regarding the location of the Site, even if your independent remedial action does not address that property.*

☐ No — *If you answered **"NO,"** then please refer to the **"affected property"** addressed by your independent remedial action when answering the following questions regarding the location of the Site. An affected property is a property affected by the release(s) on the source property.*

Physical Address. Please enter the physical address of the property below.

Name: 737 North 34th Street

City: Seattle	State: WA	Zip: 98103

Geographic Position – Latitude (Lat) and Longitude (Long). For additional guidance on how to complete this part of the application form, please refer to the application instructions.

COORDINATES	LATITUDE:	Degrees:	Minutes:	Seconds:
	LONGITUDE:	Degrees:	Minutes:	Seconds:

LOCATION ON PROPERTY: [e.g., point of release or center of parcel]	
COLLECTION METHOD: [e.g., GPS or address matching]	
COLLECTION SOURCE: [i.e., map scale]	
HORIZONTAL DATUM: [i.e., base reference for coordinate system]	
ACCURACY LEVEL: [i.e., +/- feet or meters]	

Legal Descriptions.

TRS DATA:	Township: 25N	Range: 4E	Section: 18	Quarter-Quarter: SW-SW
TAX PARCEL #(S):	1973200389			

Extent of the Site.

What is the approximate areal extent of the Site? Please check only one.

- ☐ < 5,000 square feet
- ☐ > 5,000 square feet, but < 1 acre
- ☒ > 1 acre, but < 10 acres
- ☐ > 10 acres
- ☐ Unknown

Properties Affected by the Site.

Do any of the releases on the source property affect any properties adjacent to the source property (affected properties)?

☐ Yes ☐ No ☒ Unknown

If you answered "YES" above, then please identify each property that you know has been affected by the release(s) on the source property. If you need to identify additional properties, please attach additional pages.

1.	Address:
	Tax Parcel(s):
2.	Address:
	Tax Parcel(s):
3.	Address:
	Tax Parcel(s):
4.	Address:
	Tax Parcel(s):

Do any of the releases affect any right-of-ways (e.g., streets) located on or adjacent to the source property?

☐ Yes ☒ No ☐ Unknown

If you answered "YES" above, please specify:

Is the source property affected by any release(s) on properties adjacent to the source property?

☐ Yes ☐ No ☒ Unknown

If you answered "YES" above, please specify:

Description of Release(s) at the Site.

Source of Release(s).

What are the source(s) of the release(s) at the Site? Please check all that apply.

- ☐ Point source (e.g., leaking tank)
- ☒ Non-point source (e.g., contaminated soil used as fill)
- ☐ Area-wide lead and arsenic soil contamination (see Question #4 below)
- ☐ Other – please specify: _____
- ☐ Unknown

To the extent known, please describe the source(s) of the release(s): Historic site activities including a lumber mill, railroad, creosote timber piles and other industrial activity.

Circumstances of Release(s). To the extent known, please describe below the circumstances of the release(s).

Unknown

Circumstances of Release Discovery. To the extent known, please describe below the circumstances of the discovery of the release(s).

Soil contamintion encountered during subsurface exploration of the site during project design.

Area-Wide Soil Contamination. For guidance on how to complete this part of the application form, please refer to the application instructions and the area-wide soil contamination tool box located at the following Ecology web site: http://www.ecy.wa.gov/programs/tcp/area_wide/area_wide_hp.html.

Is the Site located within an area affected by smelter emissions, such as the Tacoma Smelter Plume area, or on a former apple or pear orchard in operation prior to 1947?

☐ Yes ☒ No ☐ Unknown

Does the Site contain area-wide arsenic and/or lead soil contamination?

☐ Yes ☒ No ☐ Unknown

Nature and Extent of Hazardous Substances Released at the Site.

Hazardous Substances and Affected Media. To the extent known, please identify in the following table the hazardous substances released at the Site and the media (e.g., soil) impacted by those substances using the codes at the bottom of the table.

Hazardous Substance	Affected Media				
	Soil	Ground Water	Surface Water	Sediment	Air
EXAMPLE: Benzene	C	S	N/A	N/A	B
Diesel Oil	C	U	N/A	N/A	N/A
Motor Oil	C	U	N/A	N/A	N/A
Arsenic	C	U	N/A	N/A	N/A
Lead	B	N/A	N/A	N/A	N/A
Chromium	B	N/A	N/A	N/A	N/A
Mercury	B	N/A	N/A	N/A	N/A
Pentachlorophenol	B	N/A	N/A	N/A	N/A

When identifying the affected media in the table above, please use one of the following codes:

- C = confirmed, above cleanup level
- B = confirmed, below cleanup level
- O = confirmed, not present
- S = suspected
- N/A = not suspected
- U = unknown

Drinking Water.

Does any of the contamination at the Site pose a threat or potential threat to an existing drinking water source (ground water or surface water)?

☐ Yes ☒ No ☐ Unknown

If you answered "YES" above, what type of drinking water system is threatened by the contamination? Please check all that apply.

☐ Single Family
☐ Community

Indoor Air.

Are contaminate odors present in any buildings, manholes, or other confined spaces?

☐ Yes ☒ No ☐ Unknown

If you answered "YES" above, please specify:

Maps of the Site.

Please attach to this application map(s) that identify, to the extent known, the following:

- The location of the site
- The properties affected by the site
- The source(s) of the release(s) at the site
- The nature and extent of contamination at the site
- Any human or ecological receptors impacted by the site (e.g., drinking water wells)
- The physical characteristics of the site (e.g., property lines, building and road outlines, surface water bodies, water supply wells, ground water flow direction, and utility right-of-ways)
- The properties adjacent to the site and the uses of those properties (e.g., gas station, dry cleaner, residential).

Part 3 – OPERATIONAL HISTORY OF THE SITE

Current Use of Source Property. *Note that the following questions refer only to the Source Property, not other properties affected by the Site. Please answer these questions to the best of your ability.*

Current Property Owners. To the extent known, please identify below the current owner(s) of the source property.

