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May 9, 2001

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MAY 09 2002

Mr. John Richmond
Seattle School District DEPT OF ECOLOGY
4141 4th Avenue South
Seattle, Washington 98134

Letter Report
Annual Groundwater Monitoring
Seattle School Support Center
2445 Third Avenue South
Seattle, Washington
URS Job No. 53-101000140.00

Dear Mr. Richmond:

INTRODUCTION AND BACKGROUND

This letter report presents the results of the annual groundwater monitoring conducted at the Seattle Schools Support Center located in Seattle, Washington (Figure 1). The work was performed in accordance with URS proposal dated August 3, 2000 and the Seattle Public Schools Services Contract executed February 5, 2001.

The purpose of this groundwater monitoring is to comply with the requirements outlined in the Washington State Department of Ecology (Ecology) No Further Action letter dated April 5, 1999 (Appendix A). The letter specifies that the groundwater in the former hydraulic lift area (Figure 1) be sampled and analyzed for carcinogenic polycyclic aromatic hydrocarbons (cPAHs) annually for a minimum of four consecutive sampling events until the selected wells fall below the Model Toxics Control Act (MTCA) Method B cleanup levels.

To meet the above stated objective, URS collected groundwater samples from the existing monitoring well network at the locations requested by Ecology (MW-7, -8, -9, -3, and -6A). The groundwater samples were collected in accordance with Ecology and U.S. EPA protocols and analyzed by an Ecology-accredited laboratory for cPAHs by EPA Method 8270.

SAMPLING METHODS AND PROCEDURES

URS performed the groundwater sampling on February 21 and 22, 2001, using the low-flow purging and sampling procedure. Dedicated polyethylene tubing and a peristaltic pump were used to collect the groundwater samples. During the sampling, the following information was recorded on sampling logs: depth to water, sampling depth, water temperature, dissolved oxygen (DO), conductivity, and pH (Appendix B). After the parameters had stabilized, a water sample was collected into laboratory provided glassware. Samples were stored in a cooler with blue ice and

URS Corporation
1400 Century Square
1501 4th Avenue
Seattle, WA 98101-1616
Tel: 206.438.2700
Fax: 206.438.2699

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delivered under strict chain of custody protocol to North Creek Analytical (NCA), an Ecology-accredited laboratory located in Bothell, Washington.

FINDINGS AND CONCLUSIONS

The groundwater elevation measurements and analytical results are summarized on Tables 1 and 2, respectively. The laboratory analytical report is provided in Appendix C. Benzo(a)anthracene and chrysene were detected in MW-3 at concentrations of 0.246 ug/L and 0.227 ug/L, respectively. The concentrations of the cPAHs are above the MTCA Method B cleanup level for cPAHs of 0.012 ug/L. cPAHs were not detected in groundwater samples from the other monitoring wells.

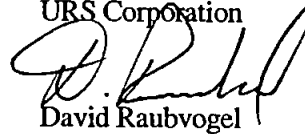
Two cPAHs were detected in the groundwater at MW-3 slightly above the applicable cleanup level. The monitoring wells located north, west, and east of MW-3 did not detect cPAHs (Figure 1). The extent of cPAHs in the groundwater appears to be limited. MW-3 is located in close proximity to the building and the detection of cPAHs may be associated with the treated pile foundation which supports the building.

◆ ◆ ◆

We trust this report meets your requirements. Do not hesitate to contact us if you have any questions or require any additional information.

Very truly yours,

URS Corporation



David Raubvogel

Senior Geologist



Kevin Lundmark

Staff Chemist

Attachments:

Figure 1

Table 1

Table 2

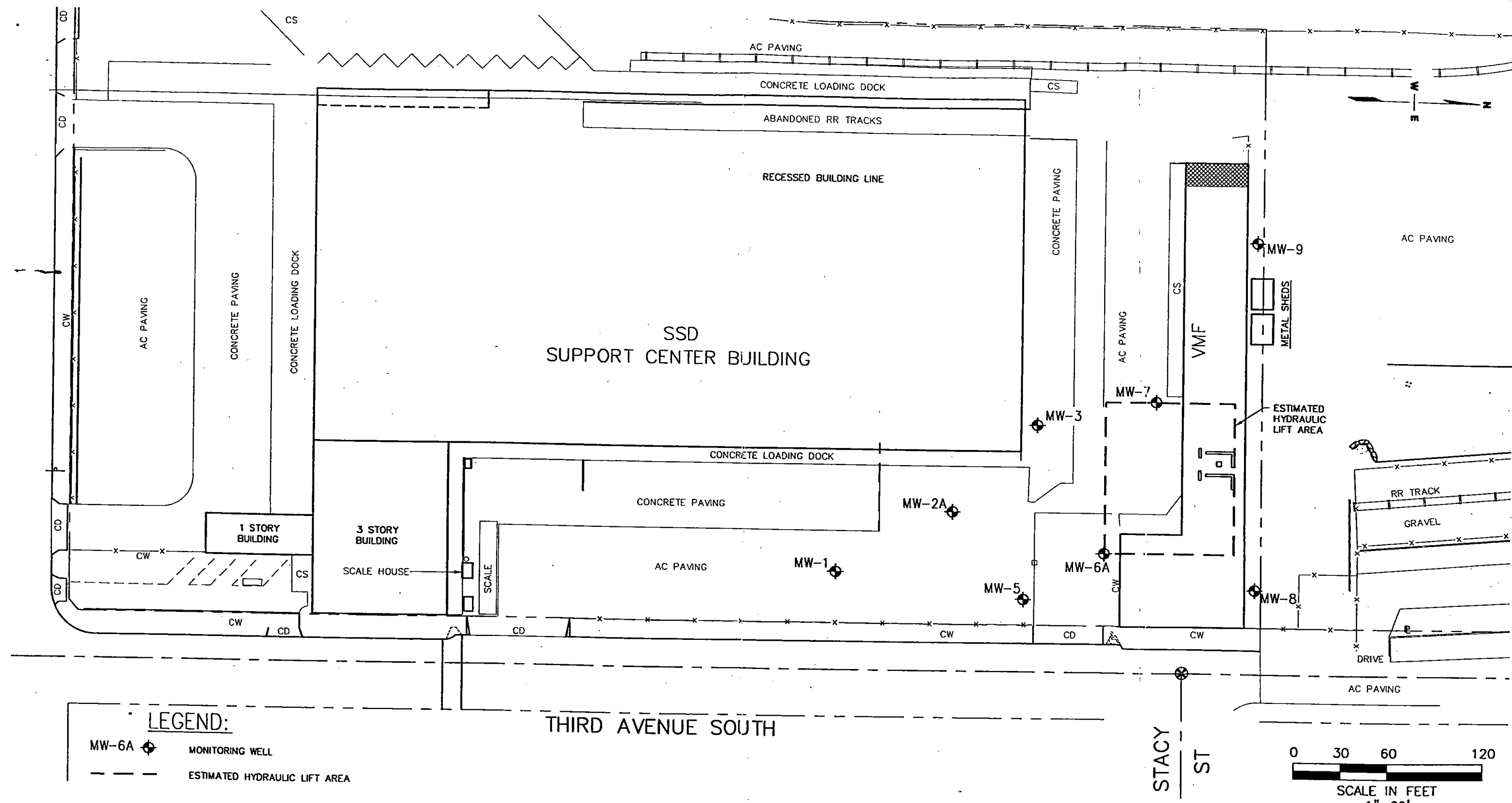
Appendix A

Appendix B



Appendix C

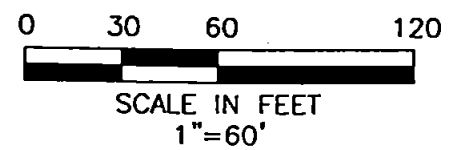
Copy: Ms. Pirayeh Long
Ms. Lucy Morello

F:\VADO\PROJECT\3825\001\FIG-4.DWG | 1:1 | 05/02/01 AJ



LEGEND:

- MW-6A  MONITORING WELL
-  ESTIMATED HYDRAULIC LIFT AREA



Job No. 53-01000140.00

Figure 1
GROUNDWATER MONITORING WELLS
Seattle School District Support Center - Seattle, Washington



Table 1
Groundwater Elevations
Seattle School District Support Center
Seattle, Washington

Sample ID	Screened Interval (feet bgs)	TOC Elevation (feet amsl)	Depth to Water (feet)	Groundwater Elevation (feet amsl)
MW-3	3.0 - 14.0	14.73	4.69	10.04
MW-6A	3.5 - 13.5	16.48	6.45	10.03
MW-7	3.0 - 13.0	16.22	6.77	9.45
MW-8	3.5 - 13.5	16.66	6.9	9.76
MW-9	3.5 - 13.0	16.25	6.65	9.6

amsl - Above Mean Sea Level

bgs - Below Ground Surface

TOC - Top of Casing

Table 2
Groundwater Analytical Data
Seattle School District Support Center
Seattle, Washington

Sample ID	Carcinogenic PAHs ¹						
	Benzo(a)anthracene	Benzo(b)fluoranthene	Benzo(k)fluoranthene	Benzo(a)pyrene	Chrysene	Dibenzo(a,h)anthracene	Indeno(1,2,3-cd)pyrene
MW-3	0.246	ND	ND	ND	0.227	ND	ND
MW-6A	ND	ND	ND	ND	ND	ND	ND
MW-7	ND	ND	ND	ND	ND	ND	ND
MW-8	ND	ND	ND	ND	ND	ND	ND
MW-9	ND	ND	ND	ND	ND	ND	ND
MTCA Method B Cleanup Level	0.012	0.012	0.012	0.012	0.012	0.012	0.012

All concentrations are reported as ug/L

MTCA - Model Toxics Control Act

PAH - Polycyclic Aromatic Hydrocarbon

¹ PAH substances identified as A (known human) or B (probable human) carcinogens by the United States Environmental Protection Agency

Numbers in bold exceed MTCA cleanup level.

