SoundEarth Strategies, Inc.
2811 Fairview Avenue East, Suite 2000
Seattle, Washington 98102

CLEANUP ACTION REPORT

Property:
Former Mastermark Printing
6555 5th Avenue South
Seattle, Washington

Prepared for:
Equinox Development Unlimited, LLC
6555 5th Avenue South
Seattle, Washington

Report Date:
July 28, 2014

Cleanup Action Report

Prepared for:

Equinox Development Unlimited, LLC
6555 5th Avenue South
Seattle, Washington 98108

Former Mastermark Printing
6555 5th Avenue South
Seattle, Washington 98108

Project No.: 0761-001

Prepared by:

Ada Hamilton
Project Scientist

Reviewed by:

State of Washington
2921
Licensed Geologist
PETER J. KINGSTON

Pete Kingston, LG
Associate Geologist

John R. Funderburk, MSPH
Principal

July 28, 2014

SoundEarth Strategies

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ACRONYMS AND ABBREVIATIONS

bgs	below ground surface
CAR	Cleanup Action Report
CVOCs	chlorinated volatile organic compounds
DO	dissolved oxygen
DPD	City of Seattle Department of Planning and Development
DRPH	diesel-range petroleum hydrocarbons
Ecology	Washington State Department of Ecology
EPA	U.S. Environmental Protection Agency
mg/kg	milligrams per kilogram
MTCA	Washington State Model Toxics Control Act
ORP	oxygen-reduction potential
ORPH	oil-range petroleum hydrocarbons
the Property	located at 6555 5th Avenue South in Seattle, Washington
ROW	right-of-way
the Site	Soil contaminated with diesel-range petroleum hydrocarbons at a depth of 7 feet below ground surface, and groundwater contaminated with vinyl chloride in the vicinity of monitoring well MW01.
SoundEarth	SoundEarth Strategies, Inc.
USGS	U.S. Geological Society
WAC	Washington Administrative Code

1.0 INTRODUCTION

SoundEarth Strategies, Inc. (SoundEarth) has prepared this Cleanup Action Report (CAR) for the Former Mastermark Printing property located at 6555 5th Avenue South, in Seattle, Washington (the Property). The location of the Property is shown on Figure 1. This CAR was prepared for submittal to the Washington State Department of Ecology (Ecology) to demonstrate compliance with the specific requirements of a cleanup action as defined by the Washington State Model Toxics Control Act (MTCA) Regulation in Chapters 173-340-350, 173-340-360, 173-340-400, and 173-340-410 of the Washington Administrative Code (WAC). The cleanup action was performed under Ecology's Voluntary Cleanup Program (Toxics Cleanup Program Identification Number NW2489).

According to Ecology's *Guidelines for Property Cleanups under the Voluntary Cleanup Program* dated July 2008, a site is defined by the nature and extent of contamination associated with one or more releases of hazardous substances before any cleanup of that contamination. Based on this definition of a site, and that provided in WAC 173-200-340, and results of previous investigations conducted at the Property by SoundEarth, the "Site" is defined by the full lateral and vertical extent of contamination that has resulted from the operation of a printing and machine shop on the Property. The Site is limited to groundwater contaminated with vinyl chloride in the vicinity of monitoring well MW01.

A cleanup action was conducted at the Property in 2012 and 2013, to remediate vinyl chloride-contaminated groundwater. Subsequent groundwater monitoring events indicated that the cleanup action was successful at remediating groundwater with vinyl chloride concentrations to below the applicable cleanup standards. The project background, a description of the cleanup activities, and the analytical results from samples collected during the cleanup action are included in this report.

1.1 PURPOSE

The purpose of this CAR is to document the cleanup action field activities, summarize the laboratory analytical results, and present conclusions. The objective of the cleanup action was to remediate groundwater with concentrations of vinyl chloride that exceed the MTCA Method A cleanup level at the Property, and to obtain a determination of No Further Action from Ecology through the Voluntary Cleanup Program.

1.2 REPORT ORGANIZATION

This CAR has been organized into the following sections:

- **Section 2.0, Background.** This section provides a description of the Property features and location; a summary of historical use and future land use; a description of the regional and local geology and hydrology; and a summary of the previous investigations at the Property.
- **Section 3.0, Cleanup Action Components.** This section describes the components of the cleanup action.
- **Section 4.0, Cleanup Action Results.** This section describes the results of soil and groundwater samples collected during the cleanup action.
- **Section 5.0, Conclusions.** This section presents the conclusions based on information obtained in the subsurface investigations and the results of the cleanup action.
- **Section 6.0, Limitations.** This section discusses document limitations.

- **Section 7.0, References.** This section lists references cited in this document.

2.0 BACKGROUND

This section provides a description of the Property features and location; a summary of historical land use; a description of the regional and local geology and hydrology; a summary of previous investigations conducted at the Property.

2.1 PROPERTY FEATURES AND LOCATION

The following subsections present the current land use practices on the Property and surrounding parcels.

2.1.1 Property

The Property consists of a rectangular-shaped tax parcel (King County Parcel Number 536720-1985) that covers approximately 18,000 square feet (0.41 acres) of land in Township 24/Range 4/ Section 29. The Property is located at 6555 5th Avenue South in Seattle, Washington. Figure 2 depicts a plan view/layout of the Property. According to the King County iMAP interactive mapping tool, the Property is located at an approximate elevation of 15 feet above mean sea level and is relatively flat.

The Property is occupied by a 1941-vintage concrete warehouse building that includes approximately 28,700 square feet of space, which is heated with natural gas. The warehouse building includes a basement and mezzanine, which are occupied by Equinox Studios, a collection of artist's studios and shops. The ground floor of the warehouse building is currently occupied by a woodshop, several blacksmithing and metal fabrication spaces, and sculpture and painting studios. The mezzanine is occupied by multiple art studios used for photography, painting, and sculpting.

Development in the vicinity of the Property is primarily commercial and industrial. A truck repair and service shop is located on the north-adjoining property, Red House Deli is located on the west-adjoining property, Superior Transmission is located on the south-adjoining property, and Koike Seafood and a cabinet maker are located on the east-adjoining property.

2.2 HISTORICAL USE OF THE PROPERTY

A review of historical information was conducted to determine past uses of the Property and adjoining properties. The sources of historical data used to develop this section include the City of Seattle Department of Planning and Development (DPD), Seattle Public Utilities; Sanborn Fire Insurance Maps; Kroll and Baist Atlases; Polk and Cole City Directories; Puget Sound Regional Archives; and aerial photographs. Historical documentation referenced in this section is provided in Appendix A. Pertinent historical features are shown on Figure 2.

According to the City of Seattle's zoning map, the Property is located within the Greater Duwamish Manufacturing Industrial Center and is zoned as Industrial General 2 Unlimited/85. The Industrial General 2 Unlimited/85 zoning classification allows for a broad range of industrial and commercial uses. Typical land use includes general and heavy manufacturing, commercial, entertainment, transportation and utility services, and salvage and recycling. The City of Seattle will reportedly permit commercial uses in industrial areas to the extent that they reinforce the industrial character of the region (City of Seattle

DPD 2013). New residential uses will not be permitted by the City of Seattle except for special types of dwellings that are related to the industrial area and would not restrict or disrupt industrial activity.

Records indicate that the Property was undeveloped until 1941, when the existing single-story industrial warehouse building was constructed and occupied by Sulak Manufacturing Company, a machine shop that manufactured tools. Machine shops from this era regularly used petroleum products and cleaning solvents in their typical business operations; however, available historical records do not indicate the type, quantity, or location of historical usage of petroleum and solvents. Additions to the warehouse building were constructed in 1945 and 1952. According to building plans for the 1945 addition, an oil and gas storage room was located in the northeast corner of the present warehouse building as shown on Figure 2. Interviews indicated that the former boilers were likely located in the northwest corner and southern portion of the warehouse building. The oil burners and associated underground storage tanks were reportedly removed 20 years ago. By 1967, Walt's Machine Works and Hilti Fastening Systems were listed as tenants of the Property. Northwest Machine Shop occupied the Property by 1970. The warehouse building operated as a machine shop until 1970 when the Property was purchased by Mastermark Printing. Mastermark Printing operated on the Property from 1970 through at least 2000 and manufactured rubber stamps and seals, nameplates and badges, interior and exterior signs, and plaques and awards. Equinox Studios, a collection of art studios, occupied the Property from 2006 to the present. In 2011, Equinox Studios LLC purchased the Property.

2.2.1 Historical Use of adjoining Properties

The historical use of adjoining properties is summarized below:

- **North-adjoining property.** The north-adjoining property was originally developed by 1966 with a storage yard, shed, and surface parking lot. The property was further developed in the early 1970s with the existing manufacturing machine shop building.
- **East-adjoining property.** The east-adjoining properties were originally developed as residences as early as 1917. In a Sanborn Fire Insurance Map published in 1966, the east-adjoining property was occupied by a shop and machine storage yard. By 1978, the existing large industrial warehouse building was constructed.
- **South-adjoining property.** The south-adjoining property was originally developed in 1942 with a gasoline station and grease room. The gasoline station was present on the south-adjoining property until at least 1978. In 1980, the building was rebuilt as a repair garage.
- **West-adjoining property.** The west-adjoining property was developed by 1936 with a small greasing building and retail gasoline station. The gasoline station remained on the property until at least 1961, and by 1965 it was developed as a surface parking lot. The property was redeveloped in 1987 with a small commercial building occupied by a grocery store.

2.3 GEOLOGIC AND HYDROGEOLOGIC SETTING

Geologic conditions often influence the environmental conditions of a property. Underlying soil types and bedrock formations may facilitate or impede the migration of chemical contaminants in soil and

groundwater. This section summarizes known geologic and hydrogeologic conditions that may impact the Property with regard to environmental concerns.

2.3.1 Geology

According to the Geologic Map of Seattle (Booth et al. 2005), the surficial geology in the Property vicinity consists of alluvium. The alluvium deposits consist of sand, silt, gravel and cobbles deposited by streams and running water.

Soil encountered during drilling activities generally consisted of an upper 6 to 7 feet of fine to medium sand (fill material), overlying silty sand to the maximum explored depth of 16.5 feet bgs.

2.3.2 Hydrogeology

The U.S. Geological Society Topographic Map of Seattle South, Washington Quadrangle depicts the topography in the vicinity of the Property as relatively flat, with a slight slope downward towards the southwest (USGS 1983). The topographic map depicts the closest surface water body as the Duwamish River, which is located approximately 500 feet to the west/southwest.

Based on subsurface investigations and subsequent groundwater monitoring events conducted at the Property by SoundEarth between 2011 and 2014, groundwater levels at the site range from approximately 3 to 9 feet bgs, and the groundwater flow direction is generally toward the southwest. A summary of groundwater flow direction and gradient is provided in Section 4.0.

2.4 PREVIOUS ENVIRONMENTAL INVESTIGATIONS

SoundEarth conducted subsurface investigations in 2010 and 2011. The environmental investigations are summarized below. Soil and reconnaissance groundwater results from the previous environmental investigations are depicted in Figures 3 and 4, and presented in Tables 1 and 2.

2.4.1 2010 Subsurface Investigation

Six borings (P01 through P06) were advanced to depths ranging from approximately 10 to 12 feet bgs. Soil boring locations are shown on Figure 2. Borings were advanced at locations to investigate soil and groundwater conditions in the former machine shop, former boiler room, and former oil and gas storage areas on the Property. In addition, borings were advanced to investigate the current blacksmith and metal fabrication activities conducted on the Property. Soil samples were collected and analyzed for petroleum hydrocarbons, MTCA 5 metals (lead, arsenic, chromium, cadmium, and mercury), and chlorinated volatile organic compounds (CVOCs). Groundwater was encountered at depths ranging from 7 to 10 feet bgs. Reconnaissance groundwater samples were collected from the borings and analyzed for petroleum hydrocarbons and CVOCs. Soil and reconnaissance groundwater analytical results are summarized below:

- A soil sample collected from boring P05 at a depth of 7 feet bgs contained DRPH at a concentration (2,900 milligrams per kilogram [mg/kg]) above the MTCA Method A cleanup level (2,000 mg/kg). The reconnaissance groundwater sample collected from boring P05 did not contain detectable concentrations of petroleum hydrocarbons, including DRPH.

- Soil samples collected from borings P01 and P03 did not contain detectable concentrations of CVOCs, including vinyl chloride. Reconnaissance groundwater samples collected from borings P01 and P03 contained concentrations of vinyl chloride above the MTCA Method A cleanup level.
- The remaining soil and groundwater samples did not contain gasoline-range petroleum hydrocarbons, oil-range petroleum hydrocarbons (ORPH), DRPH, metals, or CVOCs at concentrations exceeding either their respective laboratory reporting limits or MTCA cleanup levels.

The results of the limited subsurface investigation at the Property confirmed the presence of DRPH in soil beneath the 5th Avenue South right-of-way (ROW) in the vicinity of the northeast corner of the Property, as well as vinyl chloride in groundwater beneath the center of the Property.

2.4.2 2011 Subsurface Investigation - DRPH

To further evaluate the lateral and vertical extent of DRPH in soil, SoundEarth advanced 8 soil borings (borings P06 through P13) to a maximum depth of 12 feet bgs on April 5, 2011. Soil samples were submitted for analysis of DRPH and OPRH. Soil analytical results are summarized below:

- A soil sample collected from boring P10 at a depth of 7 feet bgs contained DRPH at a concentration of 3,000 mg/kg, exceeding the MTCA Method A cleanup level. Boring P10 is located immediately adjacent to boring P05, which was advanced in 2010.
- The remaining soil samples did not contain DRPH or ORPH at concentrations exceeding either their respective laboratory reporting limits or MTCA cleanup levels.

The results of the subsurface investigation indicated that a possible spill in the 5th Avenue South ROW may have resulted in a release of DRPH to soil in the 5th Avenue South ROW. Based on the findings of the subsurface investigation, the extent of the DRPH-impacted soil appeared to be limited to the 5th Avenue South ROW at a depth of 7 feet bgs and did not extend on to the Property.

The concentrations of DRPH reported in analyzed soil samples were statistically evaluated in accordance with Ecology's 1992 and 2010 guidance documents; based on the results of the analysis, the concentrations of DRPH beneath the 5th Avenue South ROW were compliant with MTCA. The statistical analysis is included as Appendix B.

In addition, DRPH contamination in soil is located beyond the Property boundary and below the conditional point of compliance of 6 feet bgs (WAC 173-340-7490[4][a]), the impacted soil is capped by 5th Avenue South, and groundwater is not affected by the release. Therefore, this investigation concluded that no additional action was warranted on behalf of the Property owner with regard to the DRPH contamination in soil.

2.4.3 2011 Subsurface Investigation – Vinyl Chloride

To confirm the presence of vinyl chloride in groundwater at the Property and to bound the extent of the issue, SoundEarth advanced three soil borings (B01, B02, and B03) which were completed as 2-inch diameter groundwater monitoring wells MW01, MW02, and MW03 as

shown on Figure 2. Soil samples were collected from B02 and groundwater samples were collected from the three monitoring wells. The soil sample collected from boring B02 at a depth of 5 feet bgs did not contain concentrations of CVOCs above the laboratory reporting limits.

Groundwater analytical results for samples obtained from monitoring wells MW01 through MW03 on April 6, 2011, are presented in Table 2, and the data are also summarized below:

- Concentrations of vinyl chloride and other CVOCs were not detected above the laboratory reporting limits in the groundwater samples collected from monitoring wells MW01 and MW02.
- The concentration of vinyl chloride slightly exceeded the MTCA Method A cleanup level in the initial groundwater sample collected from monitoring well MW03. Concentrations of other CVOCs in the groundwater sample remained below laboratory reporting limit or applicable MTCA cleanup levels.

The results of the subsurface investigation indicate that former land use practices (machine shop) at the Property may have resulted in a very minor release of CVOCs into groundwater in the center of the Property. To date, no existing source area of CVOCs in soil has been identified at the Property. Based on the findings of the subsurface investigation, the extent of the vinyl chloride-contaminated groundwater is limited to the center of the Property.

2.4.4 2011 Groundwater Monitoring Event

Groundwater samples were collected from MW01, MW02 and MW03 on July 20, 2011, and submitted for laboratory analysis of CVOCs. Laboratory analytical results from the monitoring event were compared to applicable MTCA Method A cleanup levels for groundwater and are summarized below (Table 2):

- A concentration of vinyl chloride exceeding the MTCA Method A cleanup level was detected in the groundwater sample collected from monitoring well MW03.
- Concentrations of vinyl chloride were below the laboratory reporting limit in the groundwater samples collected from monitoring wells MW01 and MW02.
- Concentrations of other CVOCs in the groundwater samples collected from monitoring wells MW01, MW02, and MW03 were below their respective laboratory reporting limits or MTCA Method A cleanup levels.

3.0 CLEANUP ACTION

Based on the findings of the subsurface investigations and groundwater monitoring events conducted at the Property in 2010 and 2011, concentrations of vinyl chloride exceeding the MTCA Method A cleanup level were present in groundwater in the vicinity of monitoring well MW03.

In 2012 and 2013, SoundEarth conducted a cleanup action at the Property to remediate vinyl chloride-contaminated groundwater in the center of the Property. SoundEarth implemented an injection program, which used oxidizers and edible oil to encourage degradation of the vinyl chloride, thereby reducing concentrations in groundwater to below the MTCA Method A cleanup level. The injection program included two injection events and several groundwater monitoring events, which are described in the following sections.

3.1 2012 INJECTION EVENT

On April 3, 2012, SoundEarth conducted an injection event at the Property. The injection event included measuring depth to groundwater and groundwater quality parameters in monitoring wells MW01, MW02, and MW03; mixing a batch of sodium persulfate and hydrogen peroxide; and injecting the mixture into monitoring well MW03.

SoundEarth opened monitoring wells MW01, MW02, and MW03 and allowed the wells to equilibrate with atmospheric pressure for a minimum of 15 minutes. Depth to groundwater was then measured in each well and a downhole water quality meter was used to measure pH, dissolved oxygen (DO), and oxygen-reduction potential (ORP) of the groundwater within each well.

Using a pre-fabricated injection skid equipped with a mechanical pump, SoundEarth then mixed a batch consisting of 55 pounds of sodium persulfate, 12 gallons of hydrogen peroxide, and approximately 150 gallons of water. The batch was injected into monitoring well MW03 with a wellhead pressure of approximately 1 pound per square inch. Following injection of the chemical mixture, a rinse batch containing approximately 100 gallons of water was injected to aid the transport of the injectate into the subsurface.

Following the injections, depth to groundwater was measured in all monitoring wells and pH, DO, and ORP were measured within monitoring wells MW01 and MW02. Groundwater parameters were not measured in monitoring well MW03 because of the presence of the injectate.

3.2 2013 INJECTION EVENT

On January 23, 2013, SoundEarth conducted an injection event at the Property. The injection event included collecting groundwater samples from monitoring wells MW01 and MW03, mixing a batch of edible oil substrate, and injecting the mixture into monitoring well MW03.

SoundEarth collected groundwater samples from monitoring wells MW01 and MW03 and delivered them to Friedman & Bruya, Inc., of Seattle, Washington, for laboratory analysis. The groundwater sample from monitoring well MW01 was submitted for laboratory analysis of oil and grease by U.S. Environmental Protection Agency (EPA) Method 1664. The groundwater sample from monitoring well MW03 was submitted for laboratory analysis of CVOCs by EPA Method 8260C.

Using a pre-fabricated injection skid equipped with a mechanical pump, SoundEarth mixed a batch consisting of approximately 24.4 gallons of soybean oil and 125 gallons of water. The batch was injected into monitoring well MW03 with a wellhead pressure of approximately 4.5 pounds per square inch. Following injection of the injectate, a rinse batch containing approximately 50 gallons of water was injected using the same method to aid the transport of the injectate into the subsurface. Laboratory analytical results from the groundwater samples were compared to applicable MTCA Method A cleanup levels.

3.3 GROUNDWATER MONITORING EVENTS

During the cleanup action, SoundEarth conducted groundwater monitoring events to evaluate the effectiveness of the injection events. Groundwater monitoring events were conducted on June 1 and August 10, 2012; February 22, May 21, August 28, and November 22, 2013; and February 12 and May

14, 2014. In addition, a baseline groundwater sample was collected from monitoring well MW03 prior to an injection event on January 23, 2013.