Name: Mike Mastro	Title:	
Organization: Mastro Properties		
Mailing address: 510 Rainier Avenue South		
City: Seattle	State: WA	Zip code: 98144
Phone: 206-323-5393		

Current Business Owner (Operator). To the extent known, please identify below the current owner of the business located on the source property.

Name: None (still under construction)	Title:	
Organization:		
Mailing address:		
City:	State:	Zip code:
Phone:		

Current Business Operations. To the extent known, please identify below the current operations of the business located on the source property.

What is the current land use of the source property? Please check all that apply.

- ☐ Residential
- ☐ Commercial
- ☐ Industrial
- ☐ Agricultural
- ☐ School
- ☐ Childcare facility
- ☐ Park
- ☒ Other – please specify: **Office Space**

Is there a currently operational commercial or industrial business located on the source property?

☐ Yes ☒ No ☐ Unknown

If you answered "YES" above, please identify in the following table the current business operations using the North American Industry Classification System (NAICS) codes and specifying the operations.

NAICS CODE	DESCRIPTION OF OPERATIONS
EX: 447110	Gasoline Stations with Convenience Stores

Is there a solid waste handling facility located on the Source Property?

☐ Yes ☒ No ☐ Unknown

If you answered "YES" above, please identify:

Is there a dangerous waste treatment, storage, or disposal facility located on the Source Property?

☐ Yes ☒ No ☐ Unknown

If you answered "YES" above, please identify:

Regulation of Current Business Operations.

Does the business operate under any federal, state, or local permits related to the release of hazardous substances into the environment (e.g., NPDES permit)?

☐ Yes ☒ No ☐ Unknown

If you answered "YES" above, please specify the regulated operation, the name of the permit, and the date it was issued in the table below.

REGULATED OPERATION	PERMIT	DATE ISSUED
EX: Wastewater discharge	NPDES permit	02/02/02

Has a state or federal notice of enforcement action (e.g., notice of violation) ever been issued related to the release of hazardous substances at the business?

☐ Yes ☒ No ☐ Unknown

If you answered "yes" above, please specify (notice and year issued):

Have business operations resulted in any other spills or other unpermitted releases on the source property?

☐ Yes ☐ No ☒ Unknown

If you answered "YES" above, please specify in the table below.

RELEASE	DATE OF RELEASE	STATUS OF RELEASE

Storage Tank Information. In table below, please identify all above ground storage tanks (AST) and underground storage tanks (UST) that have been used for storing hazardous substances on the source property, irrespective of whether the tanks are still in use or in place. *If you are unable to provide answers to specific questions regarding a tank, please enter "U" for unknown.*

IDENTIFICATION				STATUS AND CLOSURE				RELEASES	
Hazardous Substance	Type (AST/UST)	Size (Gallons)	TANK ID	DATE INSTALL	IN USE (Y/N)	DATE CLOSED	CLOSURE METHOD (*)	PAST (Y/N)	CURRENT (Y/N)
EX: Diesel	UST	10,000	4	02/87	N	05/98	Removed	Y	N
None									

(*) Options = Removed or Closed in Place

Past Use of Source Property. *Note that the following questions refer only to the Source Property, not other properties affected by the Site. Please answer these questions to the best of your ability.*

Past Property Owners. To the extent known, please identify below the current owner(s) of the source property.

Name:	Title:	
Organization: The Quadrant Corporation		
Mailing address: 14725 SE 36th Street, Suite 200		
City: Bellevue	State: WA	Zip code: 98009
Phone: 425-452-6505	Fax:	E-mail:

Past Business Owners (Operators). To the extent known, please identify below the current owner(s) of the source property.

Name:	Title:	
Organization: Bedford Property Investors Inc.		
Mailing address: unknown		
City:	State:	Zip code:
Phone:	Fax:	E-mail:

Identification of Past Business Operations. Please identify in the following table the past operations of businesses located on the source property using the North American Industry Classification System (NAICS) codes and/or specifying the operations.

NAICS CODE	DESCRIPTION OF OPERATIONS
EX: 447110	Gasoline Stations with Convenience Stores
423310	Lumber Mill
531190	Railroad easement

Future Use of Source and Affected Properties. The following questions refer to both source and affected properties. Please answer these questions to the best of your ability.

Will any ownership interest in the source or affected properties be conveyed prior to, or upon completion of, the cleanup?

☐ Yes ☒ No ☐ Unknown

If you answered "YES" above, please specify:

Will any of the source or affected properties, or portions of those properties, be redeveloped as part of the cleanup?

☒ Yes ☐ No ☐ Unknown

If you answered "YES" above, please specify the proposed land use below. Please check all that apply.

☐ Residential ☐ School
☒ Commercial ☐ Childcare facility
☐ Industrial ☐ Park
☐ Agricultural
☒ Other – please specify: **office space**

Please also specify the activities proposed for that land use:office space

Part 4 – ADMINISTRATIVE HISTORY OF THE SITE

Have you previously reported the release(s) of hazardous substances at the Site to Ecology?

☐ Yes – If so, when? ____ ☒ No ☐ Unknown

Has the cleanup of the Site, or any portion of the Site, ever been managed under the VCP?

☐ Yes – If so, please specify the VCP Project ID#:
☒ No
☐ Unknown

Has the cleanup of the Site, or any portion of the Site, ever been managed under a federal or state order or decree?

☐ Yes – If so, please specify the type and docket #:
☒ No
☐ Unknown

Part 5 – DESCRIPTION OF INDEPENDENT REMEDIAL ACTIONS AT THE SITE

Scope of Remedial Actions.

Do you plan to characterize and address all of the contamination at the Site, including any contamination located on affected adjacent properties, as part of the VCP project?

☒ Yes ☐ No ☐ Unknown

If you answered "NO" above, please describe below the scope of the VCP project, including the contamination (properties, portions of a property, media and/or hazardous substances) that you DO NOT plan on characterizing and/or addressing as part of the VCP project. Please include additional pages if necessary.

Status of Remedial Actions.

What is the current status of remedial actions at the site? Please check all that apply in the table below.