ND - Not Detected

NE - Not Established

POL ND > 0.1



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BERNARD K. KNOX

STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

Northwest Regional Office, 3190 - 160th Ave S.E. • Bellevue, Washington 98008-5452 • (425) 649-7000

April 5, 1999

Mr. Randall Alder, Environmental Specialist
United States Postal Service
Denver Facilities Service Office
8055 Tufts Avenue, Suite 400
Denver, Colorado 80237-2881

Subject: No Further Action and Restrictive Covenant for
Independent Remedial Action at US Postal Service General Mail Facility,
2445 Third Avenue South, Seattle, Washington

Dear Mr. Alder:

Thank you for submitting the results of your independent remedial action(s) to the Voluntary Cleanup Program for review by the State of Washington Department of Ecology (Ecology). Ecology appreciates your initiative in pursuing this administrative option under the Model Toxics Control Act (MTCA).

This letter addresses the independent remedial actions at the US Postal Service General Mail Facility (the Site) located at 2445 Third Avenue South, also listed as 230 South Lander Street, Seattle, Washington, parcel # 766620-5235, and tax E#0696876 dated November 18, 1982.

Ecology's Toxics Cleanup Program has reviewed the following information regarding the Site:

1. ICF Kaiser, 1999, Washington State Model Toxics Control Act, Method C Calculations for the General Mail Facility, Seattle, Washington, 6 pp., letter report dated January 21, 1999.
2. ICF Kaiser, 1998, Supplemental Soil and Groundwater Sampling at General Mail Facility, Seattle, Washington, 10 pp., October 5, 1998.
3. Dames & Moore, 1998, Report - Soil and Groundwater Investigation at USPS General Mail Facility, Seattle, Washington, 16 pp., July 27, 1998.
4. ICF Kaiser, 1997, Phase 1 Environmental Site Assessment at General Mail Facility, Seattle, Washington, 47 pp., October 15, 1997.

cc: DLR



The reports listed above will be kept in the Central Files of the Northwest Regional Office (NWRO) of Ecology for review by appointment. Appointments can be made by calling Ms. Sally Perkins at the NWRO at 425-649-7190.

Based upon the above information Ecology has determined that, at this time, releases of petroleum hydrocarbons and carcinogenic polynuclear aromatic hydrocarbons (cPAHs) into the soil and groundwater no longer pose a threat to human health or the environment

Therefore, Ecology is issuing this determination that ~~no further remedial action is necessary~~ at this Site under MTCA, chapter 70.105D RCW. Please note that because your actions were not conducted under a consent decree with Ecology, this letter is written pursuant to RCW 70.105D.030(1)(i) and does not constitute a settlement by the state under RCW 70.105D.040(4) and is not binding on Ecology. Furthermore, you must conduct ~~the necessary~~ monitoring and maintenance to assure that this Site does not pose a threat to human health or the environment. ~~Groundwater at the hydraulic lift area of the Site must be sampled and analyzed for cPAHs annually using Method 8270 until cPAH concentrations in selected monitoring wells fall below the MTCA method B cleanup levels for four consecutive sampling events.~~ Proposed monitoring is at MW-7, -8, -9, -3, and -6A for two sampling events during the wet season and then to re-evaluate. Failure to conduct this necessary monitoring and maintenance will result in the automatic withdrawal of Ecology's no further action determination. The monitoring and maintenance described in this paragraph are noted in Section 4 of the Restrictive Covenant.

Ecology's no further action determination is contingent upon filing the Restrictive Covenant appended hereto as Appendix A, with King County Departments of Records and Elections. The Restrictive Covenant must be filed within thirty (30) days of the date of this letter. Within sixty (60) days of recording the Restrictive Covenant, must send a notarized copy of the recorded Restrictive Covenant to Ecology. Ecology's no further action determination automatically terminates and will have no force and effect if you fail to record this restrictive covenant or violate any portions of the restrictive covenant. WAC 173-340-440(6) requires you to notify and seek comment from the City of Seattle Department of Construction and Land Use with land use planning authority for real property subject to the restrictive covenant.

The restrictive covenant is specifically for soils at and around the hydraulic lift area and ground water underlying the site. The hydraulic lift area (Restricted Area) is located in the NE area of the Vehicle Maintenance Building and is shown in Figure 5, included as Attachment B, from the 1998 Dames & Moore report. The restrictive covenant also restricts any future use or extraction of ground water at the site.

Ecology's no further action determination is made only with respect to the releases identified in the independent remedial action reports listed above. This no further action determination applies only to the area of the property affected by the releases identified in the reports for the USPS General Mail Facility, at 2445 Third Avenue South, in Seattle, Washington. It does not apply to any other release or potential release at the property, any other areas on the property nor any other properties owned or operated by the US Postal Service.

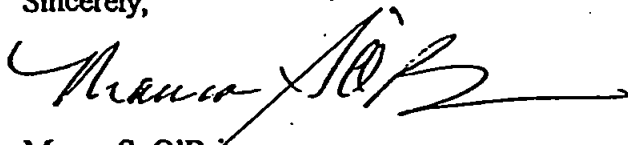
Mr. Randall Alder, USPS Den Facilities Service Office
No Further Action/Restrictive Covenant for USPS General Mail Facility, Seattle
April 2, 1999
Page 3

Ecology will update its Leaking Underground Storage Tank database to reflect this "No Further Action" determination after we have received a copy of the recorded restrictive covenant. Your site will not appear in future publications of the LUST database.

The state, Ecology, and its officers and employees are immune from all liability and no cause of action of any nature may arise from any act or omission in providing this determination.

Thank you for the opportunity to work with you on the independent cleanup of this Site. If you have any questions, please contact me at the Northwest Regional Office at 425-649-7249 or by email at <mobr461@ecy.wa.gov>.

Sincerely,



Maura S. O'Brien,
Toxics Cleanup Program

Attachments

Cc Brian Knox, Attorney, Preston, Gates & Ellis
Ric Anderson, Lowe Enterprises
Craig Wrench, Lowe Enterprises

RESTRICTIVE COVENANT

US Postal Service General Mail Facility
2445 Third Avenue South, Seattle, Washington

This declaration of Restrictive Covenant is made pursuant to RCW 70.105D.030 (1)(f) and WAC 173-340-440 by Mr. David Eales, Manager, Asset Management and senior officer with signature authority, United States Postal Service – Facilities, its successors and assigns, and the State of Washington Department of Ecology, its successors and assigns (hereafter "Ecology").

An independent remedial action (hereafter "Remedial Action") occurred at the property that is the subject of this Restrictive Covenant. The Remedial Action conducted at the property is described in the following documents:

1. ICF Kaiser, 1999, Washington State Model Toxics Control Act, Method C Calculations for the General Mail Facility, Seattle, Washington, 6 pp., letter report dated January 21, 1999.
2. ICF Kaiser, 1998, Supplemental Soil and Groundwater Sampling at General Mail Facility, Seattle, Washington, 10 pp., October 5, 1998.
3. Dames & Moore, 1998, Report – Soil and Groundwater Investigation at USPS General Mail Facility, Seattle, Washington, 16 pp., July 27, 1998.
4. ICF Kaiser, 1997, Phase I Environmental Site Assessment at General Mail Facility, Seattle, Washington, 47 pp., October 15, 1997.

These documents and Ecology's No Further Action Letter are on file at Ecology's Northwest Regional Office in Bellevue, Washington.

This Restrictive Covenant is required because the Remedial Action resulted in residual concentrations of carcinogenic polynuclear aromatic hydrocarbons (cPAHs) in and around the soils of the hydraulic lift area (Restricted Area) and throughout the groundwater, exceeding the Model Toxics Control Act Method C cleanup levels for soil and ground water established under WAC 173-340-720 and WAC 173-340-745. A map depicting the Restricted Area is attached hereto as Attachment B.

The undersigned, Mr. David Eales, is a senior officer with the US Postal Service with signature authority for the real property (hereafter "Property") at 2445 Third Avenue South, also listed as 230 South Lander Street, Seattle, King County, State of Washington, parcel #766620-5235 and tax E# 0696876 dated November 18, 1982, that is subject to this Restrictive Covenant. The Property is legally described in Attachment A of this Restrictive Covenant and made a part hereof by reference.

Mr. David Eales, senior officer with signature authority for the real property, makes the following declaration as to limitations, restrictions, and uses to which the Property may be put and specifies that such declarations shall constitute covenants to run with the land, as provided by law and shall be binding on all parties and all persons claiming under them, including all

current and future owners of any portion of or interest in the Property (hereafter "Owner").
Section 1. The Property shall be used for commercial purposes including office and administrative uses, or industrial purposes only. It shall not be used for residential uses as defined in Seattle Municipal Code section 23.84.032 as of the date of this Restrictive Covenant. No ground water may be taken for any use from the Property.

Section 2. Any activity on the Property that may interfere with the integrity of the Remedial Action and continued protection of human health and the environment is prohibited.

Section 3. Any activity on the Property that may result in the release or exposure to the environment of a hazardous substances that remain in the Restricted Area or groundwater of the Property as part of the Remedial Action, or that may create a new exposure pathway for such hazardous substances, is prohibited without prior written approval from Ecology.

Section 4. The Owner of the Property must give thirty (30) day advance written notice to Ecology of the Owner's intent to convey any interest in the Property. No conveyance of title, easement, lease, or other interest in the Property shall be consummated by the Owner without adequate and complete provision for continued monitoring, operation, and maintenance of the Remedial Action as set forth in the No Further Action Letter.

Section 5. The Owner must restrict leases to uses and activities consistent with the Restrictive Covenant and notify all lessees of the restrictions on the use of the Property.

Section 6. The Owner must notify and obtain approval from Ecology prior to any use of the Property that is inconsistent with the terms of this Restrictive Covenant. Ecology may approve any inconsistent use only after public notice and comment.

Section 7. The Owner shall allow authorized representatives of Ecology the right to enter the Property at reasonable times for the purpose of evaluating the Remedial Action, to take samples, to inspect remedial actions conducted at the Property, and to inspect records that are related to the Remedial Action.

Section 8. The Owner of the Property reserves the right under WAC 173-340-440 to record an instrument that provides that this Restrictive Covenant shall no longer limit use of the Property or be of any further force or effect. However, such an instrument may be recorded only if Ecology, after public notice and opportunity for comment, concurs.

David Eales, Manager, Asset Management and Senior Officer
US Postal Service – Facilities

Print Name

Date Signed

Subscribed and sworn to before me this ____ day of _____ 1999.

Signature

Name Printed or Stamped

Notary Public in and for the State of Washington

Residing at _____

My appointment expires _____

[NOTE: The Property Owner must have this Restrictive Covenant notarized.]