For each groundwater monitoring event, SoundEarth opened monitoring wells MW01 through MW03 in order to allow water levels to equilibrate with atmospheric pressure for a minimum of 15 minutes before groundwater level measurements were obtained. Groundwater levels were measured to an accuracy of 0.01 feet using an electronic water level meter. Groundwater samples were collected using low flow sampling methods in accordance with SoundEarth's *Standard Operating Procedure 007 - Groundwater Sampling*, dated August 2012, Purging and sampling of the groundwater were performed using a peristaltic pump and dedicated polyethylene tubing at a flow rate between 100 and 220 milliliters per minute. The tubing intake was placed approximately 2.5 to 3 feet below the surface of the groundwater, or mid-screen, in each well. Groundwater parameters, including pH, DO, specific conductance, ORP, turbidity, and temperature, were monitored during purging. Purging continued until the minimum subset of pH, DO, and specific conductance or turbidity had stabilized within established ranges. Groundwater samples were collected from the pump outlet tubing located upstream of the flow-through cell and placed directly into clean, laboratory-prepared sample containers. Samples were individually labeled, placed on ice, and transported to the laboratory under standard chain-of-custody protocols.

Groundwater samples were delivered to Friedman & Bruya, Inc., of Seattle, Washington, for laboratory analysis of selected CVOCs by EPA Method 8260C. Groundwater samples collected from select monitoring wells were further analyzed for sulfate by Method SM184500S04E and/or oil and grease by EPA Method 1664 in accordance with Underground Injection Control Well Registration #31624.

4.0 CLEANUP ACTION RESULTS

During the groundwater monitoring events, the Property exhibited a flat groundwater gradient with a very slight flow direction toward the west/northwest or west/southwest. During the February 2013 groundwater monitoring event, the groundwater level measured in monitoring well MW03 appeared anomalous. This is attributed to the effects of the injection event that was conducted in January 2013. The general flow direction and gradient are depicted in the rose diagram that is provided as Figure 5. Groundwater analytical results from the last four consecutive quarters are depicted on Figure 6.

Laboratory analytical results from the groundwater monitoring events conducted during the cleanup action were compared to the MTCA cleanup levels for groundwater and are summarized below:

- No CVOCs were detected above the laboratory reporting limits in the groundwater samples collected from monitoring wells MW01 and MW02 during any of the groundwater monitoring events.
- A concentration of vinyl chloride above the cleanup level was detected in the groundwater sample collected from monitoring well MW03 in June and August 2012, and January and May 2013. The other CVOCs were below the laboratory reporting limits or the respective cleanup levels.
- Concentrations of CVOCs, including vinyl chloride, were below the laboratory reporting limits or respective cleanup levels in the groundwater samples collected from monitoring well MW03 in February, August, and November 2013, and February and May 2014.

Following the injection of edible oil in January 2013, vinyl chloride concentrations dropped below the laboratory reporting limit. However, vinyl chloride concentrations rebounded to a concentration slightly above the MTCA Method A cleanup level approximately one month following the edible oil injection. Following the rebound, vinyl chloride concentrations decreased below the laboratory reporting limit in groundwater samples collected for the following four consecutive quarters. Laboratory analytical reports for the groundwater samples are included as Appendix C.

5.0 CONCLUSIONS

Based on a review of historical information, it appears that the Property was undeveloped until 1941, when the existing single-story commercial building originally occupied by Sulak Manufacturing Co., a machine shop, was constructed. Additions to the original building were constructed in 1945 and 1952. Mastermark Printing operated at the Property from 1970 to approximately 2000. Potential chemicals of concern associated with historical use at the Site include: metals, petroleum hydrocarbons, and chlorinated solvents.

Metals. Soil sample analysis indicated that MTCA 5 metals (chromium, arsenic, cadmium, lead, and mercury) were below their respective laboratory reporting limits or MTCA cleanup levels. Concentrations of chromium, arsenic, cadmium, lead, and mercury below MTCA cleanup levels suggest that no further action with regard to metal contamination is warranted at this time.

Petroleum hydrocarbons. The 2010 subsurface investigation indicated a limited area of DRPH-contaminated soil beneath the 5th Avenue South ROW. The 2011 subsurface investigation determined that the extent of the DRPH-impacted soil appeared to be limited to the 5th Avenue South ROW at a depth of 7 feet bgs. The concentrations of DRPH reported in analyzed soil samples were statistically evaluated in accordance with Ecology's 1992 and 2010 guidance documents; based on the results of the analysis, the concentrations of DRPH beneath the ROW are compliant with MTCA. In addition, DRPH contamination in soil is located beyond the Property boundary and below the conditional point of compliance of 6 feet bgs, and the impacted soil is capped by Fifth Avenue South. Furthermore, a reconnaissance groundwater sample was collected from the boring location that exhibited the highest DRPH concentration in soil and analytical results indicated that groundwater was not affected by the DRPH release. The results of the DPRH investigation suggest that no further action with regard to petroleum hydrocarbon contamination is warranted.

Chlorinated solvents. Concentrations of vinyl chloride were detected in groundwater beneath the center of the Property. Groundwater contamination appeared to be limited in extent, and was above the MTCA Method A cleanup level in only one well (MW03). The cleanup action consisted of underground injections of oxidizers and edible oil. Subsequent groundwater monitoring has indicated four consecutive quarters of vinyl chloride concentrations below MTCA Method A cleanup levels. The absence of vinyl chloride in soil and the four consecutive quarters of groundwater monitoring with vinyl chloride concentrations below MTCA Method A cleanup levels suggest that no further action with regard to vinyl chloride contamination is warranted.

Given the effective cleanup action, no additional cleanup activities appear to be warranted. On behalf of Equinox Development Unlimited, LLC, SoundEarth requests that Ecology issue a determination of No Further Action for the Site.

6.0 LIMITATIONS

The services described in this report were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This report is solely for the use and information of our client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this report are derived, in part, from data gathered by others, and from conditions evaluated when services were performed, and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We do not warrant and are not responsible for the accuracy or validity of work performed by others, nor from the impacts of changes in environmental standards, practices, or regulations subsequent to performance of services. We do not warrant the use of segregated portions of this report.

7.0 REFERENCES

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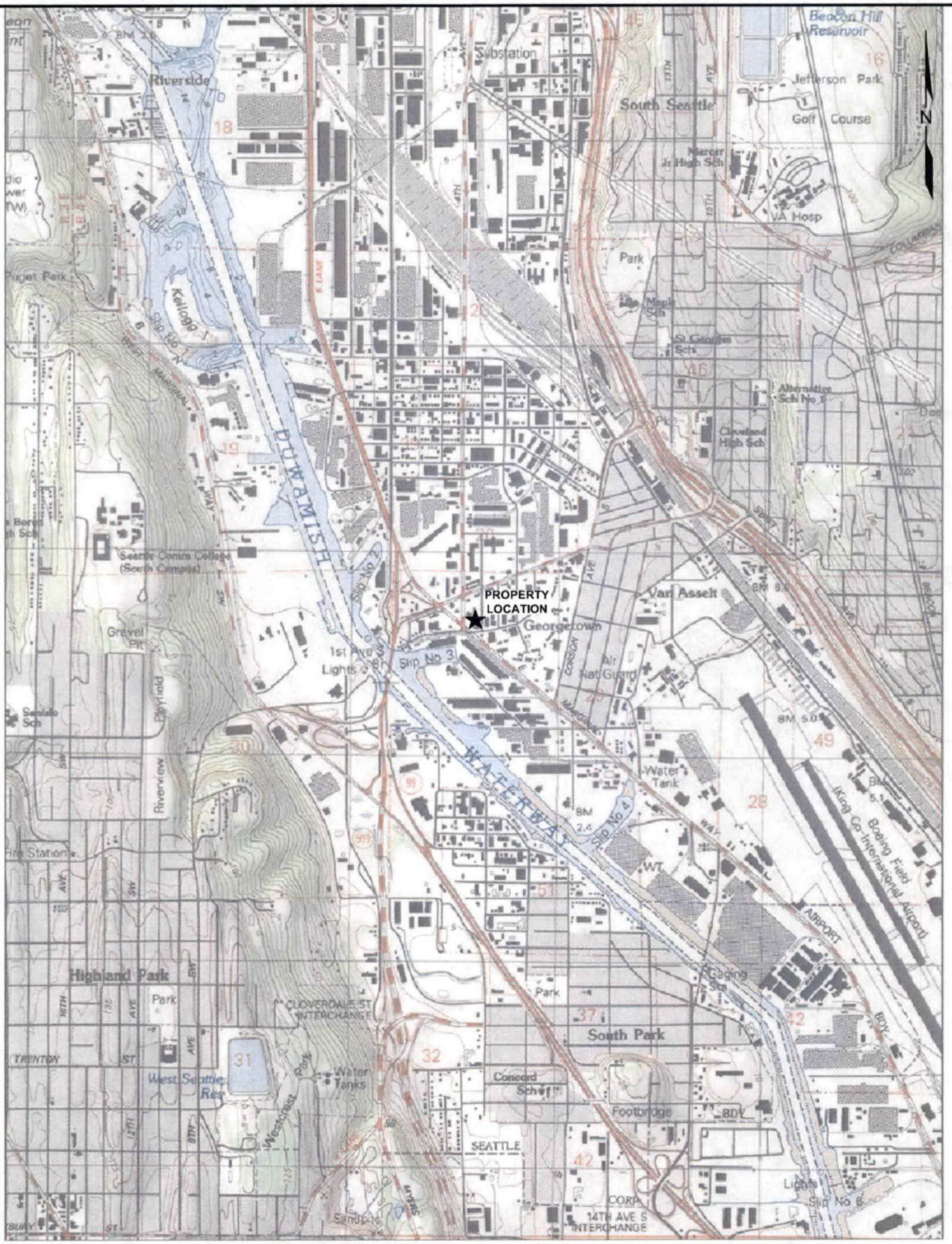
FIGURES



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APPROXIMATE SCALE: 1:24,000

SoundEarth Strategies
WWW.SOUNDEARTHINC.COM

DATE:	04/29/11
DRAWN BY:	V. BACHMANN
CHECKED BY:	E. ROTHMAN
CAD FILE:	0761-001_FIG 1

PROJECT NAME:	FORMER MASTERMARK PRINTING
PROJECT NUMBER:	0761-001
STREET ADDRESS:	6545 5TH AVENUE SOUTH
CITY, STATE:	SEATTLE, WASHINGTON

FIGURE 1
PROPERTY LOCATION MAP

P:\0761 EQUINOX DEVELOPMENT UNLIMITED\0761-001 FORMER MASTERMARK PRINTING\TECHNICAL\CAD\FIGURE 1\0761-001_FIG 1_F.DWG

SOUNDEARTHINC.COM

5TH AVENUE SOUTH

SOUTH RIVER STREET

N

P08 P09
P07 P05 P10
P06 P11
MW02
P13 P12
FORMER OIL AND GAS STORAGE
STEEL-COVERED VAULT
P03 MW03
BLACKSMITH AND METAL FABRICATION
P01
P04/ MW01
FORMER MASTERMARK PRINTING AND MACHINE SHOP
P02
FORMER BOILER
TIRE REPAIR SERVICE
P06
DELI
FORMER GASOLINE STATION
SUPERIOR TRANSMISSION (FORMER GASOLINE STATION)
EAST MARGINAL WAY SOUTH
24" P.S. (SANITARY)
42" P.S. (METRO)
42" P.S. (SANITARY)

LEGEND

- MW02 — MONITORING WELL
- P01 — SOIL BORING
- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- ss — SEWER LINE

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DATE: 06/23/14
DRAWN BY: BLR
CHECKED BY: PJK
CAD FILE: 0761-001_2014CAR_EL

PROJECT NAME: FORMER MASTERMARK PRINTING
PROJECT NUMBER: 0761-001
STREET ADDRESS: 6555 5TH AVENUE SOUTH
CITY, STATE: SEATTLE, WASHINGTON

REGION:

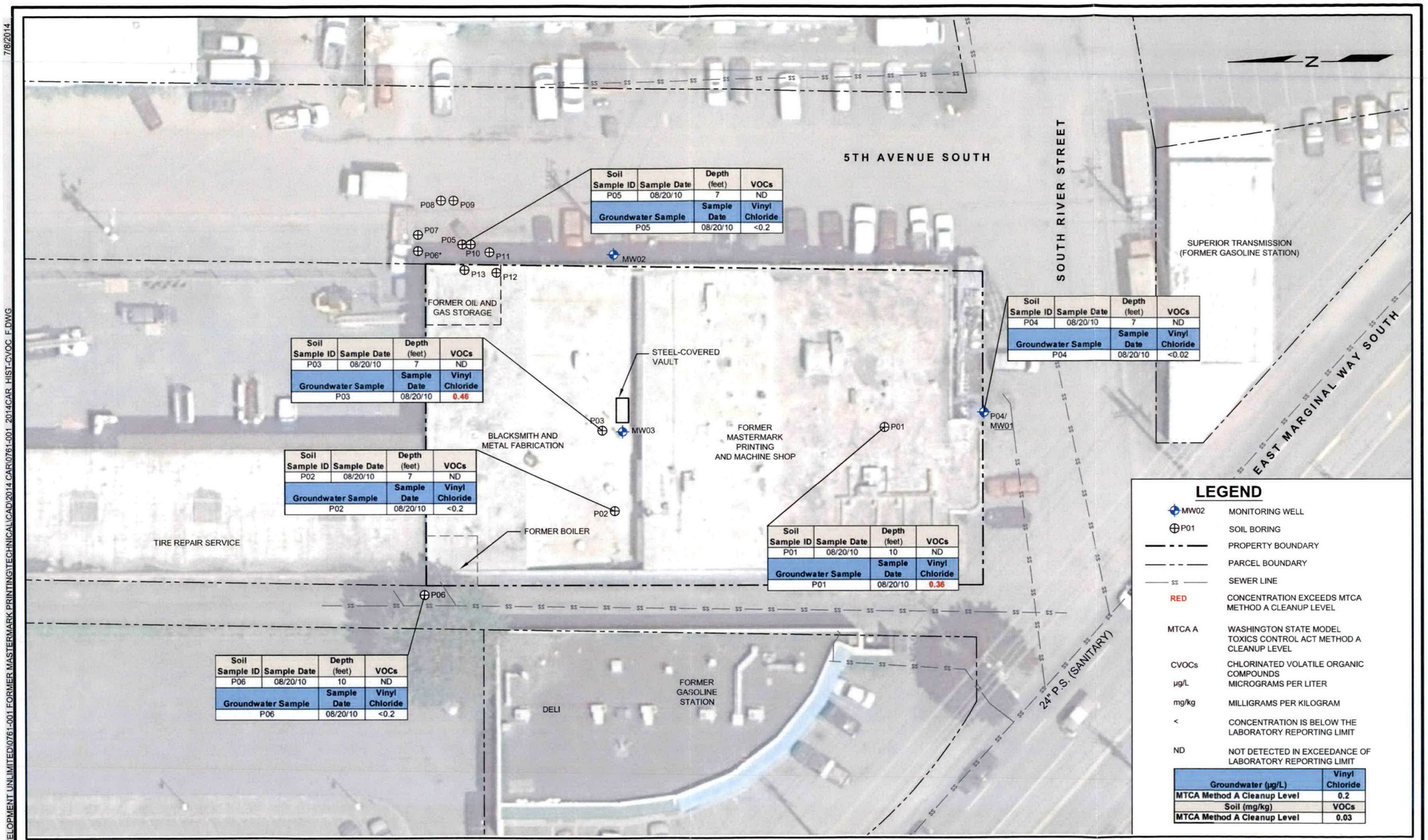
0 15 30 60
APPROXIMATE SCALE IN FEET

FIGURE 2
EXPLORATION LOCATION PLAN

P:\0761 EQUINOX DEVELOPMENT UNLIMITED\0761-001 FORMER MASTERMARK PRINTING\TECHNICAL\CAD\2014 CAR\0761-001 2014CAR EL F.DWG 6/25/2014

7/8/2014

P:\0761 EQUINOX DEVELOPMENT UNLIMITED\0761-001 FORMER MASTERMARK PRINTING\TECHNICAL\CAD\2014 CAR\0761-001_2014CAR_HIST-CVOC_F.DWG



Soil Sample ID	Sample Date	Depth (feet)	VOCs
P05	08/20/10	7	ND
Groundwater Sample		**Sample Date**	**Vinyl Chloride**
P05		08/20/10	<0.2

Soil Sample ID	Sample Date	Depth (feet)	VOCs
P04	08/20/10	7	ND
Groundwater Sample		**Sample Date**	**Vinyl Chloride**
P04		08/20/10	<0.02

Soil Sample ID	Sample Date	Depth (feet)	VOCs
P03	08/20/10	7	ND
Groundwater Sample		**Sample Date**	**Vinyl Chloride**
P03		08/20/10	0.46

Soil Sample ID	Sample Date	Depth (feet)	VOCs
P02	08/20/10	7	ND
Groundwater Sample		**Sample Date**	**Vinyl Chloride**
P02		08/20/10	<0.2

Soil Sample ID	Sample Date	Depth (feet)	VOCs
P01	08/20/10	10	ND
Groundwater Sample		**Sample Date**	**Vinyl Chloride**
P01		08/20/10	0.36

Soil Sample ID	Sample Date	Depth (feet)	VOCs
P06	08/20/10	10	ND
Groundwater Sample		**Sample Date**	**Vinyl Chloride**
P06		08/20/10	<0.2

LEGEND

MW02	MONITORING WELL
P01	SOIL BORING
	PROPERTY BOUNDARY
	PARCEL BOUNDARY
ss	SEWER LINE
RED	CONCENTRATION EXCEEDS MTCA METHOD A CLEANUP LEVEL
MTCA A	WASHINGTON STATE MODEL TOXICS CONTROL ACT METHOD A CLEANUP LEVEL
CVOCs	CHLORINATED VOLATILE ORGANIC COMPOUNDS
µg/L	MICROGRAMS PER LITER
mg/kg	MILLIGRAMS PER KILOGRAM
<	CONCENTRATION IS BELOW THE LABORATORY REPORTING LIMIT
ND	NOT DETECTED IN EXCEEDANCE OF LABORATORY REPORTING LIMIT

Groundwater (µg/L)	Vinyl Chloride
MTCA Method A Cleanup Level	0.2
Soil (mg/kg)	**VOCs**
MTCA Method A Cleanup Level	0.03

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DATE: 07/02/14
DRAWN BY: BLR/JQC
CHECKED BY: PJK
CAD FILE: 0761-001_2014CAR_HIST-CVOC

PROJECT NAME: FORMER MASTERMARK PRINTING
PROJECT NUMBER: 0761-001
STREET ADDRESS: 6555 5TH AVENUE SOUTH
CITY, STATE: SEATTLE, WASHINGTON

REGION:

0 15 30 60
APPROXIMATE SCALE IN FEET

FIGURE 3
HISTORICAL SOIL AND RECONNAISSANCE GROUNDWATER ANALYTICAL RESULTS FOR CVOCs

SOUNDEARTHINC.COM

Soil Sample	Sample Date	Depth (feet bgs)	DRPH	ORPH
P09-04	04/05/11	4	<50	<250
P09-07	04/05/11	7	<50	<250
P09-11	04/05/11	11	<50	<250

Soil Sample	Sample Date	Depth (feet bgs)	DRPH	ORPH
P08-04	04/05/11	4	<50	<250
P08-07	04/05/11	7	<50	<250
P08-11	04/05/11	11	<50	530

Soil Sample	Sample Date	Depth (feet bgs)	DRPH	ORPH
P07-04	04/05/11	4	<50	<250
P07-07	04/05/11	7	<50	<250
P07-11	04/05/11	11	<50	<250

Soil Sample	Sample Date	Depth (feet bgs)	DRPH	ORPH
P06-04	04/05/11	4	<50	<250
P06-07	04/05/11	7	<50	<250
P06-11	04/05/11	11	<50	<250