Remedial Action	Planned	Ongoing	Completed	Not Applicable
Initial response (UST only)				x
Interim action				x
Remedial investigation				x
Feasibility study				x
Cleanup action			x	

Documentation of Remedial Actions.

Please list in the table below all known remedial action plans or reports produced for the site, including:

- The title of the plan or report,
- The author (e.g. consulting firm) of the plan or report,
- The date the plan or report was produced,
- Whether the plan or report has been submitted to Ecology,
- The date the plan or report was submitted to Ecology.

	Title	Author	Date	Submitted to Ecology	
				Y/N?	Date
EX.	John Doe's Property: Remedial Investigation Work Plan	Mom's Consulting Firm	02/20/99	NO	N/A
1.	Independent Remedial Action Report	Associated Earth Sciences, Inc.	7/7/08	Y	With this application
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					

Part 6 – STATEMENT AND SIGNATURE

Statement and Signature. The undersigned affirms that the information contained in this application is true and accurate to the best of his or her knowledge. Please note that someone other than the Client may sign this Application Form.

Name: Jon Sondergaard, P.E.G.		Title: Principal
Organization: Associated Earth Sciences, Inc.		
Mailing address: 911 Fifth Avenue		
City: Kirkland	State: WA	Zip code: 98033
Phone: 425-827-7701	Fax: 425-827-5424	E-mail: jsondergaard@aesgeo.com

Affiliation.

What is the signatory's involvement at the Site? Please check all that apply.

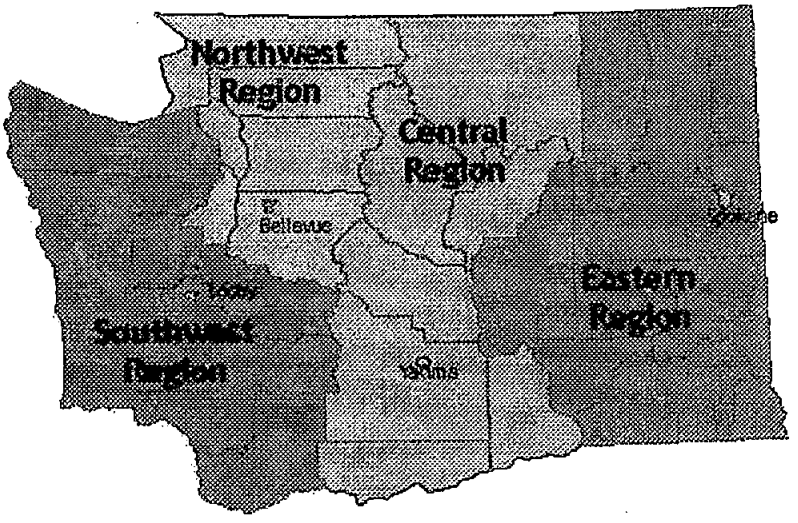
- ☐ Client
- ☐ Property Owner
- ☒ Consultant
- ☐ Attorney
- ☐ Other – please specify:

SUBMITTAL INSTRUCTIONS

To complete your application, please submit the following materials to the Ecology regional office for the County in which your Site is located:

1 - ☒ VCP Application Form (signed)
2 - ☒ VCP Agreement (signed by Client)
3 - ☒ Independent Remedial Action Plan(s) or Report(s) (see Part I.D of VCP Application Form)
4 - ☒ Map(s) of the Site (see Part II.G of VCP Application Form)
5 - ☐ Terrestrial Ecological Evaluation Exclusion Form (if applicable)

To identify the appropriate Ecology regional office, please refer to the following map:



Northwest Region: Attn: Sara Maser 3190 160th Ave. SE Bellevue, WA 98008-5452	**Central Region:** Attn: Mark Dunbar 15 W. Yakima Ave., Suite 200 Yakima, WA 98902
Southwest Region: Attn: Scott Rose P.O. Box 47775 Olympia, WA 98504-7775	**Eastern Region:** Attn: Patti Carter N. 4601 Monroe Spokane, WA 99205-1295

If you have any questions regarding the application process or how to complete the forms, please contact the appropriate regional office contact listed below:

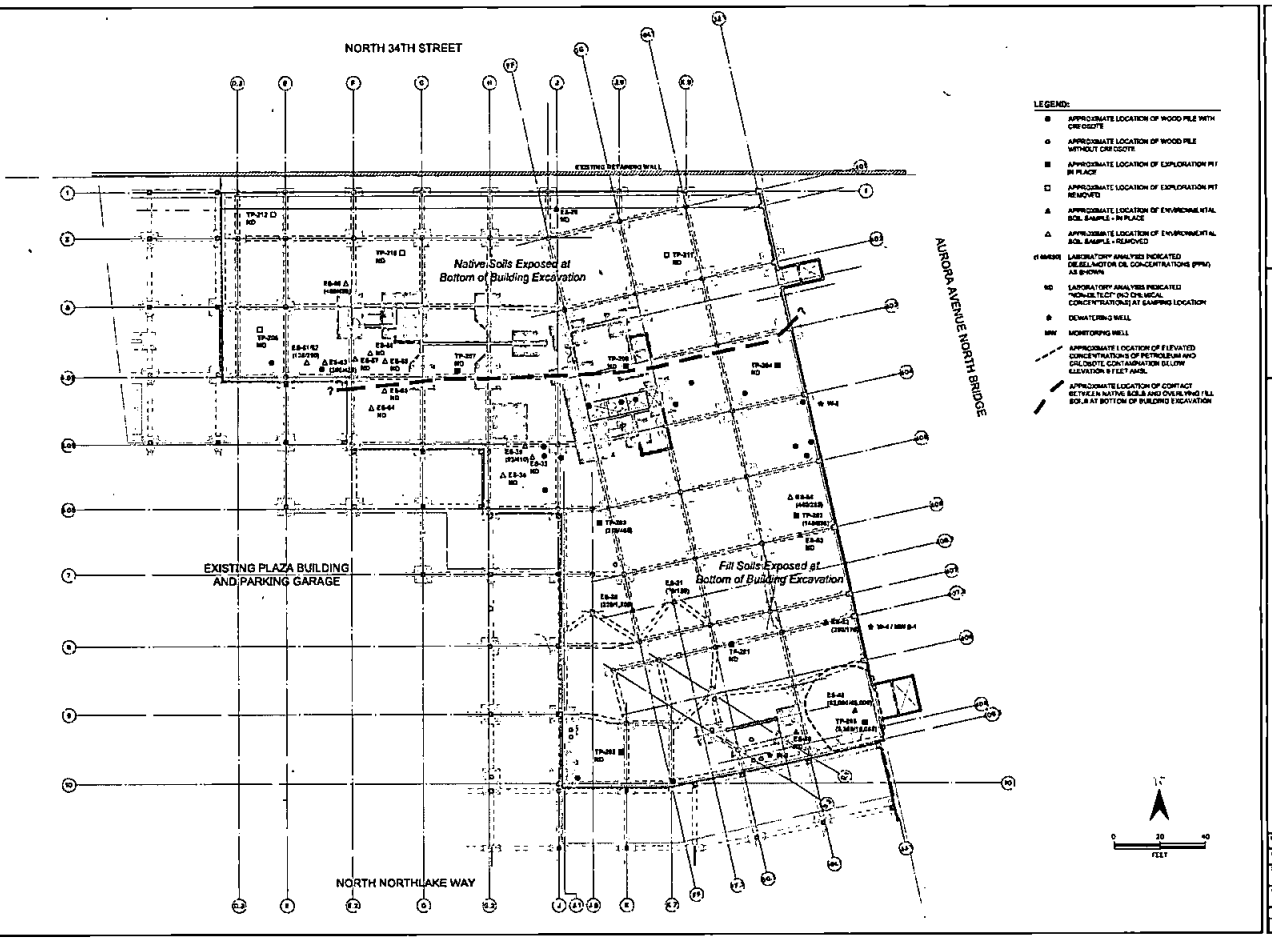
Northwest Region: Russ Olsen, Unit Manager (425) 649-7038 rols461@ecy.wa.gov	**Central Region:** Valerie Bound, Unit Manager (509) 454-7886 vdre461@ecy.wa.gov
Southwest Region: Scott Rose, Acting Unit Manager (360) 407-6347 sros461@ecy.wa.gov	**Eastern Region:** Keith Holliday, Unit Manager (509) 329-3431 khol461@ecy.wa.gov

If you need this publication in an alternate format, please call the Toxics Cleanup Program at 360-407-7170. Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.

ECY #020-74 (revised 11/07)

APPENDIX D

Site Map for the Independent Remedial Action Report prepared by Associated Earth Sciences, Inc.



Associated Earth Sciences, Inc.

ENVIRONMENTAL SAMPLE LOCATION MAP
LAKEVIEW BUILDING
SEATTLE, WASHINGTON

DRAWN BY	SGM/EIN
CHECKED BY	FSM
DATE	6/08
PROJECT #	KE070183
FIGURE	1 of 1

APPENDIX E

Washington Department of Ecology Notices of Intent

DEPARTMENT OF ECOLOGY
State of Washington

Notice of Intent to Construct a Soil Boring or Soil Sampling or Vapor Sampling Well

This form and required fees **MUST BE RECEIVED** by the Department of Ecology **72 HOURS BEFORE** you construct a well.

Notification Number **SE52059**

Submit one completed form for each job site and required fee (check or money order only) to: Department of Ecology Cashiering Unit, P.O. Box 47611, Olympia, WA 98504-7611

NOTE: Please print. Processing your Notice of Intent may be delayed if all fields are not filled in completely.

1. Property Owner: KR Lakeview LLC			Phone Number
Mailing Address: 801 N 34th Street	City: Seattle	State: WA	Zip Code: 98103
2. Agent (if different from above)			Phone Number
Mailing Address	City	State	Zip Code

3. Well Location

Tax Parcel Number, Township, Range, Section, ¼, and ¼ ¼ are Required. Latitude and longitude (if available).

County Name: King - 17					
Well Site Street Address: 837 N 34th Street			City: Seattle	State: WA	Zip Code: 98103
Tax Parcel Number: 1973200389	Township: 25N	Range: 4E	Section: 18	¼ (within 160 acres): SW	¼ -¼ (within 40 acres): SE
Latitude Degrees	Latitude Time: min	sec		Horizontal Collection Method	
Longitude Degrees	Longitude Time: min	sec			

4. Well Construction Type: Soil Sampling — Project Name: Lakeview

5. Estimated Start Date: 7/16/2014

6. Professional's License Number

7. Well Drilling Company Name: ESN NORTHWEST	Phone Number: (360) 459-4670
8. Well Driller Name: NOEL KNOPF	Driller License Number: 3117

9. **Send the entire form.**
Please copy the notification number (located in the upper and lower right corners) and keep in a safe place. Use this reference number when communicating with the Department of Ecology.

Total Number of wells to be constructed: 9

This notification number must be provided to your driller: **SE52059**

No fees are associated with this type of well construction.

anisa@esnnw.com

Your Notice of Intent has been processed as of 7/10/2014

DEPARTMENT OF ECOLOGY
State of Washington

Notice of Intent to Decommission a Well

Notification Number **AE27760**

This form and required fees **MUST BE RECEIVED** by the Department of Ecology **72 HOURS BEFORE** you construct a well.

Submit one completed form for each job site and required fee (check or money order only) to:
Department of Ecology Cashiering Unit, P.O. Box 47611, Olympia, WA 98504-7611

NOTE: Please print. Processing your Notice of Intent may be delayed if all fields are not filled in completely.

1. Property Owner KR Lakeview LLC			Phone Number
Mailing Address 801 N 34th Street	City Seattle	State WA	Zip Code 98103
2. Agent (if different from above)			Phone Number
Mailing Address	City	State	Zip Code

3. Well Location

Tax Parcel Number, Township, Range, Section, ¼, and ¼ ¼ are Required. Latitude and longitude (if available).