Attachment A

LEGAL DESCRIPTION

**United States Postal Service, Former General Mail Facility,
2445 Third Avenue South Seattle, King County, Washington
also listed as 230 South Lander Street, Seattle, King County, Washington
Parcel # 766620-5235
Tax E# 0696876**

(please attach)

Attachment B

SITE MAP

**United States Postal Service, Former General Mail Facility,
2445 Third Avenue South Seattle, King County, Washington
also listed as 230 South Lander Street, Seattle, King County, Washington
from Dames & Moore 1998 figure 5..**



Seattle 11720 North Creek Pkwy N, Suite 400, Bothell, WA 98011-8244
 425.420.9200 fax 425.420.9210
 Spokane East 11115 Montgomery, Suite B, Spokane, WA 99206-4776
 509.924.9200 fax 509.924.9290
 Portland 9405 SW Nimbus Avenue, Beaverton, OR 97008-7132
 503.906.9200 fax 503.906.9210
 Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
 541.383.9310 fax 541.382.7588

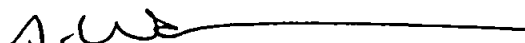
Dames and Moore- Seattle 500 Market Place Tower, 2025 1st Ave Seattle WA, 98121	Project: Seattle Schools Support Center Project Number: 53-01000140.00 Project Manager: Kevin Lundmark	Reported: 03/09/01 16:03
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ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
MW-7	B1B0451-01	Water	02/21/01 12:45	02/23/01 13:20
MW-8	B1B0451-02	Water	02/21/01 13:31	02/23/01 13:20
MW-9	B1B0451-03	Water	02/21/01 15:45	02/23/01 13:20
MW-6A	B1B0451-04	Water	02/21/01 17:10	02/23/01 13:20
MW-3	B1B0451-05	Water	02/22/01 12:20	02/23/01 13:20

North Creek Analytical - Bothell

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.


 Scott A. Woerman, Project Manager

North Creek Analytical, Inc.
 Environmental Laboratory Network



Seattle 11720 North Creek Pkwy N, Suite 400, Bothell, WA 98011-9244
 425.420.9200 fax 425.420.9210
 Spokane East 11115 Montgomery, Suite B, Spokane, WA 99206-4776
 509.924.9200 fax 509.924.9290
 Portland 9405 SW Nimbus Avenue, Beaverton, OR 97008-7132
 503.906.9200 fax 503.906.9210
 Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
 541.383.9310 fax 541.382.7588

Dames and Moore- Seattle
 500 Market Place Tower, 2025 1st Ave
 Seattle WA, 98121

Project: Seattle Schools Support Center
 Project Number: 53-01000140.00
 Project Manager: Kevin Lundmark

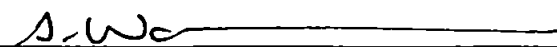
Reported:
 03/09/01 16:03

Polynuclear Aromatic Compounds by GC/MS with Selected Ion Monitoring
North Creek Analytical - Bothell

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
MW-7 (B1B0451-01) Water Sampled: 02/21/01 12:45 Received: 02/23/01 13:20									
Acenaphthene	0.869	0.100	ug/l	1	1B27006	02/27/01	03/05/01	GCMS-SIM	
Acenaphthylene	ND	0.100	"	"	"	"	"	"	
Anthracene	ND	0.100	"	"	"	"	"	"	
Benzo (a) anthracene	ND	0.100	"	"	"	"	"	"	
Benzo (a) pyrene	ND	0.100	"	"	"	"	"	"	
Benzo (b) fluoranthene	ND	0.100	"	"	"	"	"	"	
Benzo (ghi) perylene	ND	0.100	"	"	"	"	"	"	
Benzo (k) fluoranthene	ND	0.100	"	"	"	"	"	"	
Chrysene	ND	0.100	"	"	"	"	"	"	
Dibenz (a,h) anthracene	ND	0.100	"	"	"	"	"	"	
Fluoranthene	0.113	0.100	"	"	"	"	"	"	
Fluorene	ND	0.100	"	"	"	"	"	"	
Indeno (1,2,3-cd) pyrene	ND	0.100	"	"	"	"	"	"	
Naphthalene	ND	0.100	"	"	"	"	"	"	
Phenanthrene	ND	0.100	"	"	"	"	"	"	
Pyrene	0.227	0.100	"	"	"	"	"	"	
Surrogate: 2-FBP	78.4 %	14-115			"	"	"	"	
Surrogate: Nitrobenzene-d5	87.9 %	10-133			"	"	"	"	
Surrogate: p-Terphenyl-d14	91.9 %	22-124			"	"	"	"	
MW-8 (B1B0451-02) Water Sampled: 02/21/01 13:31 Received: 02/23/01 13:20									
Acenaphthene	ND	0.100	ug/l	1	1B27006	02/27/01	03/05/01	GCMS-SIM	
Acenaphthylene	ND	0.100	"	"	"	"	"	"	
Anthracene	ND	0.100	"	"	"	"	"	"	
Benzo (a) anthracene	ND	0.100	"	"	"	"	"	"	
Benzo (a) pyrene	ND	0.100	"	"	"	"	"	"	
Benzo (b) fluoranthene	ND	0.100	"	"	"	"	"	"	
Benzo (ghi) perylene	ND	0.100	"	"	"	"	"	"	
Benzo (k) fluoranthene	ND	0.100	"	"	"	"	"	"	
Chrysene	ND	0.100	"	"	"	"	"	"	
Dibenz (a,h) anthracene	ND	0.100	"	"	"	"	"	"	
Fluoranthene	ND	0.100	"	"	"	"	"	"	
Fluorene	ND	0.100	"	"	"	"	"	"	
Indeno (1,2,3-cd) pyrene	ND	0.100	"	"	"	"	"	"	
Naphthalene	ND	0.100	"	"	"	"	"	"	
Phenanthrene	ND	0.100	"	"	"	"	"	"	
Pyrene	ND	0.100	"	"	"	"	"	"	
Surrogate: 2-FBP	84.3 %	14-115			"	"	"	"	

North Creek Analytical - Bothell

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.


 Scott A. Woerman, Project Manager

North Creek Analytical, Inc.
 Environmental Laboratory Network



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 425.420.9200 fax 425.420.9210
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 503.906.9200 fax 503.906.9210
 Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
 541.383.9310 fax 541.382.7588

Dames and Moore- Seattle Project: Seattle Schools Support Center
 500 Market Place Tower, 2025 1st Ave Project Number: 53-01000140.00
 Seattle WA, 98121 Project Manager: Kevin Lundmark Reported: 03/09/01 16:03

Polynuclear Aromatic Compounds by GC/MS with Selected Ion Monitoring
North Creek Analytical - Bothell

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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MW-8 (B1B0451-02) Water Sampled: 02/21/01 13:31 Received: 02/23/01 13:20

Surrogate: Nitrobenzene-d5	95.1 %	10-133			1B27006	02/27/01	03/05/01	GCMS-SIM	
Surrogate: p-Terphenyl-d14	97.0 %	22-124			"	"	"	"	

MW-9 (B1B0451-03) Water Sampled: 02/21/01 15:45 Received: 02/23/01 13:20

Acenaphthene	0.603	0.100	ug/l	1	1B27006	02/27/01	03/05/01	GCMS-SIM	
Acenaphthylene	ND	0.100	"	"	"	"	"	"	
Anthracene	ND	0.100	"	"	"	"	"	"	
Benzo (a) anthracene	ND	0.100	"	"	"	"	"	"	
Benzo (a) pyrene	ND	0.100	"	"	"	"	"	"	
Benzo (b) fluoranthene	ND	0.100	"	"	"	"	"	"	
Benzo (ghi) perylene	ND	0.100	"	"	"	"	"	"	
Benzo (k) fluoranthene	ND	0.100	"	"	"	"	"	"	
Chrysene	ND	0.100	"	"	"	"	"	"	
Dibenz (a,h) anthracene	ND	0.100	"	"	"	"	"	"	
fluoranthene	ND	0.100	"	"	"	"	"	"	
Fluorene	ND	0.100	"	"	"	"	"	"	
Indeno (1,2,3-cd) pyrene	ND	0.100	"	"	"	"	"	"	
Naphthalene	ND	0.100	"	"	"	"	"	"	
Phenanthrene	ND	0.100	"	"	"	"	"	"	
Pyrene	ND	0.100	"	"	"	"	"	"	
Surrogate: 2-FBP	83.7 %	14-115			"	"	"	"	
Surrogate: Nitrobenzene-d5	89.8 %	10-133			"	"	"	"	
Surrogate: p-Terphenyl-d14	91.3 %	22-124			"	"	"	"	

MW-6A (B1B0451-04) Water Sampled: 02/21/01 17:10 Received: 02/23/01 13:20

Acenaphthene	1.97	0.100	ug/l	1	1B27006	02/27/01	03/05/01	GCMS-SIM	
Acenaphthylene	ND	0.100	"	"	"	"	"	"	
Anthracene	ND	0.100	"	"	"	"	"	"	
Benzo (a) anthracene	ND	0.100	"	"	"	"	"	"	
Benzo (a) pyrene	ND	0.100	"	"	"	"	"	"	
Benzo (b) fluoranthene	ND	0.100	"	"	"	"	"	"	
Benzo (ghi) perylene	ND	0.100	"	"	"	"	"	"	
Benzo (k) fluoranthene	ND	0.100	"	"	"	"	"	"	
Chrysene	ND	0.100	"	"	"	"	"	"	
Dibenz (a,h) anthracene	ND	0.100	"	"	"	"	"	"	
Fluoranthene	ND	0.100	"	"	"	"	"	"	
Fluorene	ND	0.100	"	"	"	"	"	"	
Indeno (1,2,3-cd) pyrene	ND	0.100	"	"	"	"	"	"	

North Creek Analytical - Bothell

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Scott A. Woerman, Project Manager

North Creek Analytical, Inc.
 Environmental Laboratory Network



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 Spokane East 11115 Montgomery, Suite B, Spokane, WA 99206-4776
 509.924.9200 fax 509.924.9290
 Portland 9405 SW Nimbus Avenue, Beaverton, OR 97008-7132
 503.906.9200 fax 503.906.9210
 Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
 541.383.9310 fax 541.382.7588