Soil Sample	Sample Date	Depth (feet bgs)	DRPH	ORPH
P13-04	04/05/11	4	<50	<250
P13-06	04/05/11	6	1,600	<250
P13-11	04/05/11	11	<50	<250

Soil Sample	Sample Date	Depth (feet)	Diesel	Heavy Oil
P03-07	08/20/10	7	<50	<250
Groundwater Sample		**Sample Date**	**DRPH**	**ORPH**
P03		08/20/10	<500	<500

Soil Sample	Sample Date	Depth (feet bgs)	DRPH	ORPH
P06-10	08/20/10	10	<50	<250
Groundwater Sample		**Sample Date**	**DRPH**	**ORPH**
P06		08/20/10	<500	<500

Soil Sample	Sample Date	Depth (feet)	Diesel	Heavy Oil
P05-07	08/20/10	7	2,900	<250
Groundwater Sample		**Sample Date**	**DRPH**	**ORPH**
P05		08/20/10	<500	<500

Soil Sample	Sample Date	Depth (feet bgs)	DRPH	ORPH
P10-04	04/05/11	4	<50	<250
P10-07	04/05/11	7	3,000	<250
P10-10	04/05/11	10	<50	<250

Soil Sample	Sample Date	Depth (feet bgs)	DRPH	ORPH
P11-04	04/05/11	4	<50	<250
P11-07	04/05/11	7	<50	<250
P11-10	04/05/11	10	<50	<250

Soil Sample	Sample Date	Depth (feet bgs)	DRPH	ORPH
P12-04	04/05/11	4	<50	<250
P12-06	04/05/11	6	160	<250
P12-11	04/05/11	11	<50	<250

Soil Sample	Sample Date	Depth (feet)	Diesel	Heavy Oil
P01-10	08/20/10	10	<50	<250
Groundwater Sample		**Sample Date**	**DRPH**	**ORPH**
P01		08/20/10	<500	<500

Soil Sample	Sample Date	Depth (feet)	Diesel	Heavy Oil
P02-07	08/20/10	7	<50	<250
Groundwater Sample		**Sample Date**	**DRPH**	**ORPH**
P02		08/20/10	<500	<500

Soil Sample	Sample Date	Depth (feet)	Diesel	Heavy Oil
P04-07	08/20/10	7	<50	<250
Groundwater Sample		**Sample Date**	**DRPH**	**ORPH**
P04		08/20/10	<500	<500

5TH AVENUE SOUTH

SOUTH RIVER STREET

EAST MARGINAL WAY SOUTH

24" P.S. (SANITARY)

SUPERIOR TRANSMISSION
(FORMER GASOLINE STATION)

FORMER OIL AND GAS STORAGE

STEEL-COVERED VAULT

BLACKSMITH AND METAL FABRICATION

FORMER MASTERMARK PRINTING AND MACHINE SHOP

FORMER BOILER

FORMER GASOLINE STATION

DELI

P01 P02 P03 P04/MW01 P05 P06 P07 P08 P09 P10 P11 P12 P13 MW02 MW03

N

LEGEND

MW01	MONITORING WELL
P01	SOIL BORING
	PROPERTY BOUNDARY
	PARCEL BOUNDARY
ss	SEWER LINE
DRPH	DIESEL-RANGE PETROLEUM HYDROCARBONS
ORPH	OIL-RANGE PETROLEUM HYDROCARBONS
RED	CONCENTRATION OF DRPH EXCEEDS MTCA METHOD A CLEANUP LEVEL FOR SOIL
MTCA A	WASHINGTON STATE MODEL TOXICS CONTROL ACT METHOD A CLEANUP LEVEL
bgs	BELOW GROUND SURFACE
<	CONCENTRATION IS BELOW THE LABORATORY REPORTING LIMIT

NOTE: ALL RESULTS ARE PRESENTED IN MILLIGRAMS PER KILOGRAM

Soil (mg/kg)	DRPH	ORPH
MTCA Cleanup Level	2,000	2,000
Groundwater (µg/L)	DRPH	ORPH
MTCA Cleanup Level	500	500

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DATE: 07/02/14
DRAWN BY: BLR/JQC
CHECKED BY: PJK
CAD FILE: 0761-001_2014CAR_HIST-PH

PROJECT NAME: FORMER MASTERMARK PRINTING
PROJECT NUMBER: 0761-001
STREET ADDRESS: 6555 5TH AVENUE SOUTH
CITY, STATE: SEATTLE, WASHINGTON

REGION:

0 15 30 60
APPROXIMATE SCALE IN FEET

FIGURE 4

HISTORICAL SOIL AND RECONNAISSANCE GROUNDWATER ANALYTICAL RESULTS FOR DRPH AND ORPH

7/2/2014

P:\0761 EQUINOX DEVELOPMENT UNLIMITED\0761-001 FORMER MASTERMARK PRINTING\TECHNICAL\CAD\2014 CAR\0761-001 2014CAR HIST-PH F.DWG

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7/2/2014

P:\0761 EQUINOX DEVELOPMENT UNLIMITED\0761-001 FORMER MASTERMARK PRINTING\TECHNICAL\CAD\2014 CAR\0761-001 2014CAR ROSE F.DWG

5TH AVENUE SOUTH

SOUTH RIVER STREET

N

MW02

MW01

MW03

STEEL-COVERED VAULT

FORMER OIL AND GAS STORAGE

TIRE REPAIR SERVICE

BLACKSMITH AND METAL FABRICATION

FORMER MASTERMARK PRINTING AND MACHINE SHOP

FORMER BOILER

P06

SUPERIOR TRANSMISSION (FORMER GASOLINE STATION)

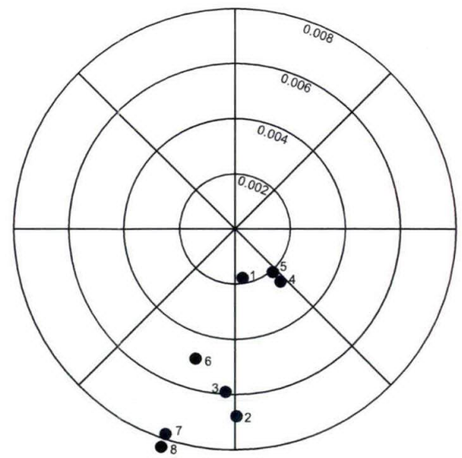
DELI

FORMER GASOLINE STATION

LEGEND

- MW02 — MONITORING WELL
- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- SS — SEWER LINE
- GENERAL DIRECTION OF GROUNDWATER FLOW

ROSE DIAGRAM SHOWING MAGNITUDE IN FEET



1	07/20/11
2	06/01/12
3	08/10/12
4	05/21/13
5	08/28/13
6	11/22/13
7	02/12/14
8	05/14/14

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DATE: 06/23/14
DRAWN BY: BLR
CHECKED BY: PJK
CAD FILE: 0761-001_2014CAR_ROSE

PROJECT NAME: FORMER MASTERMARK PRINTING
PROJECT NUMBER: 0761-001
STREET ADDRESS: 6555 5TH AVENUE SOUTH
CITY, STATE: SEATTLE, WASHINGTON

REGION:

0 15 30 60
APPROXIMATE SCALE IN FEET

FIGURE 5
ROSE DIAGRAM

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7/2/2014

P:\0761 EQUINOX DEVELOPMENT UNLIMITED\0761-001 FORMER MASTERMARK PRINTING\TECHNICAL\CAD\2014 CAR\0761-001-001_2014CAR_GD_F.DWG

5TH AVENUE SOUTH

Well ID	Sample Date	Vinyl Chloride	trans-1,2-Dichloroethene	cis-1,2-Dichloroethene	Trichloroethene	Tetrachloroethene
MW02	08/28/13	<0.2	<1	<1	<1	<1
	11/22/13	<0.2	<1	<1	<1	<1
	02/12/14	<0.2	<1	<1	<1	<1
	05/14/14	<0.2	<1	<1	<1	<1

MW02

FORMER OIL AND GAS STORAGE

SOUTH RIVER STREET

SUPERIOR TRANSMISSION
(FORMER GASOLINE STATION)

Well ID	Sample Date	Vinyl Chloride	trans-1,2-Dichloroethene	cis-1,2-Dichloroethene	Trichloroethene	Tetrachloroethene
MW01	08/28/13	<0.2	<1	<1	<1	<1
	11/22/13	<0.2	<1	<1	<1	<1
	02/12/14	<0.2	<1	<1	<1	<1
	05/14/14	<0.2	<1	<1	<1	<1

MW01

STEEL-COVERED VAULT

BLACKSMITH AND METAL FABRICATION

MW03

FORMER MASTERMARK PRINTING AND MACHINE SHOP

TIRE REPAIR SERVICE

Well ID	Sample Date	Vinyl Chloride	trans-1,2-Dichloroethene	cis-1,2-Dichloroethene	Trichloroethene	Tetrachloroethene
MW03	08/28/13	<0.2	<1	<1	<1	<1
	11/22/13	<0.2	<1	<1	<1	<1
	02/12/14	<0.2	<1	<1	<1	<1
	05/14/14	<0.2	<1	<1	<1	<1

FORMER BOILER

P06

EAST MARGINAL WAY SOUTH

24" P.S. (SANITARY)

42" P.S. (METRO)

42" P.S. (SANITARY)

DELI

FORMER GASOLINE STATION

LEGEND

- MW02 — MONITORING WELL
- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- ss — SEWER LINE
- GROUNDWATER FLOW DIRECTION (MAY 14, 2014)
- MTCA — WASHINGTON STATE MODEL TOXICS CONTROL ACT

	Vinyl Chloride	trans-1,2-Dichloroethene	cis-1,2-Dichloroethene	Trichloroethene	Tetrachloroethene
MTCA Cleanup Level	0.2	160	16	5	5

SoundEarth Strategies
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DATE: 06/23/14
DRAWN BY: BLR
CHECKED BY: PJK
CAD FILE: 0761-001_2014CAR_GD

PROJECT NAME: FORMER MASTERMARK PRINTING
PROJECT NUMBER: 0761-001
STREET ADDRESS: 6555 5TH AVENUE SOUTH
CITY, STATE: SEATTLE, WASHINGTON

REGION:

0 15 30 60
APPROXIMATE SCALE IN FEET

FIGURE 6
GROUNDWATER ANALYTICAL RESULTS

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SoundEarth Strategies

Table 1
Soil Analytical Results for TPH and CVOCs
Former Mastermark Printing
6555 5th Avenue South
Seattle, Washington

Boring ID	Soil Sample ID	Date Sampled	Depth (feet bgs)	Analytical Results (milligrams per kilogram)								
				DRPH[1]	ORPH[1]	GRPH[2]	PCE[3]	TCE[3]	Cis-1,2-DCE[3]	Trans-1,2-DCE[3]	1,1-DCE[3]	Vinyl Chloride[3]
P01	P01-10	08/20/10	10	<50[4]	<250[4]	<20[4]	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05
P02	P02-07	08/20/10	7	<50[4]	<250[4]	<20[4]	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05
P03	P03-07	08/20/10	7	<50[4]	<250[4]	<20[4]	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05
P04	P04-07	08/20/10	7	<50[4]	<250[4]	<20[4]	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05
P05	P05-07	08/20/10	7	2,900	<250	<20[4]	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05
P06	P06-10	08/20/10	10	<50[4]	<250[4]	<20[4]	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05
P06[5]	P06-04	04/05/11	4	.<50	<250	--	--	--	--	--	--	--
	P06-07		7	<50	<250	--	--	--	--	--	--	--
	P06-11		11	<50	<250	--	--	--	--	--	--	--
P07	P07-04	04/05/11	4	<50	<250	--	--	--	--	--	--	--
	P07-07		7	<50	<250	--	--	--	--	--	--	--
	P07-11		11	<50	<250	--	--	--	--	--	--	--
P08	P08-04	04/05/11	4	<50	<250	--	--	--	--	--	--	--
	P08-07		7	<50	<250	--	--	--	--	--	--	--
	P08-11		11	<50	530	--	--	--	--	--	--	--
P09	P09-04	04/05/11	4	<50	<250	--	--	--	--	--	--	--
	P09-07		7	<50	<250	--	--	--	--	--	--	--
	P09-11		11	<50	<250	--	--	--	--	--	--	--
P10	P10-04	04/05/11	4	<50	<250	--	--	--	--	--	--	--
	P10-07		7	3,000	<250	--	--	--	--	--	--	--
	P10-10		10	<50	<250	--	--	--	--	--	--	--
P11	P11-04	04/05/11	4	<50	<250	--	--	--	--	--	--	--
	P11-07		7	<50	<250	--	--	--	--	--	--	--
	P11-10		10	<50	<250	--	--	--	--	--	--	--
P12	P12-04	04/05/11	4	<50	<250	--	--	--	--	--	--	--
	P12-06		6	160	<250	--	--	--	--	--	--	--
	P12-11		11	<50	<250	--	--	--	--	--	--	--
P13	P13-04	04/05/11	4	<50	<250	--	--	--	--	--	--	--
	P13-06		6	1,600	<250	--	--	--	--	--	--	--
	P13-11		11	<50	<250	--	--	--	--	--	--	--
B02	B02-05	04/05/11	5	--	--	--	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05
MTCA Cleanup Level for Soil				**2,000**[6]	**2,000**[6]	**30**[6]	**0.05**[6]	**0.03**[6]	**160**[7]	**1,600**[7]	**4,000**[7]	**0.67**[8]

NOTES:

Samples analyzed by Friedman & Bruya, Inc. of Seattle, Washington.

Red denotes concentration in exceedance of the MTCA cleanup level for soil.

[1] Analyzed by Method NWTPH-Dx.

[2] Analyzed by Method NWTPH-Gx.

[3] Analyzed by U.S. Environmental Protection Agency Method 8260C.

[4] Analyzed by Method NWTPH-HCID.

[5] Separate boring from boring P06, drilled on August 20, 2010.

[6] MTCA Cleanup Regulation, Chapter 173-340-900 of WAC, Table 740-1 Method A Soil Cleanup Levels for Unrestricted Land Uses.

[7] MTCA Cleanup Regulation, Chapter 173-340 of WAC, CLARC, Soil, Method B, Non-Carcinogen, Standard Formula Value, CLARC Website <https://fortress.wa.gov/ecy/clarc/CLARCHome.aspx>.

[8] MTCA Cleanup Regulation, Chapter 173-340 of WAC, CLARC, Soil, Method B, Carcinogen, Standard Formula Value, CLARC Website <https://fortress.wa.gov/ecy/clarc/CLARCHome.aspx>.

-- = not analyzed
< = not detected above the laboratory reporting limit
bgs = below ground surface
CLARC = cleanup levels and risk calculations
CVOCs = chlorinated volatile organic compounds
DCE = Dichloroethene
DRPH = diesel-range petroleum hydrocarbons
GRPH = gasoline-range petroleum hydrocarbons
HCID = hydrocarbon identification
MTCA = Washington State Model Toxics Control Act
NWTPH = Northwest Total Petroleum Hydrocarbon
ORPH = oil-range petroleum hydrocarbons
PCE = Tetrachloroethene
TCE = Trichloroethene
TPH = total petroleum hydrocarbons
WAC = Washington Administrative Code

TABLES

SoundEarth Strategies

Table 2
Summary of Groundwater Data
Former Mastermark Printing
6555 5th Avenue South
Seattle, Washington

Well ID	Date	Depth to Groundwater[1] (feet)	Groundwater Elevation[2] (feet)	Analytical Results[3] (micrograms per liter)				
				Vinyl Chloride	trans-1,2-DCE	cis-1,2-DCE	TCE	PCE
MW01	04/06/11	5.71	91.89	<0.2	<1	<1	<1	<1
TOC: 97.60 feet	07/20/11	6.72	90.88	<0.2	<1	<1	<1	<1
	06/01/12	7.21	90.39	<0.2	--	--	--	--
	08/10/12	7.32	90.28	<0.2	<1	<1	<1	<1
	02/22/13	6.56	91.04	<0.2	<1	<1	<1	<1
	05/21/13	7.16	90.44	<0.2	<1	<1	<1	<1
	08/28/13	7.25	90.35	<0.2[pr]	<1	<1	<1	<1
	11/22/13	6.85	90.75	<0.2	<1	<1	<1	<1
	02/12/14	6.51	91.09	<0.2	<1	<1	<1	<1
	05/14/14	6.57	91.03	<0.2	<1	<1	<1	<1
MW02	04/06/11	4.59	91.95	<0.2	<1	<1	<1	<1
TOC: 96.54 feet	07/20/11	5.54	91.00	<0.2	<1	<1	<1	<1
	06/01/12	5.81	90.73	<0.2	--	--	--	--
	08/10/12	6.01	90.53	<0.2	<1	<1	<1	<1
	02/22/13	5.35	91.19	<0.2	<1	<1	<1	<1
	05/21/13	5.81	90.73	<0.2	<1	<1	<1	<1
	08/28/13	5.95	90.59	<0.2[pr]	<1	<1	<1	<1
	11/22/13	5.73	90.81	<0.2	<1	<1	<1	<1
	02/12/14	5.37	91.17	<0.2	<1	<1	<1	<1
	05/14/14	5.43	91.11	<0.2	<1	<1	<1	<1
MW03	04/06/11	3.17	91.94	**0.26**	<1	2.4	2.3	<1
TOC: 95.11 feet	07/20/11	4.21	90.90	**2.9**	<1	3.6	2.6	<1
TOC: 95.01 feet	06/01/12	4.66	90.35	**0.50**	--	--	--	--
	08/10/12	4.81	90.20	**0.44**	<1	<1	1.2	<1
	01/23/13	--	--	**0.22**	<1	1.2	1.9	<1
	02/22/13	8.50	86.51	<0.2	<1	<1	<1	<1
	05/21/13	4.39	90.62	**0.22**	<1	1.0	<1	<1
	08/28/13	4.51	90.50	<0.2[pr]	<1	<1	<1	<1
	11/22/13	4.46	90.55	<0.2	<1	<1	<1	<1
	02/12/14	4.31	90.70	<0.2	<1	<1	<1	<1
	05/14/14	4.38	90.63	<0.2	<1	<1	<1	<1
MTCA Cleanup Level for Groundwater				**0.2**[4]	**160**[5]	**16**[5]	**5**[4]	**5**[4]

NOTES:

Red denotes concentration in exceedance of the MTCA cleanup level for groundwater.

Samples analyzed by Friedman & Bruya, Inc., of Seattle, Washington.

[1] As measured in feet below a fixed point on the well casing rim.

[2] Measured relative to a benchmark (top of the fire hydrant at northeast corner of Fifth Avenue South and South River Street) with an assumed elevation of 100.00 feet.

[3] Analyzed by U.S. Environmental Protection Agency Method 8260C.

[4] MTCA Method A Cleanup Levels, Table 720-1, Section 900, Chapter 173-340 of the Washington Administrative Code, revised November 2007.

[5] MTCA Cleanup Regulation, CLARC, Groundwater, Method B, Non-carcinogen, Standard Formula Value, CLARC Website <https://fortress.wa.gov/ecy/clarc/CLARCHome.aspx>.

Laboratory Note:

[pr] The sample was received with incorrect preservation. The value reported should be considered an estimate.