County Name King - 17			
Well Site Street Address 837 N 34th Street	City Seattle	State WA	Zip Code 98103

Tax Parcel Number	Township	Range	Section	¼ (within 160 acres)	¼ -¼ (within 40 acres)
1973200389	25N	4E	18	SW	SE

Latitude Degrees	Latitude Time min sec	Horizontal Collection Method
Longitude Degrees	Longitude Time min sec	

4. Notice of Intent Number of well being decomissioned SE52059 Unique Well Tag Number of well being decomissioned (if applicable)

5. Well Type to Decommission
Geotech Soil Boring/Sampling Well - No Fee How Many? 4 9

6. Estimated Decommission Start Date 7/16/2014 Project Name Lakeview

7. Professional's License Number

8. Well Drilling Company Name ESN NORTHWEST	Phone Number (360) 459-4670
9. Well Driller Name NOEL KNOPF	Driller License Number 3117

10. **Send the entire form.**

Please copy the notification number (located in the upper and lower right corners) and keep in a safe place. Use this reference number when communicating with the Department of Ecology.

Water Well : $50.00
Soil Sampling, Dewatering, Environmental investigation wells: No Fee
All other wells: $20.00 each
Amount Enclosed $ $0.00

This notification number must be provided to your driller:

AE27760

anisa@esnnw.com

Your Notice of Intent has been processed as of 7/10/2014

APPENDIX F

Boring Logs

AEI Consultants
Environmental & Engineering Services

AEI Consultants

BORING NUMBER SB-2

CLIENT Kilroy
PROJECT NAME Lakeview
PROJECT NUMBER 307024
PROJECT LOCATION 837 North 34th, Seattle, WA
DATE STARTED 7/16/14 **COMPLETED** 7/16/14
GROUND ELEVATION _____ **HOLE SIZE** 2.25 inches
DRILLING CONTRACTOR ESN Northwest, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Direct-Push
AT TIME OF DRILLING --- groundwater encountered at approximately 4 fe
LOGGED BY _____ **CHECKED BY** _____
AT END OF DRILLING ---
NOTES _____
AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0.0						
			47.2		Limited recovery-from 1.5-2', coarse gravel, gray, well graded, possibly fill	
					2.0	
2.5					Limited recovery, loose, coarse gravel, possibly fill, moist with some clay.	
	SB-2-3		61.3			
					4.0	
					(CL-ML) Limited recovery, fine-grained, silty clay, possibly fill	
5.0						
	SB-2-5		48.2			
					6.0	

Bottom of borehole at 6.0 feet.

AEI Consultants
Environmental & Engineering Services

AEI Consultants

BORING NUMBER SB-3

CLIENT Kilroy
PROJECT NUMBER 307024
DATE STARTED 7/16/14 **COMPLETED** 7/16/14
DRILLING CONTRACTOR ESN Northwest, Inc.
DRILLING METHOD Direct-Push
LOGGED BY _____ **CHECKED BY** _____
NOTES _____

PROJECT NAME Lakeview
PROJECT LOCATION 837 North 34th, Seattle, WA
GROUND ELEVATION _____ **HOLE SIZE** 2.25 inches
GROUND WATER LEVELS:
AT TIME OF DRILLING --- water encountered at approximately 4 feet
AT END OF DRILLING ---
AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0.0			56.1		(ML) Limited recovery, coarse-grained, dry, gray/dark brown, fine silt, possibly fill	
2.0						
2.5	SB-3-3.5		160.1		Limited recovery, coarse-grained, moist, gray, well graded, possibly fill to 3.5', 3.5-4' wood.	
4.0					(ML) Limited recovery fine silt, damp, gray, well graded.	
5.0	SB-3-5		50.2			
6.0						

Bottom of borehole at 6.0 feet.

BORING NUMBER SB-4

AEI Consultants

Environmental & Engineering Services

CLIENT Kilroy
PROJECT NAME Lakeview
PROJECT NUMBER 307024
PROJECT LOCATION 837 North 34th, Seattle, WA
DATE STARTED 7/16/14 **COMPLETED** 7/16/14
GROUND ELEVATION _____ **HOLE SIZE** 2.25 inches
DRILLING CONTRACTOR ESN Northwest, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Direct-Push
AT TIME OF DRILLING --- Groundwater encountered at approximately 4 f
LOGGED BY _____ **CHECKED BY** _____
AT END OF DRILLING ---
NOTES _____
AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0.0					Coarse gravel on top	
			35.5		(GW-GC) Coarse gravel with silty clay, moist, gray to dark gray, well-graded.	
2.5	SB-4-3.25		32.3		(GM) Limited recovery, well graded, coarse gravel with sandy silt, gray, dry.	
5.0	SB-4-5		52.8		Limited recovery ~6", sandy sily with clay, gray.	
					Bottom of borehole at 6.0 feet.	

1.0
2.0
4.0
6.0

AEI BORING - GINT STD US LAB.GDT - 7/31/14 15:38 - C:\USERS\MZAUNIUS\DESKTOP\TRAINING STUFF\PRACTICE GINT.GPJ

BORING NUMBER SB-5

AEI Consultants

Environmental & Engineering Services

CLIENT Kilroy
PROJECT NAME Lakeview
PROJECT NUMBER 307024
PROJECT LOCATION 837 North 34th, Seattle, WA
DATE STARTED 7/16/14 **COMPLETED** 7/16/14
GROUND ELEVATION _____ **HOLE SIZE** 2.25 inches
DRILLING CONTRACTOR ESN Northwest, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Direct Push
AT TIME OF DRILLING --- groundwater encountered at approximately 4 fe
LOGGED BY _____ **CHECKED BY** _____
AT END OF DRILLING ---
NOTES _____
AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0.0			38.8		(GW-GM) Limited recovery, coarse gravel, well-graded, with sandy silt, moist	
					2.0	
2.5			47.2		Limited recovery, well-graded, coarse gravel to sandy silt, gray to dark brown, soft, moist	
	SB-5.3.5				4.0	
5.0			43.8		Limited recovery, well-graded coarse gravel to coarse sand, gray to reddish brown, hard, moist.	
					6.0	

Bottom of borehole at 6.0 feet.