Dames and Moore- Seattle 500 Market Place Tower, 2025 1st Ave Seattle WA, 98121	Project: Seattle Schools Support Center Project Number: 53-01000140.00 Project Manager: Kevin Lundmark	Reported: 03/09/01 16:03
---	--	-----------------------------

Polynuclear Aromatic Compounds by GC/MS with Selected Ion Monitoring
North Creek Analytical - Bothell

Analyte	Reporting		Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
	Result	Limit							

MW-6A (B1B0451-04) Water Sampled: 02/21/01 17:10 Received: 02/23/01 13:20

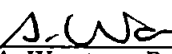
Naphthalene	0.447	0.100	ug/l	1	1B27006	02/27/01	03/05/01	GCMS-SIM	
Phenanthrene	ND	0.100	"	"	"	"	"	"	
Pyrene	ND	0.100	"	"	"	"	"	"	
Surrogate: 2-FBP	74.0 %	14-115			"	"	"	"	
Surrogate: Nitrobenzene-d5	91.0 %	10-133			"	"	"	"	
Surrogate: p-Terphenyl-d14	88.2 %	22-124			"	"	"	"	

MW-3 (B1B0451-05) Water Sampled: 02/22/01 12:20 Received: 02/23/01 13:20

Acenaphthene	10.2	0.100	ug/l	1	1B27006	02/27/01	03/05/01	GCMS-SIM	
Acenaphthylene	0.227	0.100	"	"	"	"	"	"	
Anthracene	2.19	0.100	"	"	"	"	"	"	
Benzo (a) anthracene	0.246	0.100	"	"	"	"	"	"	
Benzo (a) pyrene	ND	0.100	"	"	"	"	"	"	
Benzo (b) fluoranthene	ND	0.100	"	"	"	"	"	"	
Benzo (ghi) perylene	ND	0.100	"	"	"	"	"	"	
Benzo (k) fluoranthene	ND	0.100	"	"	"	"	"	"	
Chrysene	0.227	0.100	"	"	"	"	"	"	
Dibenz (a,h) anthracene	ND	0.100	"	"	"	"	"	"	
Fluoranthene	7.11	0.100	"	"	"	"	"	"	
Fluorene	6.57	0.100	"	"	"	"	"	"	
Indeno (1,2,3-cd) pyrene	ND	0.100	"	"	"	"	"	"	
Naphthalene	0.833	0.100	"	"	"	"	"	"	
Phenanthrene	8.00	0.100	"	"	"	"	"	"	
Pyrene	6.19	0.100	"	"	"	"	"	"	
Surrogate: 2-FBP	71.2 %	14-115			"	"	"	"	
Surrogate: Nitrobenzene-d5	84.8 %	10-133			"	"	"	"	
Surrogate: p-Terphenyl-d14	89.0 %	22-124			"	"	"	"	

North Creek Analytical - Bothell

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Dames and Moore- Seattle 500 Market Place Tower, 2025 1st Ave Seattle WA, 98121	Project: Seattle Schools Support Center Project Number: 53-01000140.00 Project Manager: Kevin Lundmark	Reported: 03/09/01 16:03
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**Polynuclear Aromatic Compounds by GC/MS with Selected Ion Monitoring - Quality Control
 North Creek Analytical - Bothell**

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	-----------------	-------	-------------	---------------	------	-------------	-----	-----------	-------

Batch 1B27006: Prepared 02/27/01 Using EPA 3520C/600 Series

Blank (1B27006-BLK1)

Acenaphthene	ND	0.100	ug/l							
Acenaphthylene	ND	0.100	"							
Anthracene	ND	0.100	"							
Benzo (a) anthracene	ND	0.100	"							
Benzo (a) pyrene	ND	0.100	"							
Benzo (b) fluoranthene	ND	0.100	"							
Benzo (ghi) perylene	ND	0.100	"							
Benzo (k) fluoranthene	ND	0.100	"							
Chrysene	ND	0.100	"							
Dibenz (a,h) anthracene	ND	0.100	"							
Fluoranthene	ND	0.100	"							
Fluorene	ND	0.100	"							
Indeno (1,2,3-cd) pyrene	ND	0.100	"							
Naphthalene	ND	0.100	"							
Phenanthrene	ND	0.100	"							
Pyrene	ND	0.100	"							
Surrogate: 2-FBP	40.6		"	50.0		81.2	14-115			
Surrogate: Nitrobenzene-d5	44.0		"	50.0		88.0	10-133			
Surrogate: p-Terphenyl-d14	45.8		"	50.0		91.6	22-124			

LCS (1B27006-BS1)

Chrysene	8.10	0.100	ug/l	10.0		81.0	50-123			
Fluorene	7.24	0.100	"	10.0		72.4	31-132			
Indeno (1,2,3-cd) pyrene	9.66	0.100	"	10.0		96.6	27-146			
Surrogate: 2-FBP	36.1		"	50.0		72.2	14-115			
Surrogate: Nitrobenzene-d5	41.0		"	50.0		82.0	10-133			
Surrogate: p-Terphenyl-d14	44.8		"	50.0		89.6	22-124			

North Creek Analytical - Bothell

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Scott A. Woerman, Project Manager

North Creek Analytical, Inc.
 Environmental Laboratory Network



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Dames and Moore- Seattle 500 Market Place Tower, 2025 1st Ave Seattle WA, 98121	Project: Seattle Schools Support Center Project Number: 53-01000140.00 Project Manager: Kevin Lundmark	Reported: 03/09/01 16:03
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Polynuclear Aromatic Compounds by GC/MS with Selected Ion Monitoring - Quality Control
North Creek Analytical - Bothell

Analyte	Result	Reporting	Units	Spike Level	Source Result	%REC	RPD	RPD	Notes
		Limit				Limits			

Batch 1B27006: Prepared 02/27/01 Using EPA 3520C/600 Series

LCS Dup (1B27006-BSD1)

Chrysene	8.68	0.100	ug/l	10.0		86.8	50-123	6.91	27
Fluorene	8.42	0.100	"	10.0		84.2	31-132	15.1	36
Indeno (1,2,3-cd) pyrene	10.3	0.100	"	10.0		103	27-146	6.41	31
Surrogate: 2-FBP	41.4		"	50.0		82.8	14-115		
Surrogate: Nitrobenzene-d5	46.2		"	50.0		92.4	10-133		
Surrogate: p-Terphenyl-d14	47.4		"	50.0		94.8	22-124		

North Creek Analytical - Bothell

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.


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 Environmental Laboratory Network



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Dames and Moore- Seattle 500 Market Place Tower, 2025 1st Ave Seattle WA, 98121	Project: Seattle Schools Support Center Project Number: 53-01000140.00 Project Manager: Kevin Lundmark	Reported: 03/09/01 16:03
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Notes and Definitions

- DET Analyte DETECTED
- ND Analyte NOT DETECTED at or above the reporting limit
- NR Not Reported
- dry Sample results reported on a dry weight basis
- RPD Relative Percent Difference

CHAIN OF CUSTODY REPORT

Work Order #: **B1B0451**

CLIENT: **URS**
REPORT TO: **KEVIN LUNDMARK**
ADDRESS: **7025 FIRST AVE STE 500**
SEATTLE, WA 98121
PHONE: **206-728-6744** FAX: **206-727-3350**

INVOICE TO:
SAME AS REPORT TO
P.O. NUMBER:

TURNAROUND REQUEST in Business Days*

Organic & Inorganic Analyses
 7 5 4 3 2 1 <1

STD. Petroleum Hydrocarbon Analyses
 5 4 3 2 1 <1

STD. Please Specify
 OTHER _____

*Turnaround Requests less than standard may incur Rush Charges.

PROJECT NAME: **SEATTLE SCHOOLS**
SUPPORT CENTER
PROJECT NUMBER: **53-01000140.00**
SAMPLED BY: **KWC**

CLIENT SAMPLE IDENTIFICATION	SAMPLING DATE/TIME	PATHS	REQUESTED ANALYSES																	
1. MW-7	2/21/01 1245	X																		
2. MW-8	2/21/01 1331	X																		
3. MW-9	2/21/01 1545	X																		
4. MW-6A	2/21/01 1710	X																		
5. MW-3	2/22/01 1220	X																		
6.																				
7.																				
8.																				
9.																				
10.																				
11.																				
12.																				
13.																				
14.																				
15.																				

MATRIX (W, S, O)	# OF CONT.	COMMENTS	NCA WO ID
W	2		-01
W	2		-02
W	2		-03
W	2		-04
W	2		-05

RELINQUISHED BY: **Kevin Lundmark** DATE: **2/22/01** RECEIVED BY: **S. Yamamichi** FIRM: **NCA** DATE: **2/22/01**
 PRINT NAME: **Kevin Lundmark** FIRM: **URS** TIME: **1320** PRINT NAME: **S. Yamamichi** FIRM: **NCA** TIME: **13:20**

RELINQUISHED BY: _____ DATE: _____ RECEIVED BY: _____ DATE: _____
 PRINT NAME: _____ FIRM: _____ PRINT NAME: _____ FIRM: _____ TIME: _____

US Postal Mail Serv. SSD #1
General Mail Serv. Received

MAR 14 2001

RECEIVED

MAY 09 2002

DEPT OF ECOLOGY

SIT 5.10

Property Mgmt. Office

URS

Memo

1501 4th Avenue, Suite 1400
Seattle, Washington 98101
206.438.2700 Telephone
206.438.2699 Fax

To: John Richmond, Seattle School District

Info: Lucy Morello
Debbie Cook
David Raubvogel

From: Kevin Lundmark, Staff Chemist *KWL*

Date: March 11, 2002

SUBJECT: Groundwater Monitoring Wells at the SSD Support Center

~~Annual groundwater monitoring~~ at the Seattle School District Support Center was conducted on February 27, 2002. During the sampling it was observed that two of the monitoring wells (~~MW-8 and MW-9~~) that require sampling per Ecology's No Further Action letter dated April 5, 1999 appear to have been destroyed during construction activities at the site. The protective monument for one well (~~MW-3~~) was damaged during construction activities and will need to be replaced. The construction specifications for the project require that construction contractors maintain the condition of and accessibility to monitoring wells at the site. URS will coordinate with Baugh Construction regarding the schedule for their replacement and repair of the monitoring wells.

The report summarizing the results of the annual groundwater monitoring at the site will be prepared and delivered to you for review after the analytical results are received from the laboratory. If you have any questions please don't hesitate to contact me at (206)438-2205.