-- = not analyzed; not measured

< = not detected above the laboratory reporting limit

CLARC = Cleanup Levels and Risk Calculations

DCE = Dichloroethene

MTCA = Washington State Model Toxics Control Act

PCE = Tetrachloroethene

TCE = Trichloroethene

TOC = top of casing elevation

APPENDIX A
HISTORICAL RECORDS

6545 5th Avenue South
6545 5th Avenue South
Seattle, WA 98108

Inquiry Number: 2823226.2
July 22, 2010

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

7/22/10

Site Name:
6545 5th Avenue South
6545 5th Avenue South
Seattle, WA 98108

Client Name:
Sound Environmental
2811 Fairview Avenue East
Seattle, WA 98102

EDR® Environmental Data Resources Inc

EDR Inquiry # 2823226.2

Contact: Elizabeth Forbes

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Sound Environmental Strategies were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: 6545 5th Avenue South
Address: 6545 5th Avenue South
City, State, Zip: Seattle, WA 98108
Cross Street:
P.O. # NA
Project: NA
Certification # 6167-45AB-8AF0

Sanborn® Library search results
Certification # 6167-45AB-8AF0

Maps Provided:

1966
1949
1929
1917

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✔ Library of Congress
- ✔ University Publications of America
- ✔ EDR Private Collection

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

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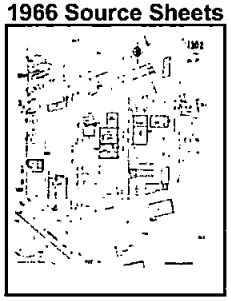
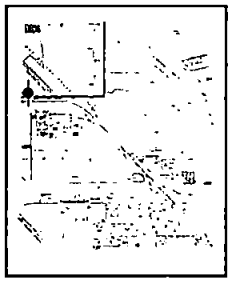
Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1966 Source Sheets



Volume 13, Sheet 1302

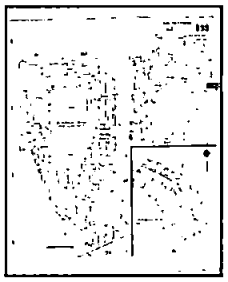


Volume 13, Sheet 1305

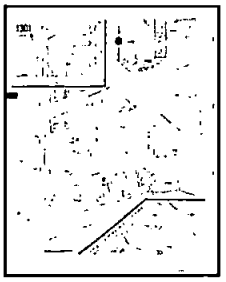
Volume 13, Sheet 1301

1949 Source Sheets

Volume 8, Sheet 897

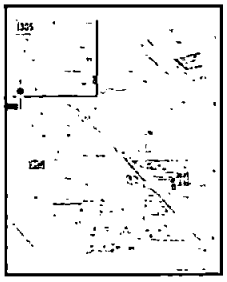


Volume 8, Sheet 898



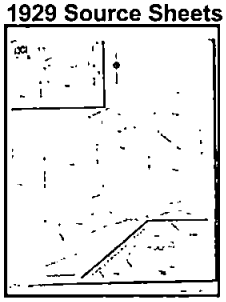
Volume 8, Sheet 1301

Volume 8, Sheet 1302



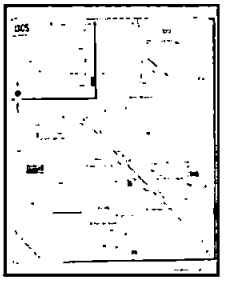
Volume 8, Sheet 1305

1929 Source Sheets



Volume 8, Sheet 1301

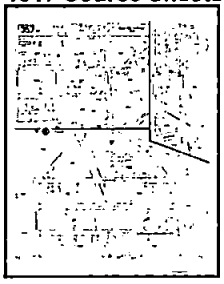
Volume 8, Sheet 1302



Volume 8, Sheet 1305

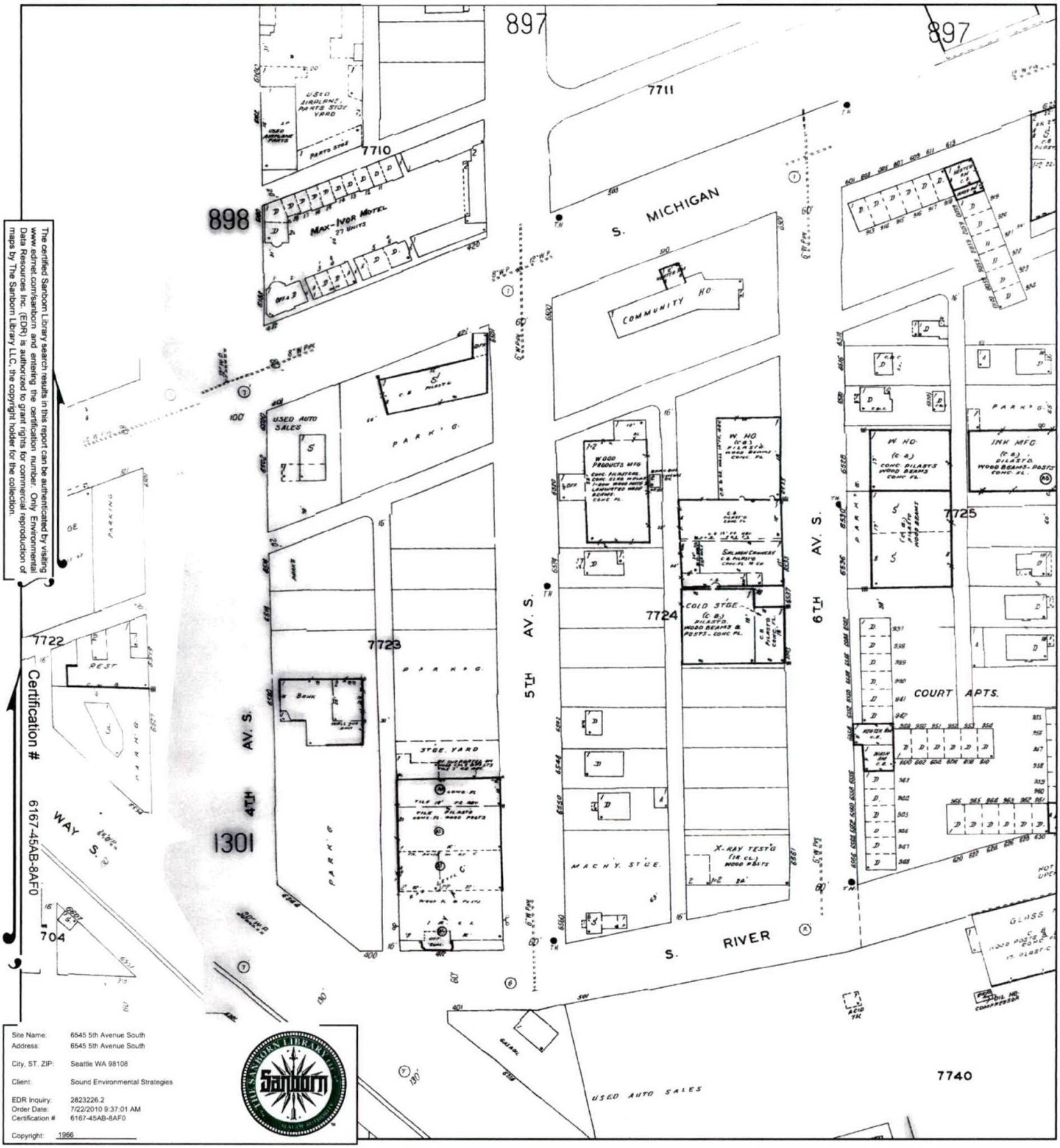
Volume 8, Sheet 897

1917 Source Sheets



Volume 3, Sheet 357

1966 Certified Sanborn Map



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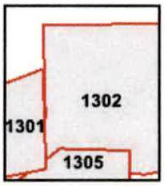
Certification # 6167-45AB-8AF0

Site Name:	6545 5th Avenue South
Address:	6545 5th Avenue South
City, ST, ZIP:	Seattle WA 98108
Client:	Sound Environmental Strategies
EDR Inquiry:	2823226.2
Order Date:	7/22/2010 9:37:01 AM
Certification #:	6167-45AB-8AF0
Copyright:	1966

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



Volume 13, Sheet 1302
Volume 13, Sheet 1305
Volume 13, Sheet 1301

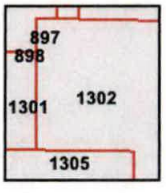
0 Feet 150 300 600

N

1949 Certified Sanborn Map

Site Name:	6545 5th Avenue South
Address:	6545 5th Avenue South
City, ST, ZIP:	Seattle WA 98108
Client:	Sound Environmental Strategies
EDR Inquiry:	2823226.2
Order Date:	7/22/2010 9:37:01 AM
Certification #	6167-45AB-8AF0
Copyright:	1949

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

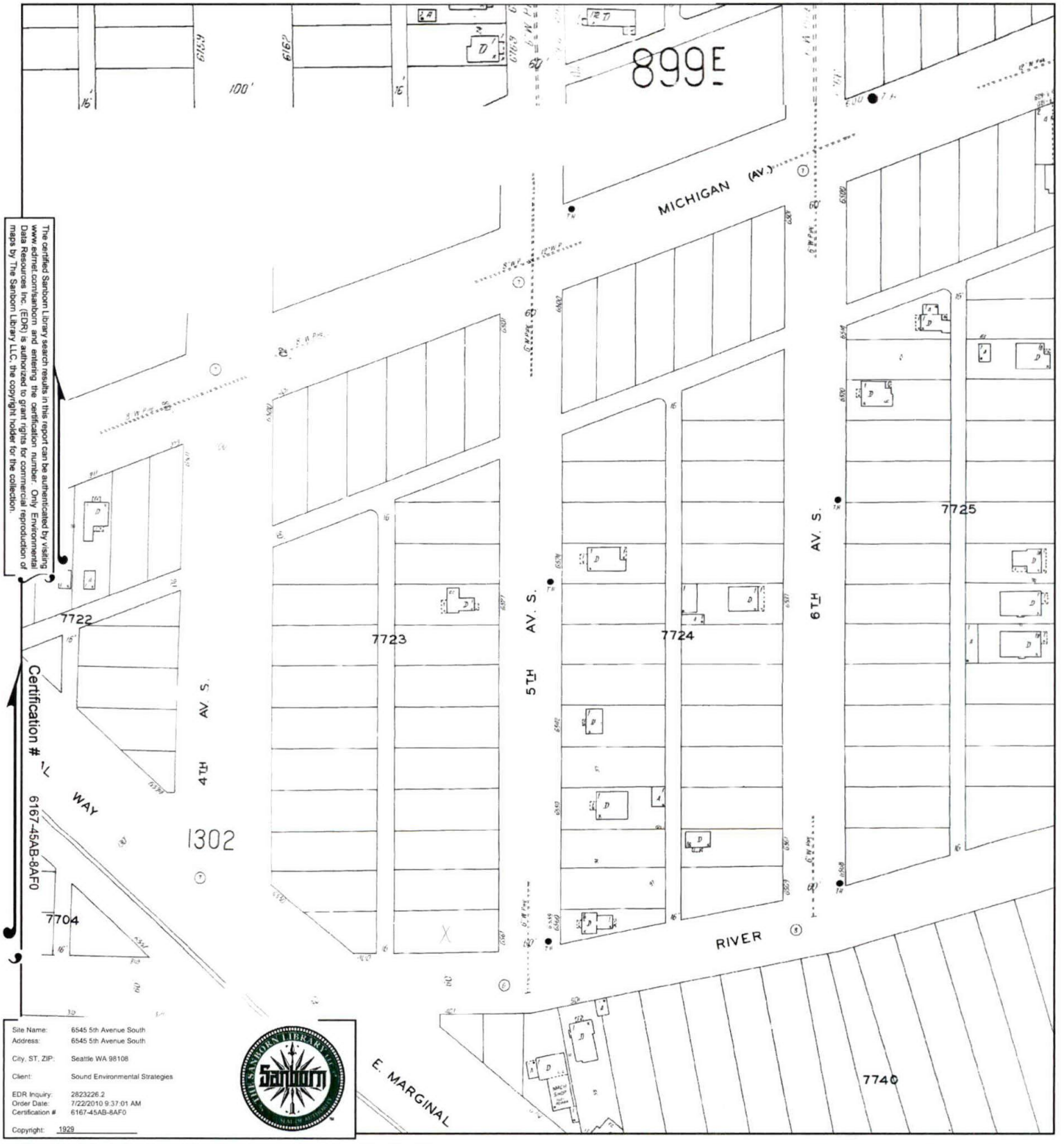


Volume 8, Sheet 897
Volume 8, Sheet 898
Volume 8, Sheet 1301
Volume 8, Sheet 1302
Volume 8, Sheet 1305

0 Feet 150 300 600

N

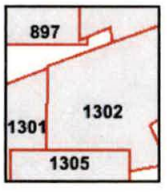
1929 Certified Sanborn Map



Certification # 6167-45AB-8AF0

Site Name:	6545 5th Avenue South
Address:	6545 5th Avenue South
City, ST, ZIP:	Seattle WA 98108
Client:	Sound Environmental Strategies
EDR Inquiry:	2823226.2
Order Date:	7/22/2010 9:37:01 AM
Certification #	6167-45AB-8AF0
Copyright:	1929

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

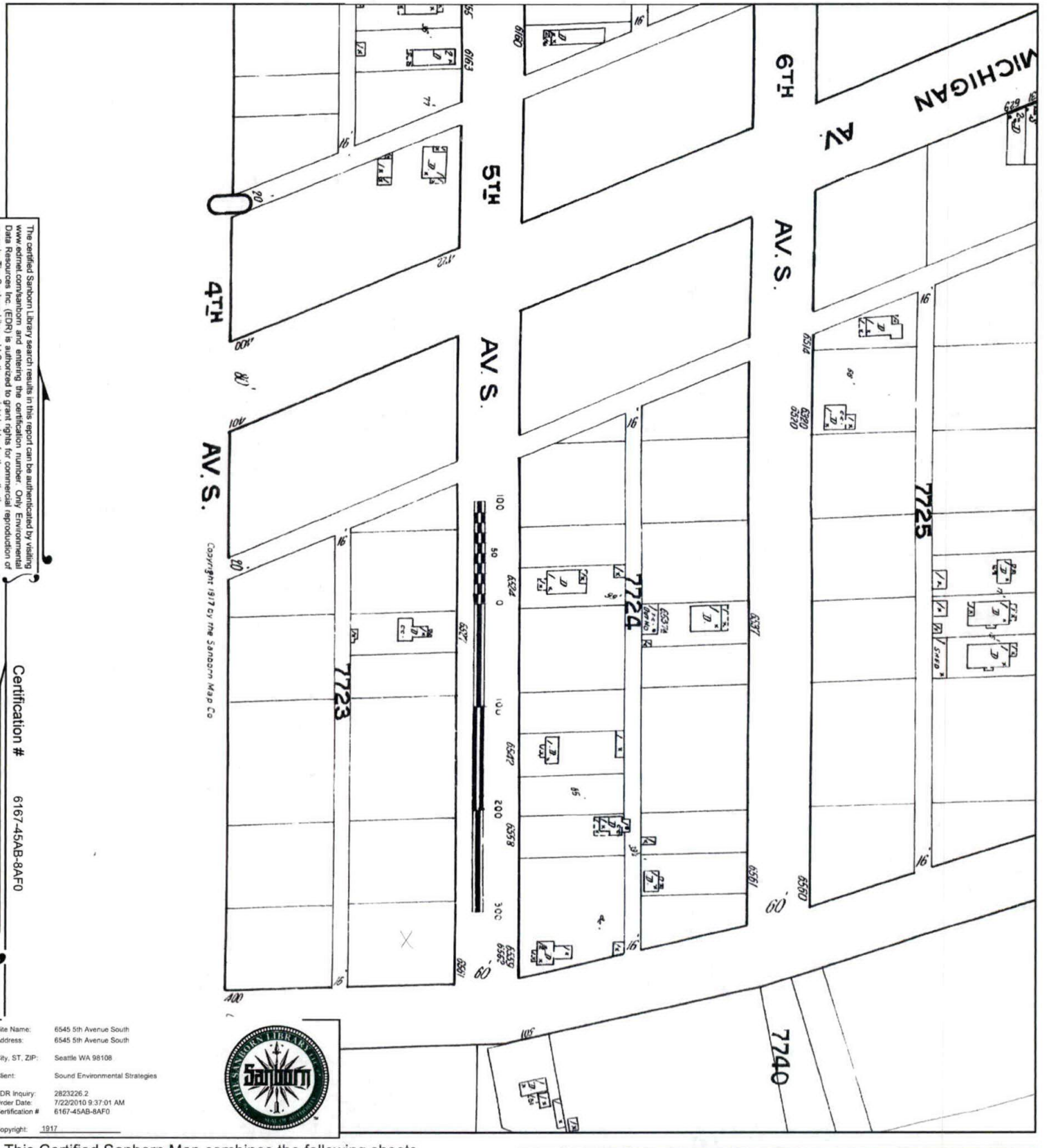


Volume 8, Sheet 1301
Volume 8, Sheet 1302
Volume 8, Sheet 1305
Volume 8, Sheet 897

0 Feet 150 300 600

N

1917 Certified Sanborn Map



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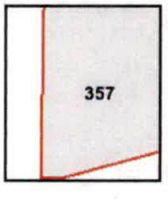
Certification # 6167-45AB-8AF0

Site Name:	6545 5th Avenue South
Address:	6545 5th Avenue South
City, ST, ZIP:	Seattle WA 98108
Client:	Sound Environmental Strategies
EDR Inquiry:	2823226.2
Order Date:	7/22/2010 9:37:01 AM
Certification #	6167-45AB-8AF0
Copyright:	1917

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



Volume 3, Sheet 357

0 Feet 150 300 600

N

```
RV1150-18  (DATA ENTRY: RV1100-J)
C/I DATA COLLECTION AND DISPLAY FORM      (100)          ACCOUNT NO: 536720-1985-0
LOG/DATE:   DS2   06/30/93                                FOLIO: 03425-
LEVY CODE:  0010          LAST UPDATE: 05/27/93 BY: RHO
TAX STATUS: TAXABLE        APPR ID: ____  MO__DA__YR__          AREA: 320
Q/SC/TW/RG: NW/29/24/04    __/__/__/__/                          INDUSTRIAL AREA

LAND USE:   544                          PROP NAME: MASTERMARK
            INDUSTRIAL-OTH               (105)
PROPERTY ADDRESS:     6545      5TH                          AV  S
        (110)
                RB  NUM  FR  PR  STREET NAME                 TY  SU

(112)++++++++++++++++++ COMMERCIAL/INDUSTRIAL LAND RECORD ++++++++++++++++++++++++

ZONING JURIS/__              SEATTLE          % USABLE/_                      100
ZONE ACTUAL/__               IG2U/85          TOPOGRAPHY/_                  LEVEL
ZONE CODE/__                 INDUSTRL         SHAPE/_                     REGULAR
LOT SIZE/_____.__            36,000.00        ACCESS/_                   STANDARD
   UNIT/S_A                      SQFT         VISUAL EXPOSURE/_          STANDARD
CORNER LOT/Y_N_                  YES         OPEN SPACE CLASS:                 NO
WATERFRONT ON/_                  NONE        RESTRICTIVE CONDITIONS/Y_N_       NO
                                             CONTAMINATED PROP  NO_ HW_ HC_ UT_ AS_  NO
(335)++++++++++++++++++++++++++++++ PERMIT ACTIVITY ++++++++++++++++++++++++++++++++

ACT   BLDG:    TYPE     PERMIT DATE     VALUE      % COMPLETE
---                                                  %  ___%
---                                                  %  ___%
                                                     %  ___%
ADD  ___       ____     __/__/__    _________       %  ___%

(510)++DEL ALL BLDGS /__/+++++++ PROPERTY WIDE IMPROVEMENTS SUMMARY +++++++++++++++

DESC: INDUSTRIAL                                 TOTAL BLDGS ON PROPERTY/__          2
                                                 GROSS AREA (ALL BLDGS)/______  35,900
YEAR BLT/__ 41  CLASS/__        FRAME            NET AREA (ALL BLDGS)/______    28,900
EFF YEAR/__ 67  QUAL/__         AVERAGE          MULTI-USE/Y_N                     NO
LOT COVERAGE/_____              24,500           MULTI-PARCEL PROP/Y_N_            NO
NUMBER OF UNITS/___                 0

(500)++++++++++++++++++++ INDIVIDUAL BUILDING DETAILS ++++++++++++++++++++++++++++

BLD CL QU   DESCRIPTION                  NU   GROSS     NET                 %   HE  SP
NUM AS AL                                ST   AREA      AREA     YB/EY     CMP  AT  KL
 #1 D  C INDUSTRIAL                      1   28,700    22,700   41 52     100  BB  N
 #2 D  C WHSE                            1    7,200     6,200   67 67     100  SH  N
 #3 __ _____________________________ __ ______ ______ __/__ __ __ __
 #4 __ _____________________________ __ ______ ______ __/__ __ __ __

(520)++++++++++++++++++++ INTERIOR SECTION DETAILS ++++++++++++++++++++++++++++++++
------ SECT 1 ------------ SECT 2 ------------ SECT 3 ------------ SECT 4 -------
BLD#   AREA  STR-HT        AREA  STR-HT        AREA  STR-HT        AREA  STR-HT
1    17,300    20         5,400    10         6,000    14
 D12-WAREHOUSE           D80-MEZZANINE-STORAG D97-BASEMENT-UNFIN
2     6,200    20         1,000    20
 D13-WAREHOUSE, DK. H D11-LOADING DOCK
3
4

(589)++++++++++++++++++++ACCESSORY IMPROVEMENT SUMMARY ++++++++++++++++++++++++++++
 ACT  ENT   DESCRIPTION                      ACT  ENT   DESCRIPTION
 __/__ (1)  _____________________________    __/__ (2)  _____________________

(160)++++++++++++++++++++++++++++++++ COMMENTS ++++++++++++++++++++++++++++++++++++
      *
      ____________________________________

00008
```