BORING NUMBER SB-6

AEI Consultants

Environmental & Engineering Services

AEI Consultants

CLIENT Kilroy
PROJECT NAME Lakeview
PROJECT NUMBER 307024
PROJECT LOCATION 837 North 34th, Seattle, WA
DATE STARTED 7/16/14 **COMPLETED** 7/16/14
GROUND ELEVATION _____ **HOLE SIZE** 2,25 inches
DRILLING CONTRACTOR ESN Northwest, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Direct Push
AT TIME OF DRILLING --- groundwater encountered at approximately 10
LOGGED BY _____ **CHECKED BY** _____
AT END OF DRILLING ---
NOTES _____
AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0.0					2' of recovery, coarse gravel with sand, no clay, well-graded, dark brown.	
2.5			33.8			
5.0					5.0 no recovery 6.5	
7.5	SB-6-7.5		37.7		Coarse gravel with sand, no clay, well-graded, dark brown. 7.5 Hard, moist, sandy silt, dark brown with red mottling 8.5 (OL) Organic matter 9.0	
10.0	SB-6-9		70.9		(CL-ML) Fine silty clay, no moisture, dark gray 10.5 Coarse gravel with sand, no clay, well-graded, dark brown. 11.0	
12.5	SB-6-9		32.9		Medium to fine grained silt with clay, gray to dark brown 14.0 (OL) Organic matter	
15.0					15.0	

Bottom of borehole at 15.0 feet.

AEI BORING - GINT STD US LAB.GDT - 7/31/14 15:38 - C:\USERS\MZAUNIUS\DESKTOP\TRAINING STUFF\PRACTICE GINT.GPJ

APPENDIX G

Laboratory Analytical Reports

ESN NORTHWEST, INC. | Environmental Services Network

CHAIN-OF-CUSTODY RECORD

CLIENT: AEI Consultants
ADDRESS: 3421 164th Pl SE, Bothell, WA 98012
PHONE: (425) 753-5944 FAX:
CLIENT PROJECT #: 307204 PROJECT MANAGER: Ian Carl

DATE: 7/16/14 PAGE 1 OF 1
PROJECT NAME: Laherrew Building
LOCATION: 837 N 34th St, Seattle, WA
COLLECTOR: Ian Carl DATE OF COLLECTION: 7/16/14

Sample Number	Depth	Time	Sample Type	Container Type	TPH - HCID	TPH - Diesel & Oil	TPH - Gasoline	BTEX	VOC 8260CL	VOC 8260	SemiVol 8270	PAH's 8270	PCB's 8082	CL Pesticides 8081	RCRA 8 Metals	MTCA 5 Metals	Pb	Asbestos - PLM	GRO Suite	DRO Suite	WO Suite	NOTES	Total Number of Containers	Laboratory Note Number
1. SB2-3-071614	3'	1113	S		X	X	X															NWTPH-Gx, BTEX and NWTPH-Dx Ext	3	
2. SB2-5-071614	5'	1121	S		X	X	X																3	
3. SB2-GW-071614	1.61'	1134	GW		X	X	X																4	
4. SB3-3.5-071614	3.5'	1205	S		X	X	X																3	
5. SB3-5-071614	5'	1210	S		X	X	X																3	
6. SB3-GW-071614	1.53'	1217	GW		X	X	X																4	
7. SB4-3.25-071614	3.25'	1247	S		X	X	X																3	
8. SB4-5-071614	5'	1252	S		X	X	X																3	
9. SB4-GW-071614	2.13'	1259	GW		X	X	X																4	
10. SB5-3.5-071614	3.5'	1328	S		X	X	X																3	
11. SB5-GW-071614	1.38'	1340	GW		X	X	X																4	
12. SB6-7.5-071614	7.5'	1448	S		X	X	X																3	
13. SB6-9-071614	9'	1506	S		X	X	X																3	
14. SB6-11-071614	11'	1529	S		X	X	X															HOLD	3	
15. SB6-GW-071614	18.9	1512	GW		X	X	X															✓	4	
16.																								
17.																								
18.																								

RELINQUISHED BY (Signature)	DATE/TIME	RECEIVED BY (Signature)	DATE/TIME
Ian Carl	7/16/14		7-16-14
RELINQUISHED BY (Signature)	DATE/TIME	RECEIVED BY (Signature)	DATE/TIME

SAMPLE RECEIPT	
TOTAL NUMBER OF CONTAINERS	
CHAIN OF CUSTODY SEALS Y/N/NA	
SEALS INTACT? Y/N/NA	
RECEIVED GOOD COND./COLD	
NOTES:	

LABORATORY NOTES:

Turn Around Time: 24 HR 48 HR 5 DAY

1210 Eastside Street SE, Suite 200
Olympia, Washington 98501
Phone: 360-459-4670
Fax: 360-459-3432
Website: www.esnnw.com
E-Mail: info@esnnw.com

ESN NORTHWEST CHEMISTRY LABORATORY

AEI Consultants
PROJECT LAKEVIEW BUILDING
PROJECT #307204
Seattle, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

Analysis of Diesel Range Organics & Lube Oil Range Organics in Soil
by Method NWTPH-Dx Extended

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (mg/kg)	Lube Oil Range Organics (mg/kg)
Method Blank	7/18/2014	7/18/2014	67	nd	nd
LCS	7/18/2014	7/18/2014	80	141%	---
SB2-3-071614	7/18/2014	7/18/2014	92	nd	nd
SB2-5-071614	7/18/2014	7/18/2014	96	nd	nd
SB3-3.5-071614	7/18/2014	7/18/2014	94	nd	nd
SB3-5-071614	7/18/2014	7/18/2014	100	nd	nd
SB4-3.25-071614	7/18/2014	7/18/2014	91	nd	nd
SB4-5-071614	7/18/2014	7/18/2014	90	nd	nd
SB5-3.5-071614	7/18/2014	7/18/2014	100	nd	nd
SB6-7.5-071614	7/18/2014	7/18/2014	105	nd	nd
SB6-9-071614	7/18/2014	7/18/2014	108	nd	nd
Reporting Limits				50	100