SSD #1
Received

APR 18 2002

Property Mgmt. Office

URS

1501 4TH AVENUE, SUITE 1400
SEATTLE, WA 98101
TEL NO. (206) 438-2700
FAX NO. (206) 438-2699

LETTER OF TRANSMITTAL

TO:

Seattle School District
4141 4th Avenue South
Seattle, Washington 98134

DATE: April 16, 2002

ATTENTION:

John Richmond

JOB NO: 53-01000140.00

SUBJECT: **Annual Groundwater Monitoring at Seattle
School Support Center**

YOUR NO.:

WE ARE SENDING YOU VIA: Mail

THE FOLLOWING:

NO. OF COPIES	DESCRIPTION
1	Letter report for the annual groundwater monitoring at the Seattle School District Support Center

Regards,



Kevin Lundmark

cc: Lucy Morello



April 4, 2002

Mr. John Richmond
Seattle School District
4141 4th Avenue South
Seattle, Washington 98134

Letter Report
Annual Groundwater Monitoring
Seattle School Support Center
2445 Third Avenue South
Seattle, Washington
URS Job No. 53-101000140.00

Dear Mr. Richmond:

INTRODUCTION AND BACKGROUND

This letter report presents the results of the annual groundwater monitoring conducted at the Seattle Schools Support Center located in Seattle, Washington (Figure 1). The work was performed in accordance with URS Corporation (URS) proposal dated August 3, 2000 and the Seattle Public Schools Services Contract executed February 5, 2001.

The purpose of this groundwater monitoring is to comply with the requirements outlined in the Washington State Department of Ecology (Ecology) No Further Action letter dated April 5, 1999 (Appendix A). The letter specifies that the groundwater in the former hydraulic lift area (Figure 1) be sampled and analyzed for carcinogenic polycyclic aromatic hydrocarbons (cPAHs) annually for a minimum of four consecutive sampling events until the selected wells fall below the Model Toxics Control Act (MTCA) Method B cleanup levels.

To meet the above stated objective, URS collected groundwater samples from the existing monitoring well network on February 27, 2002. Wells MW-3, MW-6A, and MW-7 were sampled at this time. URS observed that two of the monitoring wells (MW-8 and MW-9) appear to have been destroyed during construction activities at the site. The protective monument for one well (MW-3) was damaged during construction activities and will need to be replaced. The groundwater samples were collected in accordance with Ecology and U.S. EPA protocols and analyzed by an Ecology-accredited laboratory for cPAHs by EPA Method 8270.

SAMPLING METHODS AND PROCEDURES

URS performed the groundwater sampling on February 27, 2002, using the low-flow purging and sampling procedure. Dedicated polyethylene tubing and a peristaltic pump were used to collect the groundwater samples. During the sampling, the following information was recorded on sampling

URS Corporation
Century Square
1501 4th Avenue, Suite 1400
Seattle, WA 98101-1616
Tel: 206.438.2700
Fax: 206.438.2699

Seattle School District
April 4, 2002
Page 2

logs: depth to water, sampling depth, water temperature, dissolved oxygen (DO), conductivity, and pH (Appendix B). After the parameters had stabilized, a water sample was collected into laboratory provided glassware. Samples were stored in a cooler with blue ice and delivered under strict chain of custody protocol to North Creek Analytical (NCA), an Ecology-accredited laboratory located in Bothell, Washington.

FINDINGS AND CONCLUSIONS

The groundwater elevation measurements and analytical results are summarized on Tables 1 and 2, respectively. The laboratory analytical report is provided in Appendix C. Benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene and chrysene were detected in MW-3. The concentrations of the cPAHs are above the MTCA Method B cleanup level for cPAHs of 0.012 ug/L. Chrysene was detected in MW-7 at a concentration below the MTCA Method B cleanup level. cPAHs were not detected in the groundwater sample from MW-6A.

The cPAHs were detected in the groundwater at MW-3 were slightly above the applicable cleanup level. The detections of benzo(b)fluoranthene and benzo(a)pyrene may be attributed to the lower detection limit of the analytical methodology. Samples collected from the monitoring wells located north and east of MW-3 did not detect cPAHs, or detections were below the applicable cleanup levels (Figure 1). MW-3 is located in close proximity to the building and the detection of cPAHs may be associated with the treated pile foundation that supports the building. Additionally, the construction activities at the site may have mobilized cPAHs by disturbances of soils in the area. The extent of cPAHs in the groundwater appears to be limited.

◆ ◆ ◆



Seattle School District
April 4, 2002
Page 3

We trust this report meets your requirements. Do not hesitate to contact us if you have any questions or require any additional information.

Very truly yours,

URS CORPORATION

David Raubvogel

Senior Geologist

Kevin Lundmark

Staff Chemist

Attachments:

Table 1

Table 2

Figure 1

Appendix A

Appendix B

Appendix C

Copy: Ms. Pirayeh Long, URS
Ms. Lucy Morello, Seattle School District

Table 1
Groundwater Elevations
Seattle School District Support Center
Seattle, Washington

Sample ID	Screened Interval (feet bgs)	TOC Elevation (feet amsl)	2/21-22/01		2/27/02	
			Depth to Water (feet)	Groundwater Elevation (feet amsl)	Depth to Water (feet)	Groundwater Elevation (feet amsl)
MW-3	3.0 - 14.0	14.73	4.69	10.04	5.62	9.11
MW-6A	3.5 - 13.5	16.48	6.45	10.03	7.24	9.24
MW-7	3.0 - 13.0	16.22	6.77	9.45	7.1	9.12
MW-8	3.5 - 13.5	16.66	6.9	9.76	NA	NA
MW-9	3.5 - 13.0	16.25	6.65	9.6	NA	NA

amsl - Above Mean Sea Level

bgs - Below Ground Surface

TOC - Top of Casing

NA- Not available - wells apparently destroyed during construction activities

Table 2
Groundwater Analytical Data
Seattle School District Support Center
Seattle, Washington

Sample ID	Date	Carcinogenic PAHs ¹						
		Benzo(a)anthracene	Benzo(b)fluoranthene	Benzo(k)fluoranthene	Benzo(a)pyrene	Chrysene	Dibenzo(a,h)anthracene	Indeno(1,2,3-cd)pyrene
MW-3	2/22/01	0.246	0.1U	0.1U	0.1U	0.227	0.1U	0.1U
	2/27/02	0.0664	0.0146	.01U	0.0133	0.0693	.01U	.01U
MW-6A	2/21/01	0.1U	0.1U	0.1U	0.1U	0.1U	0.1U	0.1U
	2/27/02	.01U	.01U	.01U	.01U	.01U	.01U	.01U
MW-7	2/21/01	0.1U	0.1U	0.1U	0.1U	0.1U	0.1U	0.1U
	2/27/02	.01U	.01U	.01U	.01U	0.0106	.01U	.01U
MW-8	2/21/01	0.1U	0.1U	0.1U	0.1U	0.1U	0.1U	0.1U
	2/27/02	NA	NA	NA	NA	NA	NA	NA
MW-9	2/21/01	0.1U	0.1U	0.1U	0.1U	0.1U	0.1U	0.1U
	2/27/02	NA	NA	NA	NA	NA	NA	NA
MTCA Method B Cleanup Level		0.012	0.012	0.012	0.012	0.012	0.012	0.012

All concentrations are reported as ug/L

MTCA - Model Toxics Control Act

PAH - Polycyclic Aromatic Hydrocarbon

¹ PAH substances identified as A (known human) or B (probable human) carcinogens by the United States Environmental Protection Agency

Numbers in bold exceed MTCA cleanup level.

U - Not detected at reported limits

NA- Not available - wells apparently destroyed during construction activities

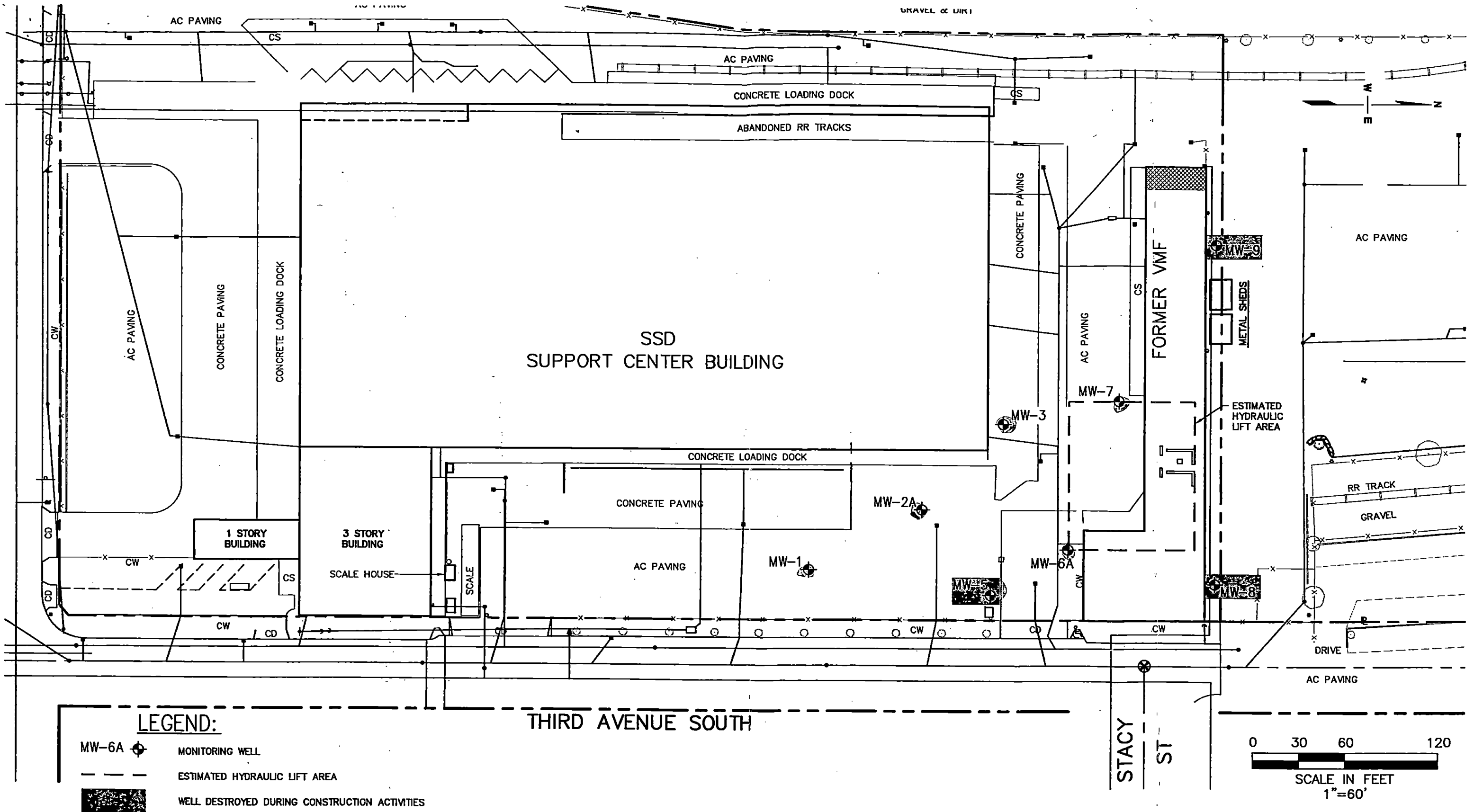


Figure 1
GROUNDWATER MONITORING WELLS
Seattle School District Support Center - Seattle, Washington