7050

**JOB RV1100 C/I PARCEL VALUE ANALYSIS WORKSHEET PARCEL NO: 536720-1985-0
RPT RV1150-20 PRINTED ON: 12/17/92 FOLIO: ~~03426 A=2~~ 3425
PROP NAME: MASTERMARK Q-S-T-R: NW-29-24-04
PROP ADDR: 6545 5TH AV S AREA: 320 LUC: 544
CLASS: FRAME QUAL: AVERAGE TAX STATUS: TAXABLE
YR-BLT/EFF-YR: 41/67 #STY: 99 #UNITS: LOG/DATE: 320 12/17/92
GBA/NRA: 35,900 / 28,900 AVG-UNIT-SIZE: SEG-MERGE DATE:

* * * * * * * ECONOMIC INCOME * * * * * * * * * * * * * * * * COST APPROACH * * * *

USE	AREA	RATE	GROSS	VCL	EXP	NET INC
WHSE	23500	$ 3.04				
STORAGE	5400	$ 2.04	103800	5%	15%	83800
BSMT	6000	$ 1.04				
		$				
		$				
		$				

1800 = 34.3%
5290 15.7%

OCC# CL RANK
#STY STY HT EFF AGE
HEAT ELEV SPR
AREA PERIM
MISC CODE SF
CODE SF
CODE SF

* * * * ECONOMIC INCOME APPROACH * * * * * * * * * *

NET INCOME
LESS PER. PROP. INCOME
LESS LAND INCOME
X(+) =
LAND VALUE INT + TAX
NET IMPROVEMENT INCOME
CAPITALIZATION RATE
+ + =
INT + TAX + RECAP
CAPITALIZED IMP. VALUE
LAND VALUE
EXCESS LAND/ADD LAND
TOTAL BY INCOME APPROACH $
= $ /SF

ACCY IMPS	AREA	COST	DEP	RCNLD

M&S BASE				
HEAT				
SPRINKLER				
ELEVATOR				
TOT BASE				
STY FACT				
HGT FACT				
AREA FACT				
REF COST				
COST MULT				
LCL MULT				
FINAL COST				

* * * * OTHER VALUE INDICATORS * * * * * *

NET INC (83800) / (9) OAR = 931,000
GR INC ( ) X ( ) GRM =
UNITS ( ) X ( ) $/UNIT =
GBA (35,900) X (25) $/SF = 897500
RA (28,900) X (30) $/SF = 867000

STY/BLDG	AREA	FIN COST	RCN-BLDG#1

* * * * * * * * * LAND * * * * * * * * *

ZONE/TYPE	AREA	$/SF	VALUE
			=$
			=$
			=$
TOTAL	36000.00SF	10	=$

RATIOS: (SF LAND) / (SF GBA) = 1.0
(SF LAND) / (SF RA) = 1.2

SUB TOTAL	
PHYSICAL DEPRECIATION	
ECON-FUNCT OBSOLESCENCE	
DEPRECIATED IMP VALUE	
ACCESSORY IMPS (SEE ABOVE)	
TOTAL IMPROVEMENTS	
LAND	
TOTAL BY COST APPROACH	=$ /SF

* * * * * SELECTED VALUE * * * * * * * *

APPRAISER RHO LAND $ 360000
DATE 4-12-93 IMPS $ 540000
TOTAL $ 900000
=$ /UNIT OR =$ 25 /SF

* SALES & COMPARABLES * * * * * * * * * * * * * * * *

PARCEL #	E-NUMBER	SALES PRICE	VC	DATE	$/RA	REMARKS
101 DAKOTA ST	1159178				27.30	BLT 41 @ 38.00/SF
5303 1ST S	1167387				27.00	BLT 27 @ 40.00/SF

* APPEAL ACTIVITY *

PETITION	CHG ORDER	DATE	FROM-LAND	TO-LAND	FROM-IMPS	TO-IMPS

OTHER APPEALS: 005449

* COMMENTS *

MASTER-MARK WHSE + WAREHOUSE RECYCLING STORAGE
VALUED @ 900K BASED ON INCOME

```
VI150-3
  C/I PROPERTY VALUE SUMMARY RECORD                    ACCOUNT NO. : 536720-1985-0
                                                                      3425
  LOG/DATE  : 999  11/18/91                            FOLIO NO.   : 03426-A-2
  STATUS    :CURRENT   11/18/91                        SEC-TWN-RNG : NH-29-24-04
  BLDG.CNT  : 02                                       AREA        : 320
  COMP.TYPE : 0                                        LEVY CODE   : 0010
  CNDO/TWN H:                                          TAX STATUS  : TAXABLE

* ACTION CODE
   __1. COST COMP WITHOUT COMP SHEET
   __2. COST COMP WITH COMP SHEET
   X3. FINAL VALUE/DATA UPDATE
   __4. REVIEW WITHOUT VALUE CHANGE
   __5. REVIEW WITH VALUE CHANGE
   __6. NO VALUE CHANGE,MOVE TO STATIC

* 150 * REVIEW STATUS

                                                  MAINTENANCE,REVALUE,POST TO __ ROLL

* 130 * VALUE SUMMARY                                  CONTROL VAL 000716000 SEQ 02 ___
              LAND          IMP        RLYR
  ROLL        280000        436000       92     11/14/91  CO#: A 6632  MERGER
                                         TOTAL      DATE      TYPE  APR     RVR
  LAST        224000        436000       660000   02/15/89     S     AHA

  APR         280000        400000       680000   04/29/91     I     RHO

  RVR         360000        400000       760000   6/7/92       IRHO

                                                  NEW CONSTRUCTION _

* APPEAL ACTIVITY

              TYPE  APLT RY ENT.DATE  PET.NO.      LAND          IMP.          TOTAL
  PENDING :  COURT       91 07/30/90  005449          0             0

* 335 * BUILDING PERMIT ACTIVITY

  BLDG:  TYPE   PERMIT DATE      VALUE          % COMPLETE
DD___    ____   __/__/____   ____________        _____ %
       CC RCN    :                            CC-RCNLD :

* 504 * BUILDING VALUE SUMMARY                                      VALUE     METHOD
  BLDG DESCRIPTION                                                 $_________  ____
   01  INDUSTRIAL
       ACT COST  :          EFF YR: 52  ____   OTH RCN  :                    $_________
       SOURCE    :          COND  : 00  ___ %  MARKET   :                    $_________
       ACT TREND :          OBSOL : 29  ___ %  INCOME   :                    $_________
                            COMPL : 00  ___ %  OTH RCNLD:                    $_________
       CC RCN    :  $282283                   CC-RCNLD :    $134282
                                                                            $_________
  BLDG DESCRIPTION
   02  WHSE
       ACT COST  :          EFF YR: 67  ____   OTH RCN  :                    $_________
       SOURCE    :          COND  : 00  ___ %  MARKET   :                    $_________
       ACT TREND :          OBSOL : 53  ___ %  INCOME   :                    $_________
                            COMPL : 00  ___ %  OTH RCNLD:                    $_________
       CC RCN    :  $90960                    CC-RCNLD :    $34201

* 504 * ACCESSORY IMPROVEMENT VALUE SUM ARY

ENT. TYPE                    ACT.COST SR.   RCN   EEYR COND    RCNLD    VALUE
     85-LOADING DOCKS
8501 3-DOCK,CONCRETE                        $5650   0  70%      $3955
                                                    ____ %              $_________

* LAST COST INDEX UPDATE-  01/01/77

0104
```

3375

3425

JOB: RV.I100 C/I PARCEL VALUE ANALYSIS WORKSHEET PARCEL NO: 536720-1985-0
RPT: RV.I150-20 PRINTED ON: 11/21/90 FOLIO: ~~03420-A-3~~ 3425
PROP NAME: MASTERMARK Q-S-T-R: NW-29-24-04
PROP ADDR: 412 RIVER ST AREA: 320 LUC: 610
CLASS: FRAME QUAL: AVERAGE TAX STATUS: TAXABLE
YR-BLT/EFF-YR: 41/51 #STY: 99 #UNITS: LOG/DATE: 320 11/21/90
GBA/NRA: 30,500 / 30,500 AVG-UNIT-SIZE: SEG-MERGE DATE:

ECONOMIC INCOME

USE	AREA	RATE	GROSS	VCL	EXP	NET INC
WHSE	23500	$ .85	90000	59	15%	72675
STORAGE	11400	$ .15				
		$				
		$		1650 = 28.4%		
		$		4035 = 69.6%		

ECONOMIC INCOME APPROACH

NET INCOME	
LESS PER. PROP. INCOME	
LESS LAND INCOME	
X(+) =	
LAND VALUE INT + TAX	
NET IMPROVEMENT INCOME	
CAPITALIZATION RATE	
+ + =	
INT + TAX + RECAP	
CAPITALIZED IMP. VALUE	800000
LAND VALUE	280000
EXCESS LAND/ADD LAND M/	80000
TOTAL BY INCOME APPROACH	$ /SF

OTHER VALUE INDICATORS

NET INC	(72675) / (9)	DAR=	807500
GR INC	(90000) X (8)	GRM=	720000
UNITS	( ) X ( )	$/UNIT=	
GBA	30,500 X (20)	$/SF=	718000
RA	30,500 X (30)	$/SF=	867000

LAND

ZONE/TYPE	AREA	$/SF	VALUE
			=$
			=$
	36000		=$
TOTAL	28000.00SF		=$

RATIOS: (SF LAND)/(SF GBA) = .9
(SF LAND)/(SF RA) = .9

SELECTED VALUES

APPRAISER: RHO
DATE: 4-29-91

LAND	280000	28000
IMPS	800000	400000
TOTAL	1080000	680000
	36000	
=$ /UNIT	$ 26.67	/SF

COST APPROACH

OCC#: CL RANK
#STY STY HT EFF AGE
HEAT ELEV SPR
AREA PERIM
MISC CODE SF
CODE SF
CODE SF

ACCY IMPS	AREA	COST	DEP	RCNLD

M&S BASE				
HEAT				
SPRINKLER				
ELEVATOR				
TOT BASE				
STY FACT				
HGT FACT				
AREA FACT				
REF COST				
COST MULT				
LCL MULT				
FINAL COST				

STY/BLDG	AREA	FIN COST	RCN-BLDG#1

SUB TOTAL	
PHYSICAL DEPRECIATION	
ECON-FUNCT OBSOLESCENCE	
DEPRECIATED IMP VALUE	
ACCESSORY IMPS (SEE ABOVE)	
TOTAL IMPROVEMENTS	
LAND	
TOTAL BY COST APPROACH	
=$ /SF	

SALES & COMPARABLES

PARCEL #	E-NUMBER	SALES PRICE	VC	DATE	$/RA	REMARKS
6701 STEEL	1156935				24.00	BLT 51 @ 7690/D
2936 WTHSE	991918				36.00	BLT 4-21 @ 7590/D

APPEAL ACTIVITY

PETITION	CHG ORDER	DATE	FROM-LAND	TO-LAND	FROM-IMPS	TO-IMPS

OTHER APPEALS: 005449

COMMENTS

MASTER MARK FOOD WHSE ETC ALL
BUILT IN USER OLDER WHSE LOOK PARTIALLY VACANT
VALUED @ 760K (INCLUDES M. 2025 & 2038) BASED ON INCOME
PU MERGER 1-7-92 RHO

04812

FOLIO NO. ~~3426 A-2~~ 3423

PARCEL NO. 536720-1985

CLASS/QUAL.	D / C	M-S PAGE:	
YR. BLT.	41/51	CONDITION	
E. Y./REL.	/	NO. UNITS/A. U. S.	/

INCOME APPROACH

USE	AREA	RATE	GROSS	VCL	EXP	NET
INDUST	24,500	.30	88200	5%	15%	74970

	ACTUAL	ECONOMIC
ANNUAL POTENTIAL GROSS		
LESS VAC. AND CL.		
EFFECTIVE GROSS		
MISC. INCOME		
LESS EXPENSES		
ANN. NET INCOME		
LESS INCOME INCOME TO P. P.		
LESS INCOME TO LAND		
( ) x (+) LAND VALUE INT. TAX		
NET INCOME TO IMPS.		
CAPITALIZED AT		
( ) + ( ) + ( ) INT. TAX RECAP.		
CAPITALIZED IMP. VALUE		
LAND VALUE		
EXCESS LAND		
TOTAL BY INCOME APPROACH		

OTHER VALUE INDICATORS

NET INC. (74,970) ÷ (.11) OAR =	681,545
GROSS INC. ( ) x ( ) GRM. =	
NO. UNITS ( ) x ( )/UNIT =	
AREA (24,500) x (27 ÷) $/SF =	661,500

LAND CALC.: 28,000 sf x 8.00 =

SELECTED VALUE

APPR. AHA

DATE 2-14-89

LAND :	224,000
IMPS :	436,000
TOTAL :	660,000

STORY/HGT.					
PERIM.					
AREA					

COST APPROACH

BASE					
HEAT					
SPRINK					
ELEV.					
TOTAL BASE					
STY. FAC.					
HGT. FAC.					
AREA FAC.					
REF. COST					
COST MUL.					
LOCAL MUL					
FIN. COST					

STORIES	AREA	FIN. COST	RCN BLDG. 1	RCN BLDG. 2
SUBTOTAL (RCN)				
PHYSICAL DEPREC.				
ECON. OR FUNCT. OBSOL.				
DEP. COST (RCNLD.)				
ACC. IMPS. (SEE BELOW)				
TOTAL IMPROVEMENTS				
LAND				
TOTAL BY COST APPROACH				

DATE COSTED TO:

ACC. IMPS.	AREA	COST	DEP.	RCNLD
TOTAL				

COMPARABLE SALES

	E NO.	AMOUNT	DATE	DETAILS/REMARKS
1	1021639	27.87/sf	5/88	30,784 sf, 47/47, C/C, 1.01
2	928153	27.92/sf	2/87	24,000 sf, S1/S5, B/C, 1.67
3	916528	21.81/sf	12/86	25,220 sf, S1/S1, C/E, 1.58, very poor condition
4				

COMMENTS:

MASTERMARK - 412 RIVER ST

GBA = 30,500 NRA = 24,500 sf (W/O MEZZ. OR BSMT)

L:B = 1.14

ASSESSORS FORM AP 86

FOLIO NO. ~~3425~~ ~~3426 A-2~~ PARCEL NO. 536720 - 1985

CLASS/QUAL.	D/C	M-S PAGE				
YR. BLT.	41/51	CONDITION				
E. Y./REL.	/	NO. UNITS/A. U. S.	/			

INCOME APPROACH

USE	AREA	RATE	GROSS	VCL	EXP	NET
WHSE	30,500	.20	73,200	10	10	58,560

	ACTUAL	ECONOMIC
ANNUAL POTENTIAL GROSS		
LESS VAC. AND CL.		
EFFECTIVE GROSS		
MISC. INCOME		
LESS EXPENSES		
ANN. NET INCOME		
LESS INCOME INCOME TO P. P.		
LESS INCOME TO LAND		
( ) x (+) LAND VALUE INT. TAX		
NET INCOME TO IMPS.		
CAPITALIZED AT		
( ) + ( ) + ( ) INT. TAX RECAP.		
CAPITALIZED IMP. VALUE		
LAND VALUE		
EXCESS LAND		
TOTAL BY INCOME APPROACH		

OTHER VALUE INDICATORS

NET INC. (58,560) ÷ (.12) OAR =	488,000	
GROSS INC. ( ) x ( ) GRM. =		
NO. UNITS ( ) X ( ) /UNIT =		
AREA ( ) X ( ) $/SF =		

LAND CALC.: 28,000 Ø x 8.00 = 224,000

SELECTED VALUE

LAND :	224,000
IMPS :	264,000
TOTAL :	488,000

APPR. AHA
DATE 9-28-87

COST APPROACH

STORY/HGT.					
PERIM.					
AREA					
BASE					
HEAT					
SPRINK					
ELEV.					
TOTAL BASE					
STY. FAC.					
HGT. FAC.					
AREA FAC.					
REF. COST					
COST MUL.					
LOCAL MUL.					
FIN. COST					

STORIES	AREA	FIN. COST	RCN BLDG. 1	RCN BLDG. 2

SUBTOTAL (RCN)		
PHYSICAL DEPREC.		
ECON. OR FUNCT. OBSOL.		
DEP. COST (RCNLD.)		
ACC. IMPS. (SEE BELOW)		
TOTAL IMPROVEMENTS		
LAND		
TOTAL BY COST APPROACH		

DATE COSTED TO:

ACC. IMPS.	AREA	COST	DEP.	RCNLD
TOTAL				

COMPARABLE SALES

	E NO.	AMOUNT	DATE	DETAILS/REMARKS
1				
2				
3				
4				

COMMENTS:

MASTERMARK - 412 RIVER ST

ASSESSORS FORM AP 64

S, [illegible]

PACIFIC COAST STAMP WORKS.

ASSESSOR'S FORM NO. 250-2 FOLIO NO ~~3426 A2~~ 3425 ASSESSOR'S ACCT NO DC 45 OLC 67 530720 - 1985

GRADE	C/D-LC	USE CODE	INDUS	STORY	STORIES	1-INDUS	BSMT	WHSE	LOAD DOCK CANOPY		
YEAR BUILT	41,45,82	CONDITION	FAIR/POOR	STATISTICS	PERIMETER	560	576	440			
EFFECTIVE AGE	40	NO. OF UNITS			SQUARE FEET	17300	6000	6200	1000		

STORY HGT.	ADDITIONS		FLAT ITEMS		BUILDING CALCULATIONS						
BSMT.	SF @		PLUMBING		STORIES	1-					
1 ST	SF @				BASE	17.27	14.20	18.57	10.11		
2 ND	SF @				HGT. FAC.	20 1.13	8 .84	21 1.15			
3 RD	SF @				AREA FAC.	.196		1.13			
4 TH	SF @				STY. FAC.						
5 TH	SF @				ADJ. FAC.						
6 TH	SF @				ADJ. BASE						
7 TH	SF @				BSMT.						
8 TH	SF @				FLOOR			(1.13)			
9 TH	SF @				ROOF				7.57		
10 TH	SF @				CEIL						
11 TH	SF @				PART						
					HEAT						
					AIR COND.						
					LIGHTS						
					SPRINK.						
						18.75	12.70	25.20	17.68		
						50	50	74	74		
					TOTAL						
					STORIES						
						17300	SF @	9.38		162192	
						6000	SF @	16.35		98109	
						6200	SF @	18.65		115627	
						1000	SF @	13.08		13083	
	TOTAL		TOTAL				SF @				

	AREA OR QUANTITY	UNIT COST	REPLACE COST	FFF, AGE	DEPR. NET	TOTAL VALUE
TOTAL ACCESSORY BUILDINGS & OTHER IMPROVEMENTS						

FLAT ITEMS	
SUB-TOTAL	
ADDITIONS	
TOTAL	329013
COST FACTOR	11.15
TOTAL REPLACEMENT COST	$
PHYSICAL DEPRECIATION (NET)	X
TOTAL PHYSICAL VALUE	$
ECON. OR FUNCT OBSOL. (NET)	X 80
FINAL APPRAISED VALUE	$ 263200
~~PERCENT COMPLETE (NET)~~ LV	X 746000
PARTIAL VALUE	$ 459200
	15.6

4/B = 1

INCOME APPROACH	ACTUAL	ECONOMIC
ANNUAL POTENTIAL GROSS		
LESS VAC. & CREDIT LOSS		
ANNUAL EFFECTIVE GROSS		
LESS EXPENSES		
ANNUAL NET INCOME		
INT. RATE + TAX RATE + LAND RATE		
LESS LAND INCOME: LAND VALUE x LAND RATE		
NET INCOME TO BUILDING		
÷ BLDG RATE: INT. RATE + TAX RATE + RECAPTURE RATE = BUILDING RATE		
BUILDING VALUE		
PERSONAL PROP VALUE		
LAND VALUE		
INDIC TOTAL PROPERTY VALUE		

	INCOME APPROACH	# 1	# 2
3.	COST APPROACH OR RCN		
4.	MKT # 1: ____ GRM x ____ GROSS =		
5.	MKT # 2: ____ NO. UNITS x ____ $ PER UNIT =		
6.	MKT # 3: 29500 AREA x 1.6 $ PER SQ. FT. =	472,000	

SELECTED VALUE: LAND 196,000

APPRAISER D Champion BLD'G 264,000

DATE 3-22-84 TOTAL 460,000

COMMENTS

MEZZ. BEING ADDED TO OLD BUILDING. DOESN'T ADD MUCH VALUE.