"nd" Indicates not detected at the listed detection limits.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

ESN NORTHWEST CHEMISTRY LABORATORY

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lab@esnnw.com

Analysis of Diesel Range Organics & Lube Oil Range Organics in Water
by Method NWTPH-Dx Extended

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (ug/L)	Lube Oil Range Organics (ug/L)
Method Blank	7/18/2014	7/18/2014	140	nd	nd
LCS	7/18/2014	7/18/2014	140	121%	---
SB2-GW-071614	7/18/2014	7/18/2014	144	nd	nd
SB3-GW-071614	7/18/2014	7/18/2014	145	nd	nd
SB4-GW-071614	7/18/2014	7/18/2014	157*	nd	nd
SB5-GW-071614	7/18/2014	7/18/2014	145	nd	nd
SB6-GW-071614	7/18/2014	7/18/2014	133	nd	nd
Reporting Limits				250	500

"nd" Indicates not detected at the listed detection limits.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%
*Surrogate recovery exceeded acceptable limits, sample was non-detect therefore no further action was taken.

ESN NORTHWEST CHEMISTRY LABORATORY

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PROJECT #307204
Seattle, Washington

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lab@esnnw.com

Analysis of Gasoline Range Organics & BTEX in Soil by Method NWTPH-Gx/8260

Sample Number	Date Prepared	Date Analyzed	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	Gasoline Range Organics (mg/kg)	Surrogate Recovery (%)
Method Blank	7/21/2014	7/21/2014	nd	nd	nd	nd	nd	108
LCS	7/21/2014	7/21/2014	100%	110%	114%	102%	68%	113
LCSD	7/21/2014	7/21/2014	97%	70%	101%	100%	---	116
SB2-3-071614	7/16/2014	7/21/2014	nd	nd	nd	nd	nd	113
SB2-5-071614	7/16/2014	7/21/2014	nd	nd	nd	nd	nd	109
SB3-3.5-071614	7/16/2014	7/21/2014	nd	nd	nd	nd	nd	104
SB3-5-071614	7/16/2014	7/21/2014	nd	nd	nd	nd	nd	117
SB4-3.25-071614	7/16/2014	7/21/2014	nd	nd	nd	nd	nd	107
SB4-5-071614	7/16/2014	7/21/2014	**0.03**	**0.06**	nd	nd	nd	109
SB5-3.5-071614	7/16/2014	7/21/2014	nd	**0.33**	nd	nd	nd	110
SB6-7.5-071614	7/16/2014	7/21/2014	nd	nd	nd	nd	nd	110
SB6-9-071614	7/16/2014	7/21/2014	nd	nd	nd	nd	nd	105
Reporting Limits			0.02	0.05	0.05	0.15	10	

"---" Indicates not tested for component.
"nd" Indicates not detected at the listed detection limits.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (Bromoflurorbenzene) & LCS : 65% TO 135%

ESN NORTHWEST CHEMISTRY LABORATORY

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lab@esnnw.com

Analysis of Gasoline Range Organics & BTEX in Water by Method NWTPH-Gx/8260

Sample Number	Date Analyzed	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	Xylenes (ug/L)	Gasoline Range Organics (ug/L)	Surrogate Recovery (%)
Method Blank	7/18/2014	nd	nd	nd	nd	nd	98
LCS	7/18/2014	70%	74%	72%	70%	70%	111
LCSD	7/18/2014	90%	93%	95%	86%	---	108
SB2-GW-071614	7/18/2014	nd	**5.1**	nd	**3.4**	nd	109
SB3-GW-071614	7/18/2014	nd	**3.7**	nd	nd	nd	106
SB4-GW-071614	7/18/2014	nd	**3.6**	nd	nd	nd	102
SB5-GW-071614	7/18/2014	nd	**5.4**	nd	nd	nd	107
SB6-GW-071614	7/18/2014	nd	nd	nd	nd	nd	116
Trip Blank	7/18/2014	nd	nd	nd	nd	nd	115
Reporting Limits		1.0	1.0	1.0	3.0	100	

"nd" Indicates not detected at the listed detection limits.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (Bromoflurorbenzene) & LCS: 65% TO 135%

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Total Metals in Soil by EPA-6020 Series

Sample Number	Date Analyzed	Chromium (Cr) (mg/kg)
Method Blank	8/28/2014	nd
SB2-5-071614	8/28/2014	12
Reporting Limits		5.0

QA/QC Data - Total Metals EPA-6020

Sample Number: QC Batch

	Matrix Spike			Matrix Spike Duplicate			RPD
	Spiked Conc. (mg/kg)	Measured Conc. (mg/kg)	Spike Recovery (%)	Spiked Conc. (mg/kg)	Measured Conc. (mg/kg)	Spike Recovery (%)	(%)
Chromium	74.6	76.9	103	82.6	87.9	106	3.2

	Laboratory Control Sample		
	Spiked Conc. (mg/kg)	Measured Conc. (mg/kg)	Spike Recovery (%)
Chromium	100	112	112

ACCEPTABLE RECOVERY LIMITS FOR MATRIX SPIKES: 80%-120%
ACCEPTABLE RPD IS 35%

APPENDIX H

Qualifications and Certifications

Bryan Campbell, PG, CHG – Program Manager

University of California at Berkeley, B.A. Geology, December 1995.

California Certified Hydrogeologist (CHG)
California Professional Geologist (PG)
Licensed Geologist (LG) in Washington
Professional Geologist (PG) in Texas
North Carolina Geologist
Behavior-Based Safety System Instructor (Loss Prevention System)
OSHA 40-Hour HAZWOPER Training
OSHA 8-Hour HAZWOPER Site Supervisor
Member: Groundwater Resources Association (GRA)

Mr. Campbell has been involved in the environmental consulting industry since 1995. His project experience includes: Environmental Due Diligence (Transaction Screens, Phase I and Phase II ESAs); soil and groundwater investigation design and implementation; hydrologic assessment and modeling; underground storage tank (UST) removals, closure, and compliance; and the development and implementation of remedial action projects.