RECEIVED

ARRR 1999

FRANK KNOX

STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

Northwest Regional Office, 3190 - 160th Ave S.E. • Bellevue, Washington 98008-5452 • (425) 649-7000

April 5, 1999

Mr. Randall Alder, Environmental Specialist
United States Postal Service
Denver Facilities Service Office
8055 Tufts Avenue, Suite 400
Denver, Colorado 80237-2881

Subject: No Further Action and Restrictive Covenant for
Independent Remedial Action at US Postal Service General Mail Facility,
2445 Third Avenue South, Seattle, Washington

Dear Mr. Alder:

Thank you for submitting the results of your independent remedial action(s) to the Voluntary Cleanup Program for review by the State of Washington Department of Ecology (Ecology). Ecology appreciates your initiative in pursuing this administrative option under the Model Toxics Control Act (MTCA).

This letter addresses the independent remedial actions at the US Postal Service General Mail Facility (the Site) located at 2445 Third Avenue South, also listed as 230 South Lander Street, Seattle, Washington, parcel # 766620-5235, and tax E#0696876 dated November 18, 1982.

Ecology's Toxics Cleanup Program has reviewed the following information regarding the Site:

1. ICF Kaiser, 1999, Washington State Model Toxics Control Act, Method C Calculations for the General Mail Facility, Seattle, Washington, 6 pp., letter report dated January 21, 1999.
2. ICF Kaiser, 1998, Supplemental Soil and Groundwater Sampling at General Mail Facility, Seattle, Washington, 10 pp., October 5, 1998.
3. Dames & Moore, 1998, Report - Soil and Groundwater Investigation at USPS General Mail Facility, Seattle, Washington, 16 pp., July 27, 1998.
4. ICF Kaiser, 1997, Phase 1 Environmental Site Assessment at General Mail Facility, Seattle, Washington, 47 pp., October 15, 1997.

cc: DLR



The reports listed above will be kept in the Central Files of the Northwest Regional Office (NWRO) of Ecology for review by appointment. Appointments can be made by calling Ms. Sally Perkins at the NWRO at 425-649-7190.

Based upon the above information Ecology has determined that, at this time, releases of petroleum hydrocarbons and carcinogenic polynuclear aromatic hydrocarbons (cPAHs) into the soil and groundwater no longer pose a threat to human health or the environment

Therefore, Ecology is issuing this determination that no further remedial action is necessary at this Site under MTCA, chapter 70.105D RCW. Please note that because your actions were not conducted under a consent decree with Ecology, this letter is written pursuant to RCW 70.105D.030(1)(i) and does not constitute a settlement by the state under RCW 70.105D.040(4) and is not binding on Ecology. Furthermore, you must conduct the necessary monitoring and maintenance to assure that this Site does not pose a threat to human health or the environment. Groundwater at the hydraulic lift area of the Site must be sampled and analyzed for cPAHs annually using Method 8270 until cPAH concentrations in selected monitoring wells fall below the MTCA method B cleanup levels for four consecutive sampling events. Proposed monitoring is at MW-7, -8, -9, -3, and -6A for two sampling events during the wet season and then to re-evaluate. Failure to conduct this necessary monitoring and maintenance will result in the automatic withdrawal of Ecology's no further action determination. The monitoring and maintenance described in this paragraph are noted in Section 4 of the Restrictive Covenant.

Ecology's no further action determination is contingent upon filing the Restrictive Covenant appended hereto as Appendix A, with King County Department of Records and Elections. The Restrictive Covenant must be filed within thirty (30) days of the date of this letter. Within sixty (60) days of recording the Restrictive Covenant, must send a notarized copy of the recorded Restrictive Covenant to Ecology. Ecology's no further action determination automatically terminates and will have no force and effect if you fail to record this restrictive covenant or violate any portions of the restrictive covenant. WAC 173-340-440(6) requires you to notify and seek comment from the City of Seattle Department of Construction and Land Use with land use planning authority for real property subject to the restrictive covenant.

The restrictive covenant is specifically for soils at and around the hydraulic lift area and ground water underlying the site. The hydraulic lift area (Restricted Area) is located in the NE area of the Vehicle Maintenance Building and is shown in Figure 5, included as Attachment B, from the 1998 Dames & Moore report. The restrictive covenant also restricts any future use or extraction of ground water at the site.

Ecology's no further action determination is made only with respect to the releases identified in the independent remedial action reports listed above. This no further action determination applies only to the area of the property affected by the releases identified in the reports for the USPS General Mail Facility, at 2445 Third Avenue South, in Seattle, Washington. It does not apply to any other release or potential release at the property, any other areas on the property nor any other properties owned or operated by the US Postal Service.

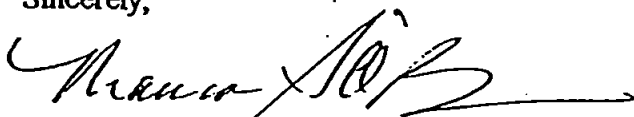
Mr. Randall Alder, USPS Den Facilities Service Office
No Further Action/Restrictive Covenant for USPS General Mail Facility, Seattle
April 2, 1999
Page 3

Ecology will update its Leaking Underground Storage Tank database to reflect this "No Further Action" determination after we have received a copy of the recorded restrictive covenant. Your site will not appear in future publications of the LUST database.

The state, Ecology, and its officers and employees are immune from all liability and no cause of action of any nature may arise from any act or omission in providing this determination.

Thank you for the opportunity to work with you on the independent cleanup of this Site. If you have any questions, please contact me at the Northwest Regional Office at 425-649-7249 or by email at <mo-br461@ecy.wa.gov>.

Sincerely,



Maura S. O'Brien,
Toxics Cleanup Program

Attachments

Cc Brian Knox, Attorney, Preston, Gates & Ellis
Ric Anderson, Lowe Enterprises
Craig Wrench, Lowe Enterprises

RESTRICTIVE COVENANT

US Postal Service General Mail Facility
2445 Third Avenue South, Seattle, Washington

This declaration of Restrictive Covenant is made pursuant to RCW 70.105D.030 (1)(f) and WAC 173-340-440 by Mr. David Eales, Manager, Asset Management and senior officer with signature authority, United States Postal Service – Facilities, its successors and assigns, and the State of Washington Department of Ecology, its successors and assigns (hereafter "Ecology").

An independent remedial action (hereafter "Remedial Action") occurred at the property that is the subject of this Restrictive Covenant. The Remedial Action conducted at the property is described in the following documents:

1. ICF Kaiser, 1999, Washington State Model Toxics Control Act, Method C Calculations for the General Mail Facility, Seattle, Washington, 6 pp., letter report dated January 21, 1999.
2. ICF Kaiser, 1998, Supplemental Soil and Groundwater Sampling at General Mail Facility, Seattle, Washington, 10 pp., October 5, 1998.
3. Dames & Moore, 1998, Report – Soil and Groundwater Investigation at USPS General Mail Facility, Seattle, Washington, 16 pp., July 27, 1998.
4. ICF Kaiser, 1997, Phase 1 Environmental Site Assessment at General Mail Facility, Seattle, Washington, 47 pp., October 15, 1997.

These documents and Ecology's No Further Action Letter are on file at Ecology's Northwest Regional Office in Bellevue, Washington.

This Restrictive Covenant is required because the Remedial Action resulted in residual concentrations of carcinogenic polynuclear aromatic hydrocarbons (cPAHs) in and around the soils of the hydraulic lift area (Restricted Area) and throughout the groundwater, exceeding the Model Toxics Control Act Method C cleanup levels for soil and ground water established under WAC 173-340-720 and WAC 173-340-745. A map depicting the Restricted Area is attached hereto as Attachment B.

The undersigned, Mr. David Eales, is a senior officer with the US Postal Service with signature authority for the real property (hereafter "Property") at 2445 Third Avenue South, also listed as 230 South Lander Street, Seattle, King County, State of Washington, parcel #766620-5235 and tax E# 0696876 dated November 18, 1982, that is subject to this Restrictive Covenant. The Property is legally described in Attachment A of this Restrictive Covenant and made a part hereof by reference.

Mr. David Eales, senior officer with signature authority for the real property, makes the following declaration as to limitations, restrictions, and uses to which the Property may be put and specifies that such declarations shall constitute covenants to run with the land, as provided by law and shall be binding on all parties and all persons claiming under them, including all

current and future owners of any portion of or interest in the Property (hereafter "Owner").
Section 1. The Property shall be used for commercial purposes including office and administrative uses, or industrial purposes only. It shall not be used for residential uses as defined in Seattle Municipal Code section 23.84.032 as of the date of this Restrictive Covenant. No ground water may be taken for any use from the Property.

Section 2. Any activity on the Property that may interfere with the integrity of the Remedial Action and continued protection of human health and the environment is prohibited.

Section 3. Any activity on the Property that may result in the release or exposure to the environment of a hazardous substances that remain in the Restricted Area or groundwater of the Property as part of the Remedial Action, or that may create a new exposure pathway for such hazardous substances, is prohibited without prior written approval from Ecology.