1985 28000 * 7 = 196,000

SALES

	PARCEL	E #	AMOUNT	DATE	LOCATION	NOTES
SUBJECT						
SUBJECT						
COMP						
COMP						

#14 2010

ASSESSOR'S FORM NO. AP-51 FOLIO NO. ~~5236A~~ 34051 ASSESSOR'S ACCT NO 536700-1985

GRADE		USE CODE		STORY STATISTICS	STORIES	1-						
YEAR BUILT		CONDITION			PERIMETER							
EFFECTIVE AGE		NO. OF UNITS			SQUARE FEET							

STORY HGT.	ADDITIONS		FLAT ITEMS		BUILDING CALCULATIONS							
BSMT.	SF @		PLUMBING		STORIES	1-						
1 ST	SF @				BASE							
2 ND	SF @				HGT. FAC.							
3 RD	SF @				AREA FAC.							
4 TH	SF @				STY. FAC.							
5 TH	SF @				ADJ. FAC.							
6 TH	SF @				ADJ. BASE							
7 TH	SF @				BSMT.							
8 TH	SF @				FLOOR							
9 TH	SF @				ROOF							
10 TH	SF @				CEIL							
11 TH	SF @				PART							
					HEAT							
					AIR COND.							
					LIGHTS							
					SPRINK.							
					TOTAL							
					STORIES							
	TOTAL		TOTAL									

	AREA OR QUANTITY	UNIT COST	REPLACE COST	FFF. AGE	%DEPR NET	TOTAL VALUE
TOTAL ACCESSORY BUILDINGS & OTHER IMPROVEMENTS						$

SF @
SF @
SF @
SF @
SF @

FLAT ITEMS	
SUB - TOTAL	
ADDITIONS	
TOTAL	
COST FACTOR	
TOTAL REPLACEMENT COST	$
PHYSICAL DEPRECIATION (NET)	%
TOTAL PHYSICAL VALUE	$
ECON. OR FUNCT OBSOL (NET)	%
FINAL APPRAISED VALUE	$
PERCENT COMPLETE (NET)	%
PARTIAL VALUE	$

INCOME APPROACH

	ACTUAL	ECONOMIC
ANNUAL POTENTIAL GROSS		
LESS VAC & CREDIT LOSS		
ANNUAL EFFECTIVE GROSS		
LESS EXPENSES		
ANNUAL NET INCOME		

____ + ____ + ____
INT RATE TAX RATE LAND RATE
LESS LAND INCOME

____ x ____ =
LAND VALUE LAND RATE
NET INCOME TO BUILDING
÷ BLDG RATE

____ + ____ + ____ + ____
INT. RATE TAX RATE RECAPTURE RATE BUILDING RATE

BUILDING VALUE		
PERSONAL PROP VALUE		
LAND VALUE		
INDIC TOTAL PROPERTY VALUE		

INCOME APPROACH $1 $2

3 COST APPROACH OR RCN

4. MKT # 1 ____ (ORM) x ____ (GROSS) =
5. MKT # 2 ____ (NO. UNITS) x ____ ($ PER UNIT) =
6. MKT # 3: ____ (AREA) x ____ ($ PER SQ. FT.) =

SELECTED VALUE: LAND
APPRAISER MH BLD'G
DATE 7.12.88 TOTAL

COMMENTS

Master Made ✓
Working slowly due to economy.
All interior work - Mech & Elec. System.

Approx. 25% Complete:
Footings only for Mech.

NCAV

SALES

	PARCEL	E #	AMOUNT	DATE	LOCATION	NOTES
SUBJECT						
SUBJECT						
COMP						
COMP						

Rubber Stamp Works 3425

ASSESSOR'S FORM NO. 250-2 FOLIO NO. ~~3426~~ 3425 ASSESSOR'S ACCT NO. 536720 - 1985

GRADE		USE CODE		STORY STATISTICS	STORIES	1 -							
YEAR BUILT		CONDITION			PERIMETER								
EFFECTIVE AGE		NO. OF UNITS			SQUARE FEET								

STORY HGT.	ADDITIONS		FLAT ITEMS		BUILDING CALCULATIONS							
BSMT.	SF @		PLUMBING		STORIES	1 -						
1 ST	SF @				BASE							
2 ND	SF @				HGT. FAC.							
3 RD	SF @				AREA FAC.							
4 TH	SF @				STY. FAC.							
5 TH	SF @				ADJ. FAC.							
6 TH	SF @				ADJ. BASE							
7 TH	SF @				BSMT.							
8 TH	SF @				FLOOR							
9 TH	SF @				ROOF							
10 TH	SF @				CEIL							
11 TH	SF @				PART							
					HEAT							
					AIR COND.							
					LIGHTS							
					SPRINK.							
					TOTAL							
	TOTAL		TOTAL		STORIES							
						SF @						
						SF @						
						SF @						
						SF @						
						SF @						

	AREA OR QUANTITY	UNIT COST	REPLACE COST	EFF. AGE	DEPR. NET	TOTAL VALUE
TOTAL ACCESSORY BUILDINGS & OTHER IMPROVEMENTS						$

FLAT ITEMS	
SUB-TOTAL	
ADDITIONS	
TOTAL	
COST FACTOR	
TOTAL REPLACEMENT COST	$
PHYSICAL DEPRECIATION (NET)	%
TOTAL PHYSICAL VALUE	$
ECON. OR FUNCT. OBSOL. (NET)	%
FINAL APPRAISED VALUE	$
PERCENT COMPLETE (NET)	%
PARTIAL VALUE	$

INCOME APPROACH

	ACTUAL	ECONOMIC
ANNUAL POTENTIAL GROSS		418732
LESS VAC. & CREDIT LOSS		5%
ANNUAL EFFECTIVE GROSS		
LESS EXPENSES		15%
ANNUAL NET INCOME		38935

6 + 1 = 7
INT RATE + TAX RATE = LAND RATE

LESS LAND INCOME: 26000 x 7% = 8820
LAND VALUE x LAND RATE

NET INCOME TO BUILDING: 30165

+ BLDG RATE: 6 + 1 + 4 = 11%
INT. RATE + TAX RATE + RECAPTURE RATE = BUILDING RATE

BUILDING VALUE	274232
PERSONAL PROP. VALUE	
LAND VALUE	126000
INDIC. TOTAL PROPERTY VALUE	400232

INCOME APPROACH	# 1	# 2
3. COST APPROACH OR RCN		
4. MKT # 1: ___ (GRM) x ___ (GROSS) =		
5. MKT # 2: ___ (NO. UNITS) x ___ ($ PER UNIT) =		
6. MKT # 3: ___ (AREA) x ___ ($ PER SQ. FT.) =		

SELECTED VALUE: LAND ___ BLD'G ___ TOTAL ___

APPRAISER ___ DATE ___

COMMENTS

Land 28000 ft @ 4.50 (# 126000)

Est Econ Rents

900 ft office @ 30¢/mo (3240)

22300 ft WH @ 17¢ mo (45492)

SALES

	PARCEL	E #	AMOUNT	DATE	LOCATION	NOTES
SUBJECT						
SUBJECT						
COMP						
COMP						

RMKD 1-12-72 1-17-75 MP

3200# OFFC REM UNF
6000# STRC 20x35 SEAL

FOR REFERENCE ONLY

WF2 NS 1-19-72

FOLIO 3425 3426 A2

ADDITION McLAUGHLINS WATERFRONT

Section 29 Twp. 24 Range 4 Ewrn. Block 13 Lot or Tract 17-23 INC

1985

Bldg 1

PERMIT NO. 372038 359338

DATE 1-17-41 12-7-45

Address 412 RIVER ST Bldg #1

LAWRENCE D. SHERIFF F. JAN 71 - $275,000

Fee Owner SULAK MFG. CO. Architect Contractor

Condition of Exterior G Interior F Foundation G Floor Plan: Good Accept X Good

USE FACTORY

- 1 No. Stories (1 metal)
- No. Stores 5 STRC
- No. Rooms 5 OFFC
- Basement Bal
- No. Offices
- No. Apartments
- 1 rm. 2 rm. 3 rm.
- 4 rm. 5 rm. 6 rm.

TYPE OF CONSTRUCTION

- X Frame 1941
- Single Double
- X Ordinary Masonry 1945 & 1952
- Mill Construction
- Class A Rein. Con.
- Stru. Steel and Con.
- Tile Brick
- Con. Rein. Con.

Good Med X Cheap

FOUNDATION

- Mud Sills
- Post and Pier
- Brick
- 100X Concrete
- Pile

BASEMENT UNF

- X Full 21 %
- Sub-Basement UNDER MAIN
- Size 100X100
- Garage No. Cars
- 100X Conc Floors
- Plastered
- Living Rooms
- 1 Service Rooms

EXTERIOR WALL CONST.

- Single Double
- 2" x 4" Stud Walls
- 194490 2" x 6" Stud Walls
- Brick Walls
- Brick with Pilasters
- 20X160 Concrete Walls 1952
- 14X35 Con. with Pilasters
- 20X40 Pile Walls
- Rein. Con. Skel.
- Filler Walls
- Laminated Walls

EXTERIOR FACING

- Siding Shingles
- Shakes Stucco
- X Brick Veneer TILE
- Rind
- Stone Cast S.
- Terra Cotta
- Struc. Glass
- 1400 CLIRON BRICK Trim

FLOOR CONSTRUCTION

- Joist Con. Size 6 x 14
- 60X20 O.C. 4 In Bridg.
- Mill Construction
- REMX Rein. Con.

ROOF CONSTRUCTION

- X Frame Lam.
- X Mill Construction
- Rein. Concrete
- No. Trusses
- Wood Steel

ROOFING MATERIAL

- X Tar and Gravel

Or

FLOOR FINISHES

60X	Fir	Maple
60X10	Maple	2"x6" T&G
	Lino.	3"x6" T&G
REM	Cement	
	Terrazzo	
	Raccolith	
	Tile	

Or

	Tile	Lino.
Tile Total	Baths Fl. Walls	
	Sq. Ft. Floors	
	Sq. Ft. Walls	
	Lin. Ft. Dr. Bds.	
Lino. Total	Sq. Ft. Floors	
	Sq. Ft. Walls	
	Lin. Ft. Dr. Bds.	
	Kit's Fl. Walls	

PLUMBING

- 14 No. Fixtures
- 6 Toilets
- Tub, Leg or Pom.
- 2 Basins, Ped.
- 3 Sinks
- 2 Urinals
- Showers (Tub) (Stall)
- Laundry Trays
- 1 H. W. Tank Fl. Drains
- 1 Sprink. Sys. No. Hds.

HEATING 12400 #FHA

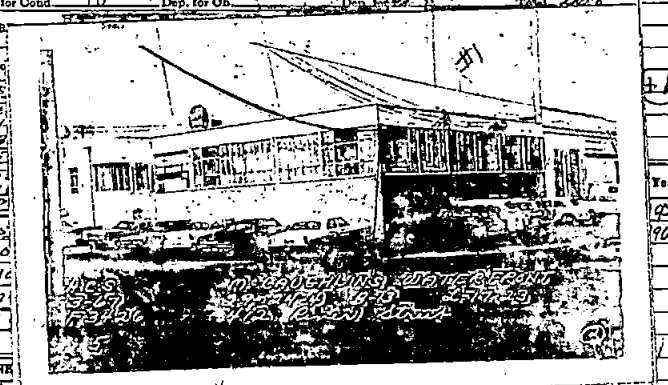
- Stove
- Pipeless Furnace
- Gravity H. A.
- 3 Air Cond., Fan DUCTLESS
- 41 Suspended Gas, Hot Water
- Steam Heat P.P.
- Hot Water
- 2 Oil Burner

Year	Assessed Value
953	31250 (2) shots
966	26,200 — A 64

Date Built 1941 X Finished Unfinished Remodeled ADDS 1945 & 1952

Effective Age 25 Years Future Life Years

Dep. for Cond 10 Dep. for Ob. Dep. for Fc Total 26%



Hoists: Elec. Hyd.

Man. Hyd. Man.

Treated Piles only Average Length Paved

Conduit Power Wiring Range Wiring No. Outlets

INTERIOR WALLS

- X Stud and Plaster
- Lam. Plastered
- X Plywood Bal 1941 CEILINGS - 1941
- X Ceiled
- X Plaster Board OFF
- Painted
- Stain Varnish
- Kalsomine
- Whitewashed
- X Unfinished SHOP AREA

INTERIOR TRIM

- Fir
- Mah. Oak
- Metal
- 1 WOOD Doors
- 1 METAL Windows
- Stained
- Varnished
- Painted
- X Unfinished

G. H.	
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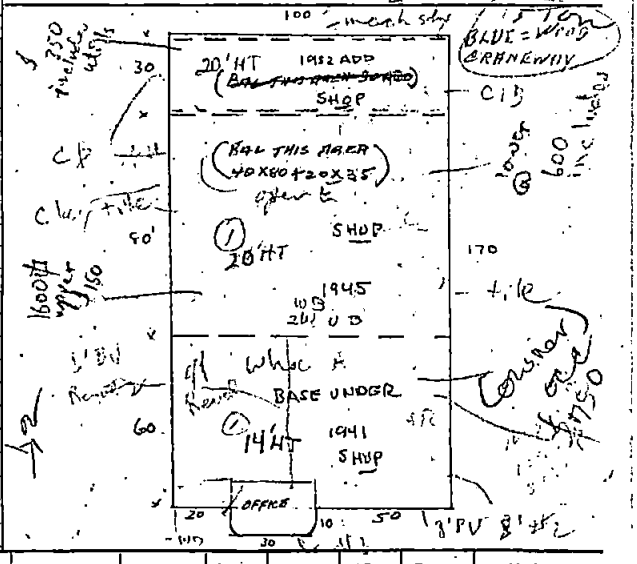
21	
22	

GROUND FLOOR AREA 17300

TOTAL FLOOR AREA 17300 + BAL'S 5400 = 22700 23300



Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S. F. Area	Factor	Value	% Dep.	Deprec.	Net Value
Garage								$		$	$
								$		$	$
								$		$	$

SM R-61

RMD 1-12-77 3200# OFFC TRIM ONE WF2 NS
MP 6000# STEC 2035 SEAL FOR REFERENCE ONLY 1-19-72 P

FOLIO 3425 3426 A2 ADDITION McLAUGHLIN'S WATERFRONT 1985

Section 29 Twp 24 Range 4 Ewm. Block 13 Lot or 17-23 INC

Tax Lot Tract Bldg 1

PERMIT NO. 372038 359938 Address 412 RIVER ST Bldg 2

DATE 1-17-41 12-7-45 Land $ Bldg $ TI - $275,000

For Owner SULAK MFG

Condition of Exterior G Interior Good

USE FACTORY

1V	No. Stories
	No. Stores
	No. Rooms
	Basement
	No. Offices
	No. Apartments
	1 rm. 2 rm. 3 rm.
	4 rm. 5 rm. 6 rm.

TYPE OF CONSTRUCTION

X	Frame 1941
	Single Double
X	Ordinary Masonry 1945 & 1952
	Mill Construction
	Class A Rein. Con.
	Stru. Steel and Con.
	Tile Brick
	Con. Rein. Con.

Good Med. X Cheap

FOUNDATION

	Mud Sills
	Post and Pier
	Brick
100	Concrete
	Pile

BASEMENT UNF

X	Full 21 %
	Sub-Basement LINGER 1941
	Size 100 x 100
	Garage No. Cars
100	CONC Floors
	Plastered
	Living Rooms
1	Service Rooms

ROOF

X	
X	
X	
	Or

Date Effect Den

REPRODUCTION Factor Make-Up

Factor	Plus or Minus	Dimensions	S. F. Area	Factor	Cost
2.50	1941	170 x 100	6300	4.85	30,555
05 Wiring	1945	80 x 100	11000	2.90	31,900
75 Mobile	1952	30 x 100			
1.00 Crane	1952 Bale	30 x 50	1500	1.00	1500
35 Sprinkler	1945 Bale	40 x 80	3900	1.75	6825
10 Elec		Poh 20 x 95			
4.85		Poh x			
2.90	OM assy		Total		71,080
.05	Wiring		Less Depreciation		18403
.10	Heat		Total		52,677
.25	Sprink		Other Buildings		
2.90			Total Value (Full)		
			Assessed Valuation 50%		26,200

2.25 + .15 + .10 heat + .75/Comb = 3.35 + .75 = 4.10 Sprink Lin 1st Bsmt 26% Rein

PLUMBING

14	No. Fixtures
6	Toilets
	Tub, Leg or Pom.
2	Basins, Ped.
3	Sinks
2	Urinals
	Showers (Tub) (Stall)
	Laundry Trays
1	H. W. Tank Fl. Drains
100%	Sprink. Sys. No. Lines Hds.

HEATING 12400 FHA

	Stove
	Pipeless Furnace
	Gravity H. A.
2	Air Cond., Fan DUCTLESS
1	Suspended Gas. Hot Water
	Steam Heat P.P.
	Hot Water
2	Oil Burner

Year	Assessed Value
1953	31250 (2) shots
1966	26,200 — A0'64

TANKS, ETC., LIST

Hoists: Elec. Hyd.

ELEVATORS

Pass.	Freight
Auto.	Elec.
Man.	Hyd.
	Man.

DOCKS AND PIERS

	Treated Piles, Timb
	Untreated
	Treated Piles only
	Average Length
	Paved

WIRING

	Knob & Tube
	Flex. Cable
X	Conduit
X	Power Wiring
	Range Wiring
	No. Outlets

EXTERIOR WALL CONST.

	Single Double
	8" x 6" Stud Walls
144 90	2" x 6" Stud Walls
	Brick Walls
	Brick with Pilasters
20x40	Concrete Walls 1952
14x50	Con. with Pilasters
20x40	Tile Walls
	Rein. Con. Skel.
	Filler Walls
	Laminated Walls

EXTERIOR FACING

	Siding Shingles
	Shakes Stucco
X	Brick Veneer TILE
	Kind
	Stone Cast S.
	Terra Cotta
	Struc. Glass 1941
12x50	CLIPON BRICK Trim

FLOOR CONSTRUCTION

60x120	Solid Con. Size 6 x 14
	O.C. 4 In Bridg.
	Mill Construction
REM	Rein. Con.