Mr. Campbell is a program manager for the environmental engineering services group in Northern California. His responsibilities include client relationship management, project oversight, project design and review, cost estimating and contract preparation, and staff management and training. Mr. Campbell is responsible for coordinating the company-wide procedures and standards for environmental assessments and remediation work.

Mr. Campbell's project experience includes:

- The design and implementation of numerous site investigations, groundwater monitoring programs, remedial investigations / feasibility studies (RI/FS), pilot tests, and corrective action plans (CAP) under the direction of various state and local regulatory oversight agencies
- The design and implementation of numerous soil, soil gas, and groundwater investigations for environmental due diligence (Phase II Investigations) for a variety of suspected contaminants, including UST sites, dry-cleaning facilities, agricultural operations, and other industrial facilities
- Technical oversight and management for projects in Washington, Texas, and throughout the United States
- Investigation and mitigation at active gasoline stations with significant free phase and dissolved phase contaminant plumes.
- Design, implementation, and management of various remedial strategies, including the use of groundwater extraction, soil vapor extraction, dual phase extraction, soil removal, and natural attenuation.
- Design and implementation vapor intrusion assessments.

Ian Carl – Project Manager

BS – Environmental Science, Western Washington University
AHERA Certified Asbestos Inspector
OSHA 40-Hour HAZWOPER Trained

Mr. Carl has seven years of experience in the environmental consulting industry. Mr. Carl has performed work in Alaska, Washington, Oregon, Montana, Utah, Idaho, and Wyoming. Mr. Carl has also performed asbestos and lead-based paint sampling and assessment, as well as soil, groundwater, and air sampling.

As a Project Manager, Mr. Carl is responsible for ensuring ASTM compliance for Phase I Environmental Site Assessments, Environmental Transaction Screens, Regulatory Database Reviews, and Historical Records Reviews.

Project experience for Mr. Carl includes:

- Due Diligence services include performing or managing over 600 Phase I Site Assessments, Phase I ESA Updates, and Good Faith Asbestos and Lead Based Paint Surveys for residential, commercial, and industrial properties.
- Phase II site investigations of residential, commercial, and industrial properties.
- Remediation experience including soil, groundwater, and air sampling for ongoing monitoring of sites.
- Provided QA/QC assistance during the EPA Region 10 Brownfields review process.

Additional responsibilities have included subcontractor oversight.

The State of Washington Department of Ecology

ESN Northwest, Inc.
Olympia, WA

has complied with provisions set forth in Chapter 173-50 WAC and is hereby recognized by the Department of Ecology as an ACCREDITED LABORATORY for the analytical parameters listed on the accompanying Scope of Accreditation. This certificate is effective February 4, 2014 and shall expire February 3, 2015.

Witnessed under my hand on February 12, 2014

Alan D. Rue
Lab Accreditation Unit Supervisor

Laboratory ID
C574

TABLE 1: SOIL SAMPLE DATA SUMMARY
Lakeview Building, Seattle, Washington

Location ID	Date	Depth (feet bgs)	Diesel Range Organics (mg/kg)	Lube Oil Range Organics (mg/kg)	Gasoline Range Organics (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	Chromium (mg/kg)
SB-2	7/16/2014	3	<50	<100	<10	<0.02	<0.05	<0.05	<0.15	NA
SB-2	7/16/2014	5	<50	<100	<10	<0.02	<0.05	<0.05	<0.15	12
SB-3	7/16/2014	3.5	<50	<100	<10	<0.02	<0.05	<0.05	<0.15	NA
SB-3	7/16/2014	5	<50	<100	<10	<0.02	<0.05	<0.05	<0.15	NA
SB-4	7/16/2014	3.25	<50	<100	<10	<0.02	<0.05	<0.05	<0.15	NA
SB-4	7/16/2014	5	<50	<100	<10	0.03	0.06	<0.05	<0.15	NA
SB-5	7/16/2014	3.5	<50	<100	<10	<0.02	0.33	<0.05	<0.15	NA
SB-6	7/16/2014	7.5	<50	<100	<10	<0.02	<0.05	<0.05	<0.15	NA
SB-6	7/16/2014	9	<50	<100	<10	<0.02	<0.05	<0.05	<0.15	NA
Comparison Values: MTCA Method A			2,000	2,000	100	0.03	7	6	9	19 / 2,000 *

Notes:

mg/kg	milligrams per kilogram
bgs	below ground surface
NA	not analyzed
*	Chromium VI / Chromium III
Bold	Result exceeds applicable Comparison Value

Comparison Values:
MTCA Method A: Model Toxics Control Cleanup, Table 740-1, Metod A Soil Cleanup Levels for Unrestricted Land Use

TABLE 2: GROUNDWATER SAMPLE DATA SUMMARY
Lakeview Building, Seattle, Washington

Location ID	Date	Depth (feet bgs)	Diesel Range Organics (µg/L)	Lube Oil Range Organics (µg/L)	Gasoline Range Organics (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethylbenzene (µg/L)	Xylenes (µg/L)
SB-2	7/16/2014	4	<250	<500	<100	<1.0	5.1	<1.0	3.4
SB-3	7/16/2014	4	<250	<500	<100	<1.0	3.7	<1.0	<3.0
SB-4	7/16/2014	4	<250	<500	<100	<1.0	3.6	<1.0	<3.0
SB-5	7/16/2014	4	<250	<500	<100	<1.0	5.4	<1.0	<3.0
SB-6	7/16/2014	10	<250	<500	<100	<1.0	<1.0	<1.0	<3.0
Comparison Values: MTCA Method A			500	500	800/1,000 (1)	5	1,000	700	1,000

Notes:
µg/L micrograms per liter
bgs below ground surface
(1) Benzene present in groundwater / No benzene present in groundwater
Bold Result exceeds applicable Comparison Value

Comparison Values:
MTCA Method A: Model Toxics Control Cleanup, Table 720-1, Metod A Cleanup Levels for Ground Water