Section 4. The Owner of the Property must give thirty (30) day advance written notice to Ecology of the Owner's intent to convey any interest in the Property. No conveyance of title, easement, lease, or other interest in the Property shall be consummated by the Owner without adequate and complete provision for continued monitoring, operation, and maintenance of the Remedial Action as set forth in the No Further Action Letter.

Section 5. The Owner must restrict leases to uses and activities consistent with the Restrictive Covenant and notify all lessees of the restrictions on the use of the Property.

Section 6. The Owner must notify and obtain approval from Ecology prior to any use of the Property that is inconsistent with the terms of this Restrictive Covenant. Ecology may approve any inconsistent use only after public notice and comment.

Section 7. The Owner shall allow authorized representatives of Ecology the right to enter the Property at reasonable times for the purpose of evaluating the Remedial Action, to take samples, to inspect remedial actions conducted at the Property, and to inspect records that are related to the Remedial Action.

Section 8. The Owner of the Property reserves the right under WAC 173-340-440 to record an instrument that provides that this Restrictive Covenant shall no longer limit use of the Property or be of any further force or effect. However, such an instrument may be recorded only if Ecology, after public notice and opportunity for comment, concurs.

David Eales, Manager, Asset Management and Senior Officer
US Postal Service – Facilities

Print Name

Date Signed

Subscribed and sworn to before me this _____ day of _____ 1999.

Signature

Name Printed or Stamped
Notary Public in and for the State of Washington
Residing at _____
My appointment expires _____

[NOTE: The Property Owner must have this Restrictive Covenant notarized.]

Attachment A

LEGAL DESCRIPTION

**United States Postal Service, Former General Mail Facility,
2445 Third Avenue South Seattle, King County, Washington
also listed as 230 South Lander Street, Seattle, King County, Washington
Parcel # 766620-5235
Tax E# 0696876**

(please attach)

Attachment B

SITE MAP

**United States Postal Service, Former General Mail Facility,
2445 Third Avenue South Seattle, King County, Washington
also listed as 230 South Lander Street, Seattle, King County, Washington
from Dames & Moore 1998 figure 5..**

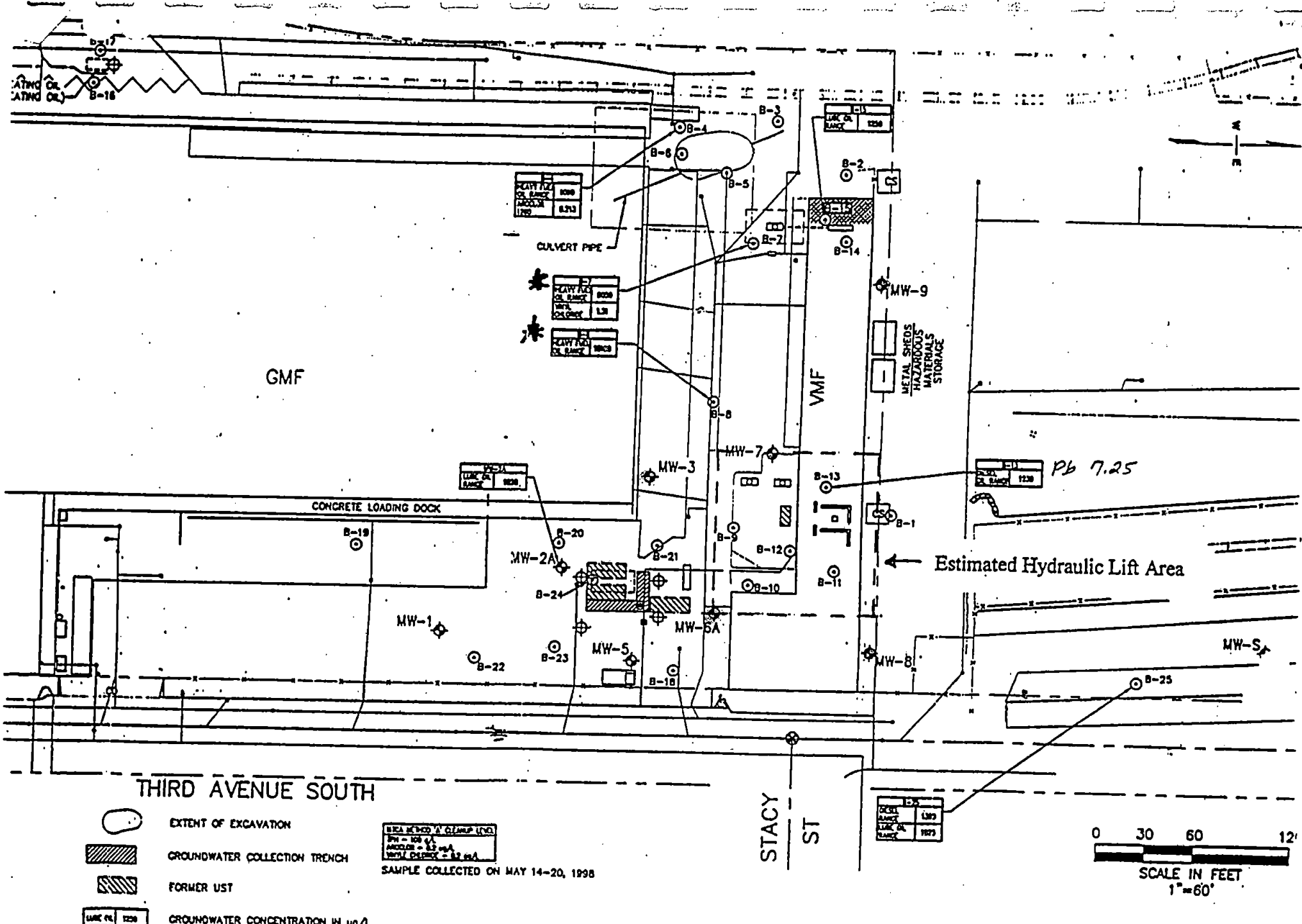


FIGURE
 GROUNDWATER CONTAMINANTS EXCEEDING
 MTCAL CLEANUP LEVEL
 USPS GMF/VMF Property - Seattle, Washington

E

Ground Water Sampling Log

Project 53-01920142.00 Site SSD-Support Center Well # MW-3 Date 2-27-02
 Well Depth 13.15' Screen Length 3'-14' bgs Well Dia. 2" Casing Type SS
 Sampling Device peristaltic pump Tubing Type HDPE Water Level 5.62 ft below TOC
 Measuring Point TOC Other Information Sample depth 10 ft below TOC

Sampling Personnel DTB

Time	pH	Temp °C	Cond. us/cm	Dis. O ₂ mg/L	DTW (ft)	Gallons Purged (Cumulative)	Notes
0900	6.93	10.66	637	Err 6	5.65		400 ml/min
0910	6.18	10.71	636	Err 6	5.7		340 ml/min
0920	6.27	10.67	646	"	5.7		300 ml/min
0925	6.34	10.76	652	"	5.7		280 ml/min
0930	6.39	10.72	652	"	5.7		
0935	6.44	10.70	656	"	5.7		300 ml/min
* 0940	6.49	10.69	662	"	5.7		280 ml/min
* 0950	6.52	10.68	662	"	5.7		270 ml/min
1000	6.59	10.68	677	"	5.7		250 ml/min
1005							Took 2- 1 L samples Amber bottles, unpreserved
					4.5		
							Sample clear, no opacity, no apparent sheen or odor

Ground Water Sampling Log

Project 53-01000140.00 Site SSD-Support Center Well # MW-6A Date 2-27-02
 Well Depth 11.49' Screen Length 3.5-13.5' bgs Well Dia. 2" Casing Type SS
 Sampling Device Peristaltic Pump Tubing Type HDPE Water Level 7.24
 Measuring Point TOC Other Information 10' below TOC

Sampling Personnel DTB

Time	pH	Temp °C	Cond. us/cm	Dis.O ₂ mg/L	DTW (ft)	Gallons Purged (Cumulative)	Notes
1155	6.57	12.18	684	Err 6	7.25		240 ml/min
1200	6.58	12.25	654	"	7.25		220 " "
1205	6.66	12.23	531	"			
1210	6.71	12.21	428	"	7.25		260 ml/min
1215	6.72	12.20	393	"	7.25		250 " "
1220	6.72	12.13	364	"	7.25		240 " "
1225	6.73	12.16	350	"	7.25		250 " "
1230	6.74	12.20	348	"			
1235	6.73	12.19	356	"			
1240	6.74	12.21	355	"			
						3.5	
							Took 2- 1 L water samples unpreserved, amber bottles
							-Sample is clear, no opacity, No apparent sheen or odor



Seattle 11720 North Creek Pkwy N, Suite 400, Bothell, WA 98011-8244
425.420.9200 fax 425.420.9210
Spokane East 11115 Montgomery, Suite B, Spokane, WA 99206-4776
509.924.9200 fax 509.924.9290
Portland 9405 SW Nimbus Avenue, Beaverton, OR 97008-7132
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RECEIVED

MAR 25 2002

**URS CORPORATION
SEATTLE**

15 March 2002

David Beede/Kevin Lundmark
URS Corporation
1501 4th Ave, Suite 1400
Seattle, WA/USA 98101-1616
RE: Seattle Schools Support Center

Enclosed are the results of analyses for samples received by the laboratory on 02/27/02 17:10. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Scott A. Woerman
Project Manager



Seattle 11720 North Creek Pkwy N, Suite 400, Bothell, WA 98011-8244
425.420.9200 fax 425.420.9210
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URS Corporation 1501 4th Ave, Suite 1400 Seattle WA/USA, 98101-1616	Project: Seattle Schools Support Center Project Number: 53-01000140.00 01000 Project Manager: David Beede/Kevin Lundmark	Reported: 03/15/02 14:58
---	--	-----------------------------

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
MW-3	B2C0001-01	Water	02/27/02 10:05	02/27/02 17:10
MW-7	B2C0001-02	Water	02/27/02 11:30	02/27/02 17:10
MW-6A	B2C0001-03	Water	02/27/02 12:45	02/27/02 17:10

North Creek Analytical - Bothell

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.