INTERIOR WALLS

X	Stud and Plaster
	Lam. Plastered
X	Plywood Bale 1941
X	Ceiled CHEETEX - 1941
X	Plaster Board OFF
	Painted
	Stain Varnish
	Kalsomine
	Whitewashed
X	Unfinished SHOP AREA

INTERIOR TRIM

	Fir
	Mah. Oak
	Metal
2	Wood Doors
6	METAL Windows
	Stained
	Varnished
	Painted
X	Unfinished

G. H.

B	
1st	20
2	
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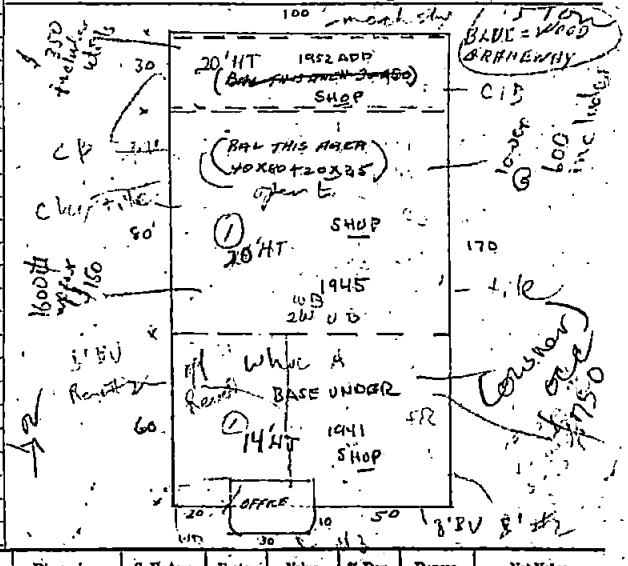
15	
16	
17	
18	
19	
20	
21	
22	

GROUND FLOOR AREA 17300

TOTAL FLOOR AREA 17300 + BAL'S 5400 = 22700 23300 mfg. floor



Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S. F. Area	Factor	Value	% Dep.	Depres.	Net Value
Garage											

CM 2-61

1965-L = 9800

6/69 P#531435 P.V. 1500 altered interior of office area. 2 new Partitions to make 2 more smaller offices. Same heat & plbg. N.C.A.V. for this.
6/69 N.A.

1941 one typical post & beam mill type bldg. Most of 1st flr clg in celotex.
Base area ... 7' high.

1945 one tilt brick const w/ large mill bale. Offices, bans - plywood w/ 4' flrs minimum const.

Entire bldg in average cond.
Owner operated

FAIR/POOR CONDITION DCH 3/84

BUILDING TYPE	CONSTRUCTION	SIZE	GRADE	AGE
GARAGE				
MEZZ	FR ASPHLT (SEALED)	20X35		
MEZZ	FR ASPHLT (OFFC)	40X80		
PART	PLBD 2 S	14X100		
PART	8" TILE	20X100	(UNF CONC. BLK)	
PART	PLBD 2S	8X450		

196

524364 - 4500 - 2-14-67 =
driving).
524366 - 5900 - 2-15-67
area to include 3 more
Parts only suggest not enough
this time. Also extended existing sprklr. system to office
area on Balcony. Not enough for change in A.V. Ck at revision

4-68 SG

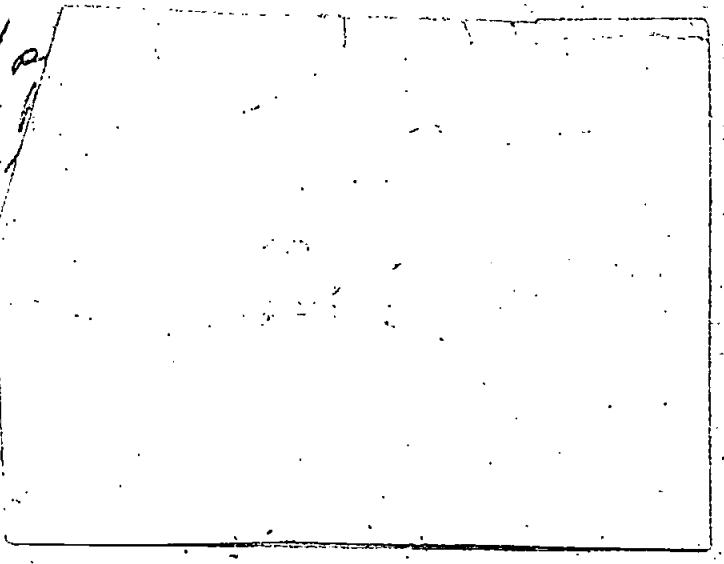
11/70 Part 535689 - 5000 - 3/10/70 - lowered clg in 2 offices & lowered sprklrs. to match. 11/9/70 LK - D.F. N.C.A.V.

1965 - L = 9800

6/69 P#531435 P.V. 1500 altered interior of office area, 2 New Partitions to make 2 more smaller offices. Same heat & plbg. N.C.A.V. for this. 6/69 N.A.

1941 Area typical of
bldg. Most of 1st
Base area is 7'

1945 area title be
bath. Offices, la
minimum comfort
Entire bldg in a
owner occupied



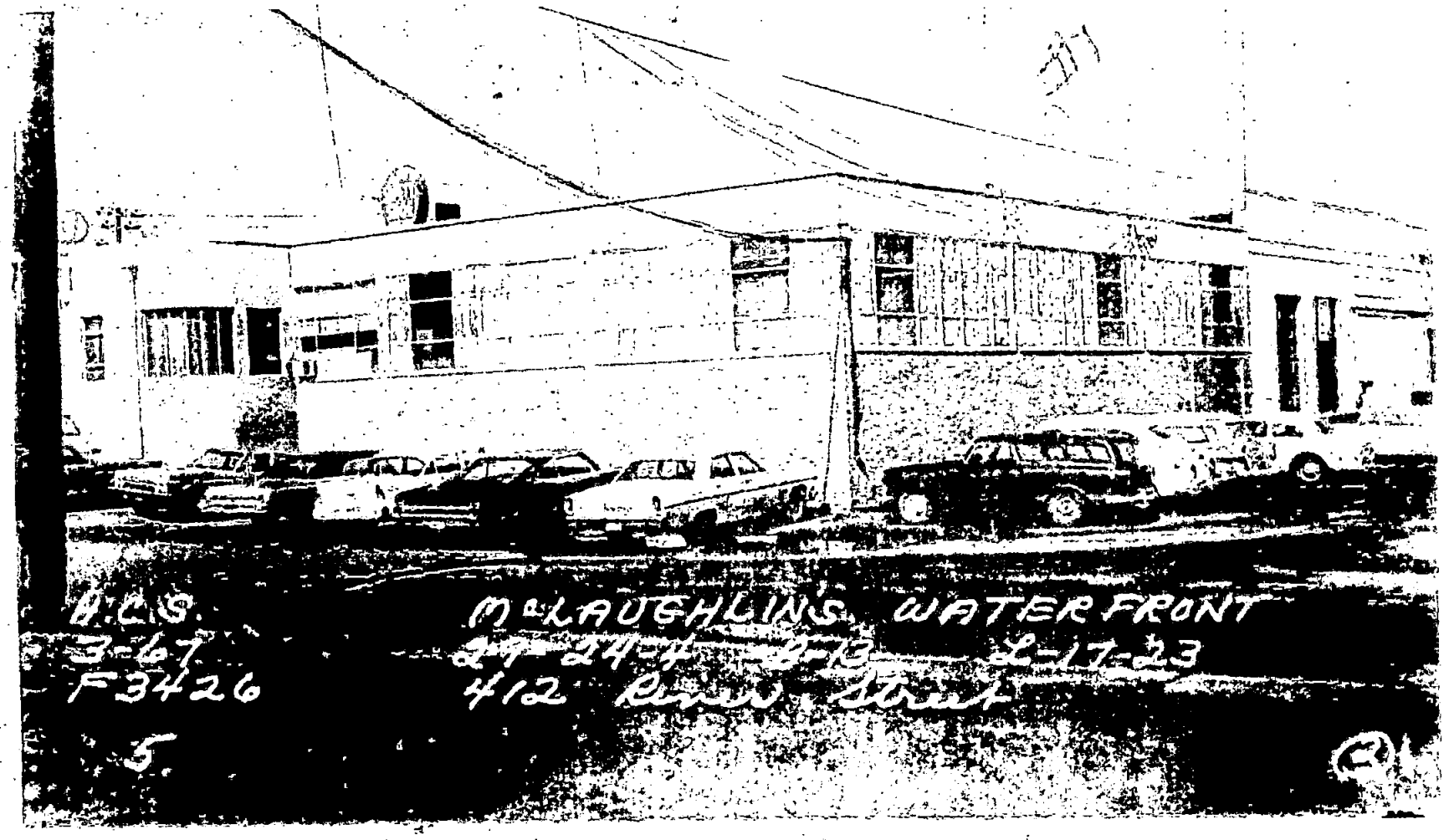
FAIR/POOR CONDITION DCH 3/84 Andy Aparicio 5/04

1968

524364 - $4500 - 2-14-67 = install O.H. wood raceway. (see drwng). 524366 - $900 - 2-15-67 = changed partition in balcony area to include 3 more offices. no inc. in plmg or elect. Parts only. suggest not enough change for inc in A.V. at this time. Also extended existing sprkl. system to office area on Balcony. Not enough for change in A.V. Ck at revalue 4-68 SG

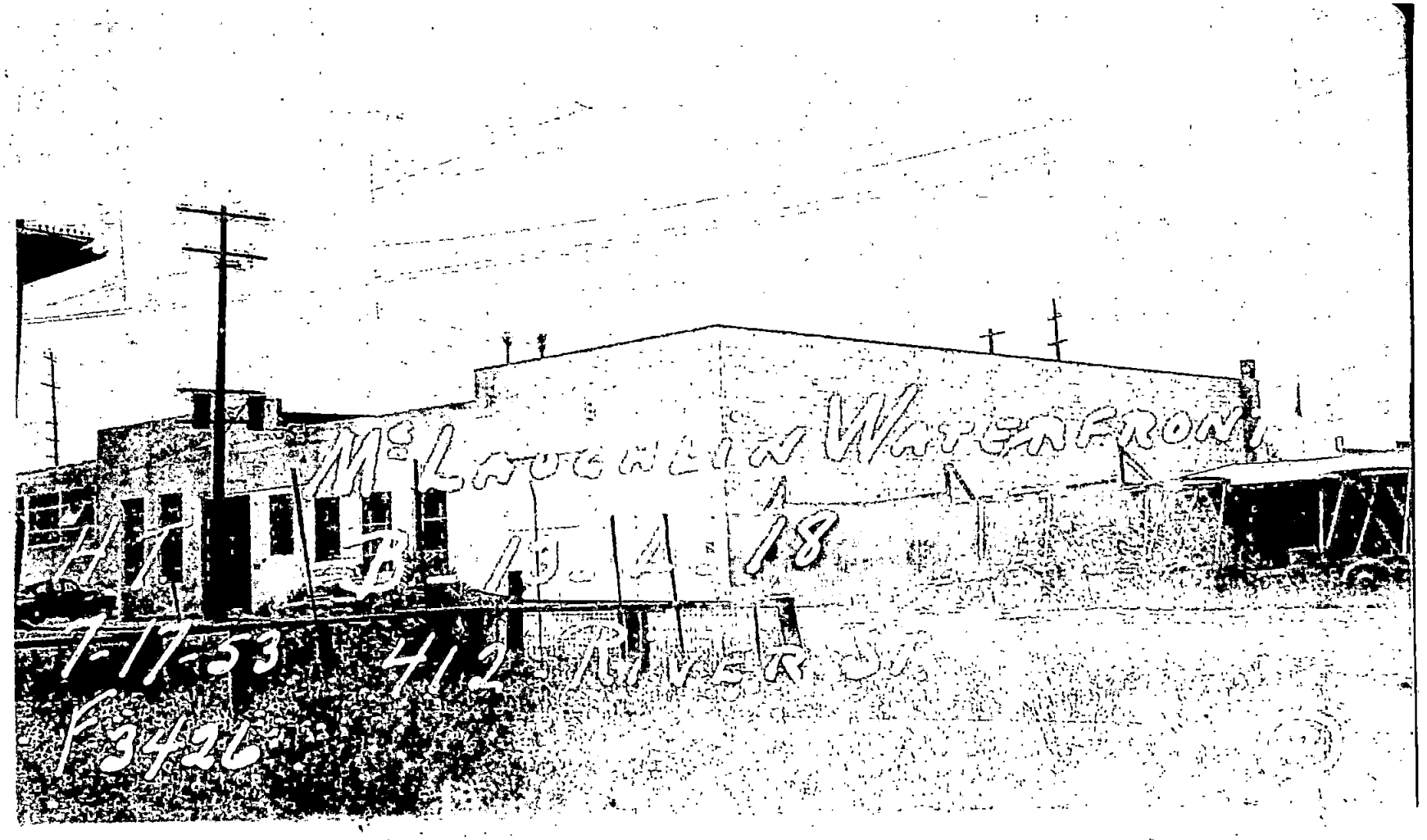
11/70 Pmt 535689 - $5000 - 3/10/70 - lowered clg in 2 offices + lowered sprklrs. to match. 11/9/70 Ck - O.K. N.C.A.V.

ep. for Cond. 11/ Dep. for Ob. Dep. for Es. Total 268

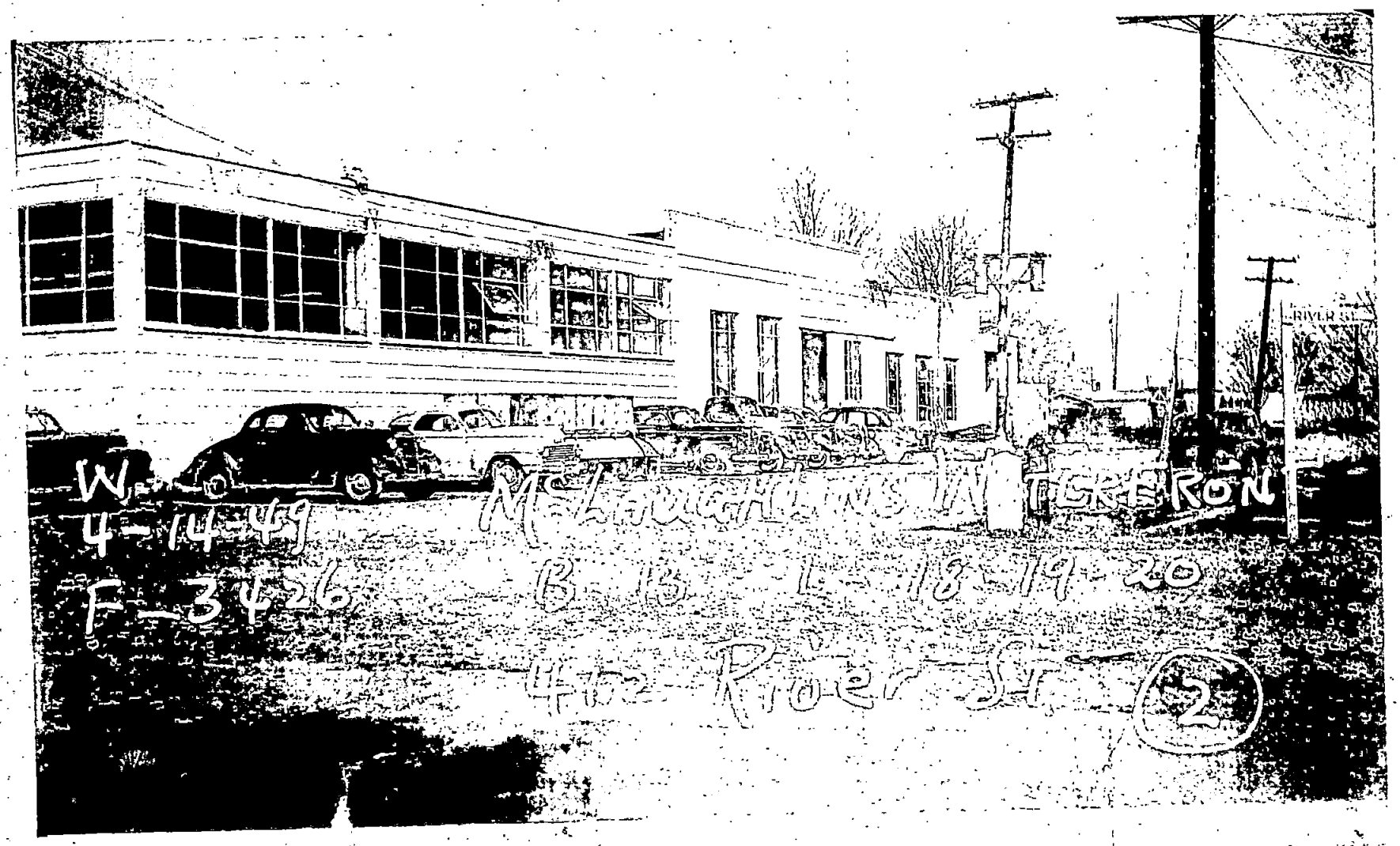


	Man. ☐ Hyd.		Treated Piles only	X	Conduit
	☐ Man.		Average Length	X	Power Wiring
			Paved		

REPRODUCTION COST Factor Make-Up

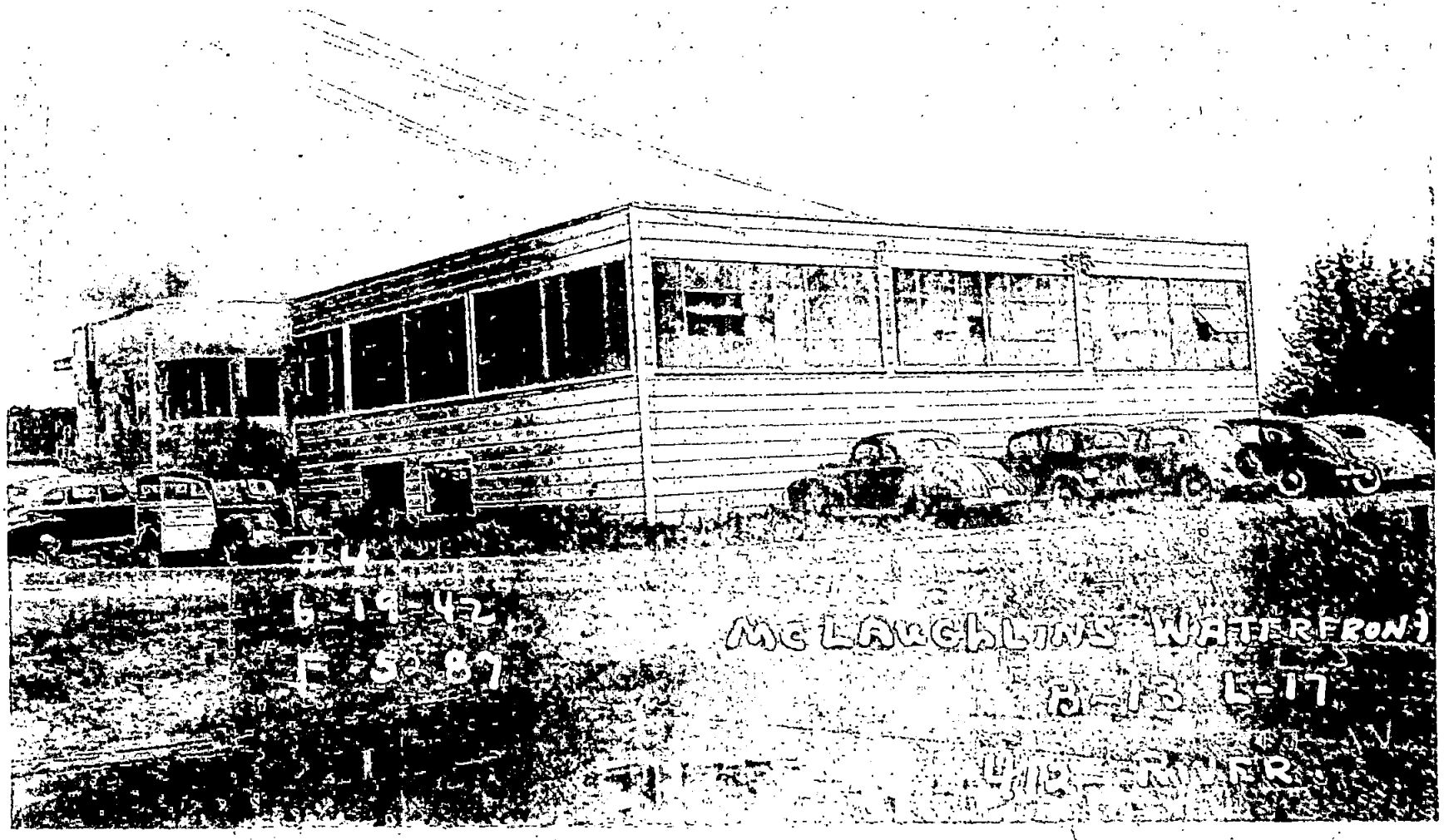


		Man. ☐	Hyd.		Treated Piles only		Flex. Cable
			Man.		Average Length	X	Conduit
						X	Power Wiring



	Auto.	Elec.	Untreated		Flex. Cable
	Man.	Hyd.	Treated Piles only	X	Conduit
		Man.	Average Length	X	Power Wiring
			Paved		Range Wiring

		Auto.	Elec.		Untreated		Knob & Tube
		Man.	Hyd.		Treated Piles only	X	Flex. Cable



		Auto.	☐	Elec.		Treated Piles, Timb		Knob & Tube
		Man.	☐	Hyd.		Untreated		Flex. Cable
			☐			Treated Piles only	X	Conduit

REM UNS 2004 OFF C

FOR REFERENCE ONLY

PM-2 NS 1-19-72 P

RMW 1-13-72

3-75 MG

FOLIO 3425 / 3426 Alt 2

PERMIT NO. 538431

DATE 12-2-66

ADDITION J.R. McLaughlins Water Front - 2000 4985

Section 29 Twp 24 Range 4 EWM. Block 15 Lot or 17-25

Tax Lot Tract

SOUTHERN ALASKA FORWARDING

Address 412 So River St.