Scott A. Woerman, Project Manager

North Creek Analytical, Inc.
Environmental Laboratory Network



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URS Corporation 1501 4th Ave, Suite 1400 Seattle WA/USA, 98101-1616	Project: Seattle Schools Support Center Project Number: 53-01000140.00 01000 Project Manager: David Beede/Kevin Lundmark	Reported: 03/15/02 14:58
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Polynuclear Aromatic Compounds per EPA 8270M-SIM
North Creek Analytical - Portland

Analyte	Result	Reporting		Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		Limit								
MW-3 (B2C0001-01) Water Sampled: 02/27/02 10:05 Received: 02/27/02 17:10										
Benzo (a) anthracene	0.0664	0.0100		ug/l	1	2030316	03/04/02	03/07/02	EPA 8270m	
Benzo (a) pyrene	0.0133	0.0100		"	"	"	"	"	"	
Benzo (b) fluoranthene	0.0146	0.0100		"	"	"	"	"	"	
Benzo (k) fluoranthene	ND	0.0100		"	"	"	"	"	"	
Chrysene	0.0693	0.0100		"	"	"	"	"	"	
Dibenzo (a,h) anthracene	ND	0.0100		"	"	"	"	"	"	
Indeno (1,2,3-cd) pyrene	ND	0.0100		"	"	"	"	"	"	
Surrogate: Fluorene-d10	67.8 %	25-125				"	"	"	"	
Surrogate: Pyrene-d10	104 %	23-150				"	"	"	"	
Surrogate: Benzo (a) pyrene-d12	106 %	10-125				"	"	"	"	
MW-7 (B2C0001-02) Water Sampled: 02/27/02 11:30 Received: 02/27/02 17:10										
Benzo (a) anthracene	ND	0.0100		ug/l	1	2030316	03/04/02	03/07/02	EPA 8270m	
Benzo (a) pyrene	ND	0.0100		"	"	"	"	"	"	
Benzo (b) fluoranthene	ND	0.0100		"	"	"	"	"	"	
Benzo (k) fluoranthene	ND	0.0100		"	"	"	"	"	"	
Chrysene	0.0106	0.0100		"	"	"	"	"	"	
Dibenzo (a,h) anthracene	ND	0.0100		"	"	"	"	"	"	
Indeno (1,2,3-cd) pyrene	ND	0.0100		"	"	"	"	"	"	
Surrogate: Fluorene-d10	64.0 %	25-125				"	"	"	"	
Surrogate: Pyrene-d10	94.9 %	23-150				"	"	"	"	
Surrogate: Benzo (a) pyrene-d12	97.0 %	10-125				"	"	"	"	
MW-6A (B2C0001-03) Water Sampled: 02/27/02 12:45 Received: 02/27/02 17:10										
Benzo (a) anthracene	ND	0.0100		ug/l	1	2030316	03/04/02	03/07/02	EPA 8270m	
Benzo (a) pyrene	ND	0.0100		"	"	"	"	"	"	
Benzo (b) fluoranthene	ND	0.0100		"	"	"	"	"	"	
Benzo (k) fluoranthene	ND	0.0100		"	"	"	"	"	"	
Chrysene	ND	0.0100		"	"	"	"	"	"	
Dibenzo (a,h) anthracene	ND	0.0100		"	"	"	"	"	"	
Indeno (1,2,3-cd) pyrene	ND	0.0100		"	"	"	"	"	"	
Surrogate: Fluorene-d10	66.5 %	25-125				"	"	"	"	
Surrogate: Pyrene-d10	97.5 %	23-150				"	"	"	"	
Surrogate: Benzo (a) pyrene-d12	97.0 %	10-125				"	"	"	"	

North Creek Analytical - Bothell

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Scott A. Woerman, Project Manager

North Creek Analytical, Inc.
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 425.420.9200 fax 425.420.9210
 Spokane East 11115 Montgomery, Suite B, Spokane, WA 99206-4776
 509.924.9200 fax 509.924.9290
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URS Corporation
 1501 4th Ave, Suite 1400
 Seattle WA/USA, 98101-1616

Project: Seattle Schools Support Center
 Project Number: 53-01000140.00 01000
 Project Manager: David Beede/Kevin Lundmark

Reported:
 03/15/02 14:58

Polynuclear Aromatic Compounds per EPA 8270M-SIM - Quality Control
North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC Limits	RPD	RPD Limit	Notes
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Batch 2030316: Prepared 03/04/02 Using EPA 3520/600 Series

Blank (2030316-BLK1)

Benzo (ghi) perylene	ND	0.100	ug/l						
2-Methylnaphthalene	ND	0.100	"						
Acenaphthene	ND	0.100	"						
Acenaphthylene	ND	0.100	"						
Anthracene	ND	0.100	"						
Naphthalene	ND	0.100	"						
Fluorene	ND	0.100	"						
1-Methylnaphthalene	ND	0.100	"						
Phenanthrene	ND	0.100	"						
Pyrene	ND	0.100	"						
Fluoranthene	ND	0.100	"						
Benzo (a) anthracene	ND	0.0100	"						
Benzo (a) pyrene	ND	0.0100	"						
Benzo (b) fluoranthene	ND	0.0100	"						
Benzo (k) fluoranthene	ND	0.0100	"						
Chrysene	ND	0.0100	"						
Dibenzo (a,h) anthracene	ND	0.0100	"						
Indeno (1,2,3-cd) pyrene	ND	0.0100	"						
Surrogate: Fluorene-d10	1.80		"	2.50		72.0		25-125	
Surrogate: Pyrene-d10	2.24		"	2.50		89.6		23-150	
Surrogate: Benzo (a) pyrene-d12	2.42		"	2.50		96.8		10-125	

LCS (2030316-BS1)

Pyrene	2.42	0.100	ug/l	2.50		96.8		33-133	
Acenaphthene	2.10	0.100	"	2.50		84.0		26-135	
Benzo (a) pyrene	2.06	0.0100	"	2.50		82.4		38-137	
Surrogate: Fluorene-d10	1.78		"	2.50		71.2		25-125	
Surrogate: Pyrene-d10	2.60		"	2.50		104		23-150	
Surrogate: Benzo (a) pyrene-d12	2.56		"	2.50		102		10-125	

North Creek Analytical - Bothell

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Scott A. Woerman, Project Manager

North Creek Analytical, Inc.
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URS Corporation 1501 4th Ave, Suite 1400 Seattle WA/USA, 98101-1616	Project: Seattle Schools Support Center Project Number: 53-01000140.00 01000 Project Manager: David Beede/Kevin Lundmark	Reported: 03/15/02 14:58
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Polynuclear Aromatic Compounds per EPA 8270M-SIM - Quality Control
North Creek Analytical - Portland

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2030316: Prepared 03/04/02 Using EPA 3520/600 Series										
LCS Dup (2030316-BSD1)										
Acenaphthene	1.98	0.100	ug/l	2.50		79.2	26-135	5.88	60	
Pyrene	2.41	0.100	"	2.50		96.4	33-133	0.414	60	
Benzo (a) pyrene	2.01	0.0100	"	2.50		80.4	38-137	2.46	60	
<i>Surrogate: Fluorene-d10</i>	<i>1.70</i>		"	<i>2.50</i>		<i>68.0</i>	<i>25-125</i>			
<i>Surrogate: Pyrene-d10</i>	<i>2.59</i>		"	<i>2.50</i>		<i>104</i>	<i>23-150</i>			
<i>Surrogate: Benzo (a) pyrene-d12</i>	<i>2.50</i>		"	<i>2.50</i>		<i>100</i>	<i>10-125</i>			

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Scott A. Woerman, Project Manager

North Creek Analytical, Inc.
Environmental Laboratory Network



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URS Corporation 1501 4th Ave, Suite 1400 Seattle WA/USA, 98101-1616	Project: Seattle Schools Support Center Project Number: 53-01000140.00 01000 Project Manager: David Beede/Kevin Lundmark	Reported: 03/15/02 14:58
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Notes and Definitions

- DET Analyte DETECTED
- ND Analyte NOT DETECTED at or above the reporting limit
- NR Not Reported
- dry Sample results reported on a dry weight basis
- RPD Relative Percent Difference

North Creek Analytical - Bothell

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 Scott A. Woerman, Project Manager

North Creek Analytical, Inc.
 Environmental Laboratory Network

CHAIN OF CUSTODY REPORT

Work Order #: **B2C0001**

CLIENT: URS			INVOICE TO: Same			TURNAROUND REQUEST in Business Days* Organic & Inorganic Analyses <input checked="" type="checkbox"/> 10 <input type="checkbox"/> 7 <input type="checkbox"/> 5 <input type="checkbox"/> 4 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> 1 <input type="checkbox"/> <1 <small>STD.</small> Petroleum Hydrocarbon Analyses <input type="checkbox"/> 5 <input type="checkbox"/> 4 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> 1 <input type="checkbox"/> <1 <small>STD.</small> Please Specify OTHER _____ <small>*Turnaround Requests less than standard may incur Rush Charges.</small>			
REPORT TO: David Beebe/Kevin Lundmark									
ADDRESS: 1501 4th Ave Suite 1400 Seattle, WA 98101			P.O. NUMBER: Work Order 00014						
PHONE: 206-438-2700 FAX: 206-438-2699			PROJECT NAME: SEATTLE SCHOOLS SUPPORT CENTER			REQUESTED ANALYSES			
PROJECT NUMBER:			c-PAHs / 6:20-SIM } SEE COMMENT BELOW						
SAMPLED BY:									
CLIENT SAMPLE IDENTIFICATION	SAMPLING DATE/TIME					MATRIX (W, S, O)	# OF CONT.	COMMENTS	NCA WO ID
1. MW-3	2/27/02 1005	X						B2C0001	01
2. MW-7	1136	X							02
3. MW-6A	1245	X				W	2		03
4.									
5.									
6.									
7.									
8.									
9.									
10.									
11.									
12.									
13.									
14.									
15.									

RELINQUISHED BY: David Beebe FIRM: URS DATE: 2/27/02 TIME: 1325	RECEIVED BY: Bill Travis FIRM: Scott Messing DATE: 2/27/02 TIME:
RELINQUISHED BY: FIRM: DATE: TIME:	RECEIVED BY: NCA FIRM: NCA DATE: 2/27/02 TIME: 1710
ADDITIONAL REMARKS: ** NOTE - PLEASE ANALYZE WITH REPORTING LIMITS ≤ 0.012 mg/L FOR ALL CPAHS FOR EACH SAMPLE ~ SEE SCOTT WOERMAN	
COC REV 3/99	TEMP: 10.4 W/10