Bldg 1 / Bldg #2

Fee Owner Reliable Transfer & Storage Architect Contractor

Zoning Condition of Exterior C Interior C Foundation C Floor Plan: Good Accept. Poor

USE Warehouse

- 1 No. Stories
- No. Stores
- No. Rooms
- Basement Small Unit
- 1 No. Offices Sq. Ft.
- No. Apartments
- 1 rm. 2 rm. 3 rm.
- 4 rm. 5 rm. 6 rm.

ROOF CONSTRUCTION

- Frame-Joist
- Mill-Deck
- Rein. Conc. GLB
- 1000 Steel Fr. 100 Metal Deck
- Trusses Span
- Wood Steel

FLOOR FINISHES

- Flr Maple
- Oak 2x6TG
- Lino 3x6TG
- 100 Cement Lgtwgt. Conc.
- Terrazzo
- Asphalt Tile Vinyl Tile
- or

Tile Lino Form.

- Bath Floor
- Bath Walls
- Tub Recess
- Drain Bds.
- Vanities

PLUMBING

- 3 No. Fixtures
- 1 Toilets Urinals
- Tubs Leg. or Pem.
- 1 Basins Dr. Ftns.
- Sinks
- Washers Dryers
- Showers (tub) (stall)
- 1 H.W. Tanks Ldy. Trays
- D. Washers Disposals
- NO Sprinkler Sys.

Date Built 1967 Date Add., Built ☑ Finished ☐ Unfinished ☐ Remodeled

Effective Age 5 Years Future Life Years

Dep. for Cond. Dep for Obs. Dep. for Ec. Total

TYPE OF CONSTRUCTION

- Frame
- M Metal-Prefab Front wall
- M Ordinary Masonry Tilt-up
- Mill Construction
- Class A Rein. Conc.
- Stru. Steel and Conc.
- Struct. Steel, Frame
- or

QUALITY-TYPE

Good Med. ✓ Cheap

FOUNDATION Dock Hi

- Mud Sill Post Pier
- Conc. Brick
- Load Hgt. Piling

BASEMENT

- Full % Part.
- Sub-Basement
- Size
- Garage No. Cars
- Floors
- Plastered Pl. Bd.
- No. Apartments
- Service Rooms

EXTERIOR WALL CONST.

- Single Double
- Stud Walls
- Brick Pil.
- Conc. Tilt-up Pil.
- Rein. Conc. Skeleton
- Str. Stl.-Frame Front
- Pre-Fab Metal
- Tilt-Up
- Filler Wall
- Curtain Wall

EXTERIOR FACING

- Siding
- Stucco Shakes
- Marblecrete
- Brick Veneer
- Conc. Conc. Blk.
- Metal Front
- REM NONE

FLOOR CONSTRUCTION

Joist x x O.C.

- Mill Car Deck
- 100% R-Conc. Elev.
- Steel GLB
- or DOCK HIGH

ROOF COVERING

- Bit.-Up Tar & Gr.
- Comp. ✓ Metal
- or

FACTOR	ITEM	DIMENSIONS	SQ. FT. AREA	FACTOR	COST
	Warehouse	180 X 40 =	6200	290	17980
	Covered Loading Dock	10 X 100	1000	100	1000
275		X			
-15	Front Wall	X			
15	Roof Steel				
15	Fdtn				
290					
2.9					

RV. 35000

TOTAL 18980

LESS DEPRECIATION

DEPR. FULL VALUE

ASSESSED VAL. 9450

HEATING Wall Gas

- Elec. Gas
- H.W. St. H.A.
- B.Bd. Suspended
- FHA Pipeless
- A. Cond. Wall Unit
- Comb. Unit Custom
- Refrig. Convector
- Heat Pump Fireplace

REM NONE !!

YEAR	ASSESSED VALUE
1968	9450 - 7665 - 17

MISC. TANKS, Etc.

HOISTS: Elec. Hydr.

ELEVATORS

- Pass. Frght
- Auto. Elec.
- Man. Hydr.

Doors-Auto Man.

- Escalators
- Stops Speed
- Cap'y.

DOCKS AND PIERS

- Hvy. Med. Lgt.
- Untrtd. Pile Tmbr.
- Conc. Piles & Bms.
- Trtd. Pile Tmbr.
- Paved
- Dolphins
- Deck

WIRING Cdr

- Knob & Tube
- Flex. Cable
- ✓ Conduit
- Pwr. Wiring
- Range Wiring
- Outlets

Fill & Paddle

B

INTERIOR WALLS & CEILING

- Stud Wood ✓ Metal
- Plaster Dry Wall
- Acc. Tile Celotex
- Ceiled Plywood
- Solid Block
- Sound Proofed Lamin.
- Finished ✓ Unfinished
- Painted Varnished

INSULATION No

- Exter. Partitions
- Roof Floor

INTERIOR TRIM

- Flr Birch
- Mah. Oak
- Metal
- Wood Metal Doors
- Wood Metal Sash
- Stained Varnish
- Painted ✓ Unfin.

SB	C. Hgt.
B	
1	12
2	
3	
4	
5	
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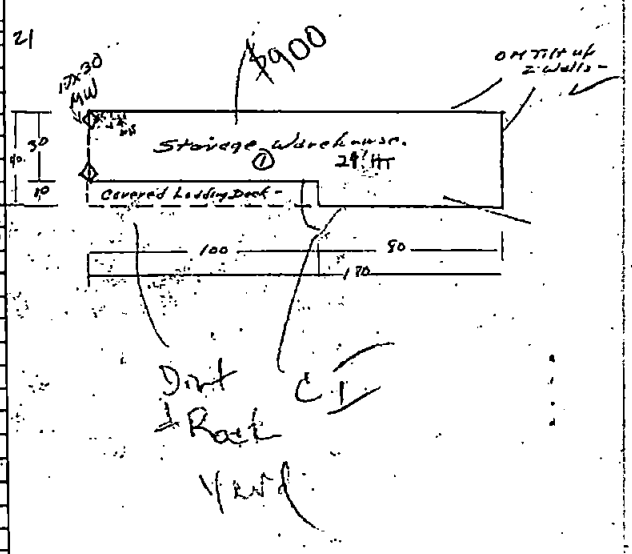
GROUND FLOOR AREA 6200

TOTAL FLOOR AREA 7200 Includes Covered Loading Dock



20M 11/69

3-67- This is just a freight office building - one wall party wall with building #1 - Floor and end wall Tilt up conc - metal front - have used frame factor and added .10 for conc walls -

Stanwell

	BUILDING TYPE	CONSTRUCTION	SIZE	GRADE	AGE
	GARAGE				
	1DG DR	CONC	10X100	C	
	CANOPY	MTL	10X100	C4	
	PART	MTL SGL	30X17		
(6)	OH DOOR	WD MAN 12	10X10		
(2)	"	"	15X20		

ep. for Cond. Dep for Ob. Dep. for Es. Total

AC

MISC. TANKS, Etc.	ELEVATORS		DOCKS AND PIERS		WIRING Code	
HOISTS: Elec. Hydr.		Pass. ___ Frght		Hvy. __ Med. __ Lgt.		Knob & Tube
		Auto. ___ Elec.	*	Untrtd. Pile Tmbr.		Flex. Cable
		Man. ___ Hydr.		Conc. Piles & Bms	✓	Conduit

KING COUNTY ASSESSOR'S COMMERCIAL - INDUSTRIAL PROPERTY RECORD
PRINCIPAL BUILDINGS

1/16 #1

1 – IDENTIFICATION

MAJOR 536720 MINOR 1985 SPLIT BLDG NO 1

2 – PROPERTY PR CODE | | MO | | YR | |

FOLIO 536720-1945 SUBLETTER A SUBNUMBER B

TOTAL BLDGS 2 LAST SALE DATE AMOUNT

ADDRESS 402 River ST

ADDITION McLaughlins Waterfront

QUARTER 2 SECTION 29 TOWNSHIP 24 RANGE 4

BLOCK 13 LOT 17-23 TAX LOT TRACT

DESCRIPTION

FEE OWNER SHERIFF LAWRENCE D

3 – LAND 2790

ZONE ACTUAL I B CONFORMITY Y HIGHEST & BEST USE Y

LOT WIDTH FF VALUE LOT ACRE

LOT DEPTH ACRE VALUE

STANDARD WIDTH LOT SF 28000

STANDARD DEPTH SF VALUE 2.50 SITE VALUE

4 – BUILDING CLASSIFICATION

PREDOMINANT SHELL TYPE

1	LIGHT WOOD
2	HEAVY TIMBER
X	LOAD BEARING MASONRY
4	STEEL (NOT FIREPROOFED)
5	FIRE RESISTANT
6	PRE-ENG (GALVANIZED STEEL)
7	PRE-ENG (ENAMELED STEEL OR ALUMINUM)
8	PRE-ENG (INSULATED SANDWICH PANELS)
9	SERVICE STATION OR SPECIALTY BLDG

PREDOMINANT USE TYPE

1	APARTMENT
2	HOTEL OR MOTEL
3	OFFICE
4	COMMERCIAL
X	INDUSTRIAL
	SERVICE STATION OR SPECIALTY TYPE

STAMP Shop

YEAR BUILT 1941-45-52 OVERAL QUALITY

EFFECTIVE YEAR 19 41

A	HIGH
B	ABOVE AVERAGE
C	AVERAGE
X	BELOW AVERAGE
E	LOW

Rubber Printing

OBSOLESCENCE %

TOTAL NET CONDITION %

PERCENT COMPLETE %

5 – STRUCTURAL SHELL SECTIONS

1–LIGHT WOOD
2–HEAVY TIMBER
3–LOAD BEARING MASONRY
4–STEEL (NOT FIREPROOFED)
5–FIRE RESISTANT
6–PRE-ENG (GALVANIZED STEEL)
7–PRE-ENG (ENAMELED STEEL OR ALUMINUM)
8–PRE-ENG (INSULATED SANDWICH PANELS)
9–SERVICE STATION OR SPECIALTY BLDG
10–BASEMENT & CONCRETE 1ST FLOOR
11–BASEMENT & WOOD 1ST FLOOR
12–DOCK HIGH FOUNDATION

SECTION	TYPE	QUALITY (ACE) (7 A E)	PERIMETER (1 & 10-12)	GROUND AREA	WALL RATIO	STORIES (1 11)	HEIGHT
A	3	D	560	17300		1	20
B	11	D	320	6000		1	8
C							
D							
E							
F							
G							
H							

6 – EXTERIOR WALL

DO NOT USE "-" ENTRY FOR SHELL TYPES 1-8
FOR SHELL TYPES 9-12, USE ONLY FOR SUBSTITUTIONS OR MISSING WALLS
1–GROOVED PLYWOOD, STEEL SIDING, ETC.
2–WOOD OR ASBESTOS SIDING, CEMENT BLOCK, CLAY TILE, ETC.
3–TILTUP CONCRETE, MARBLECRETE, ETC.
4–COMMON BRICK, METAL SANDWICH PANELS, ETC
5–FACE BRICK, REINFORCED CONCRETE, ETC
6–COMMON BRICK PLUS CONCRETE
7–FACE BRICK PLUS CONCRETE
8–PRECAST CONCRETE PANELS, GLASS PANELS, ETC.
9–METAL & GLASS CURTAIN WALL
10–STONE MASONRY
11–LIMESTONE, SLATE, ETC.
12–MARBLE, ETC.
13–POLISHED GRANITE ETC.
14–STORE FRONTS

TYPE	QUALITY (ACE)	#	MEASUREMENTS (HEIGHT, LENGTH)	WALL AREA
2	E	+	20X320	6400
2	C	+	8X110, 9X60, 16X20	1740
4	C	+	8X110, 5X60	1180
3	C	+	16X50	800

7 – PEDESTRIAN DOORS

1 REVOLVING 2 AUTOMATIC SWINGING 3 AUTOMATIC SLIDING 4 AIR CURTAIN

TYPE	QUALITY (ACE)	NUMBER (1 2)	LIN. FT. (4)

8 – VEHICLE DOORS

DO NOT USE FOR SHELL TYPE 8
1–WOOD SECTIONAL 2–STEEL SECTIONAL 3–STEEL ROLLUP 4–HANGER TYPE STEEL

TYPE	QUALITY (ACE)	NUMBER	MEASUREMENTS (WIDTH, HEIGHT)	AREA

9 – VEHICLE DOOR OPERATOR

QUALITY (ACE)	NUMBER

10 – EXTERIOR STAIRS

1–WOOD 2–CONCRETE 3–STEEL CONCRETE 4–STEEL

TYPE	QUALITY (ACE)	FLIGHTS

11 – FIRE PLACES

QUALITY (ACE)	NUMBER

12 – FLOOR ADJUSTMENTS many

1 – CONCRETE ON GRADE SHELLS 3 – CONCRETE & STEEL (SHELLS 3 & 4)
2 – WOOD (SHELLS 1, 2, & 11) 4 – REINFORCED CONCRETE (SHELLS 5 & 10)

TYPE	QUALITY (ACE)	#	MEASUREMENTS (LENGTH, WIDTH)	AREA
2	C	+	40X80, 20X35	3900

13 – BALCONIES

1 – WOOD 2 – CONCRETE 3 – STEEL & CONCRETE

TYPE	QUALITY (ACE)	MEASUREMENTS (LENGTH, WIDTH)	AREA

14 – FLOOR GRATING

1 – STEEL 2 – ALUMINUM 3 – PLASTIC

TYPE	QUALITY (ACE)	MEASUREMENTS (LENGTH, WIDTH)	AREA

15 – ROOF ADJUSTMENTS

1–LIGHT WOOD (SHELL 1)
2–HEAVY TIMBER (SHELL 2)
3–STEEL NOT FIREPROOFED (SHELLS 3 & 4)
4–CONCRETE (SHELL 8)
5–GALVANIZED STEEL (SHELL 6)
6–ENAM STEEL OR ALUM (SHELL 7)
7–INSUL SANDWICH PANELS (SHELL 10)
8–PRECAST CONCRETE

TYPE	QUALITY (ACE)	#	MEASUREMENTS (LENGTH, WIDTH)	AREA
3	D	–		17300
2	C	+		17300

16 – WIDE SPAN ROOFS

1 – WOOD TRUSS 3 – STEEL TRUSS
2 – WOOD GLULAM BEAM 4 – PRESTRESSED CONCRETE

TYPE	QUALITY (ACE)	SPAN WIDTH	MEASUREMENTS (LENGTH, WIDTH)	AREA

17 – CANOPIES

QUALITY A E	MEASUREMENTS (LENGTH, WIDTH)	AREA

18 – APARTMENT BUILDING DATA

NUMBER	ITEM	NUMBER	ITEM
	STUDIO APTS		EXHAUST FAN
	1 BEDROOM APTS		EXHAUST HOOD & FAN
	2 BEDROOM APTS		RANGE TOP & OVEN
	3 BEDROOM APTS		DROPIN RANGE
			ELECTRIC FIREPLACE
	GARBAGE DISPOSAL		INTERCOM SYSTEM
	DISHWASHER		

19 – INTERIOR DEVELOPED AREAS

AVERAGE SF/APT

DO NOT USE FOR SHELL TYPE 8
1–APARTMENTS
2–APT UTILITY AREA
3–HOTELS & MOTELS
4–SMALL OFFICES
5–OPEN OFFICES
6–PROFESSIONAL OFFICES
7–CLINICS
8–RETAIL DISCOUNT TYPE
9–OTHER RETAIL STORES
10–BANKS & THEATRES
11–WAREHOUSES
12–LIGHT MANUFACTURING
13–HEAVY MANUFACTURING

TYPE	QUALITY (ACE)	NO. APTS. (1)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA
5	D		20X30	600
5	E		40X80	3200
11	A		60X100 - 300	5900

20 – BANK VAULTS

1 – CASH 2 – RECORDS

TYPE	MEASUREMENTS (LENGTH, WIDTH)	AREA

21 – BANK VAULT DOORS

1 – CASH 2 – RECORDS

TYPE	THICKNESS (INCHES)	MEASUREMENTS (HEIGHT, WIDTH)	AREA

22 – BANK ACCESSORIES

2 – DRIVE-IN WINDOW 3 – NIGHT DEPOSITORY

TYPE	QUALITY (ACE)	NUMBER

23 – HEATING & COOLING

1–APT HW OR STEAM
2–APT FHA
3–APT UNIT HEATERS
4–COM'L HW OR STEAM
5–COM'L FHA
6–COM'L UNIT HEATERS
7–IND HW OR STEAM
8–IND FHA
9–IND UNIT HEATERS
10–APT CENTRAL COOLING
11–APT PACKAGE COOLING
12–COM'L CENTRAL COOLING
13–COM'L PACKAGE COOLING
14–IND CENTRAL COOLING
15–IND PACKAGE COOLING
16–APT CENTRAL COMB
17–APT PACKAGE COMB
18–COM'L CENTRAL COMB
19–COM'L PACKAGE COMB
20–IND CENTRAL COMB
21–IND PACKAGE COMB

TYPE	QUALITY (ACE)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA
5	C		12400

24 – NO BOILER

25 – PLUMBING

ONLY FOR HEAT, TYPES 1, 4, OR 7 1 – APTS 2 – COM'L 3 – IND

26 – MINIMUM INDUSTRIAL UNIT HEATERS

1–SMALL 2–MED 3–LARGE

TYPE	QUALITY (ACE)	NUMBER
2	C	14

TYPE	NUMBER

27 – ELECTRICAL

1 – APT 2 – COM'L 3 – IND DO NOT USE FOR SHELL TYPE 9

ILLUMINATION 1–PRIGHT 2–ADEQUATE 3–MINIMUM 4–INADEQUATE

TYPE	QUALITY (ACE)	ILLUM (1-3) (OR 4)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA
2	C	2		3800
3	C	2		19500

28 – SPRINKLERS

1–APTS 2–COM'L 3–IND

TYPE	QUALITY (ACE)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA
3	C		29200

29 – COLD STORAGE

1–COOLER 2–CHILLER 3–FREEZER 4–QUICK FREEZE

TYPE	MEASUREMENTS (LENGTH, WIDTH)	AREA

30 – ESCALATORS

QUALITY (ACE)	WIDTH (INCHES)	HEIGHT	FLIGHTS

31 – ELEVATORS

1 – PASS AUTO ELEC LOC
2 – PASS AUTO ELEC EXP
3 – PASS MAN ELEC LOC
4 – PASS MAN ELEC EXP
5 – PASS HYD
6 – FREIGHT ELEC
7 – FREIGHT HYD
8 – PERSONNEL LIFT
9 – SIDEWALK MAN
10 – SIDEWALK HYD
11 – SIDEWALK ELEC
12 – DUMBWAITER ELEC
13 – DUMBWAITER MAN

TYPE	QUALITY (ACE) (1-7)	CAPACITY (LBS) (1-7)	STOPS (1 8)	NUMBER

32 – OTHER PRINCIPAL BUILDING COMPONENTS

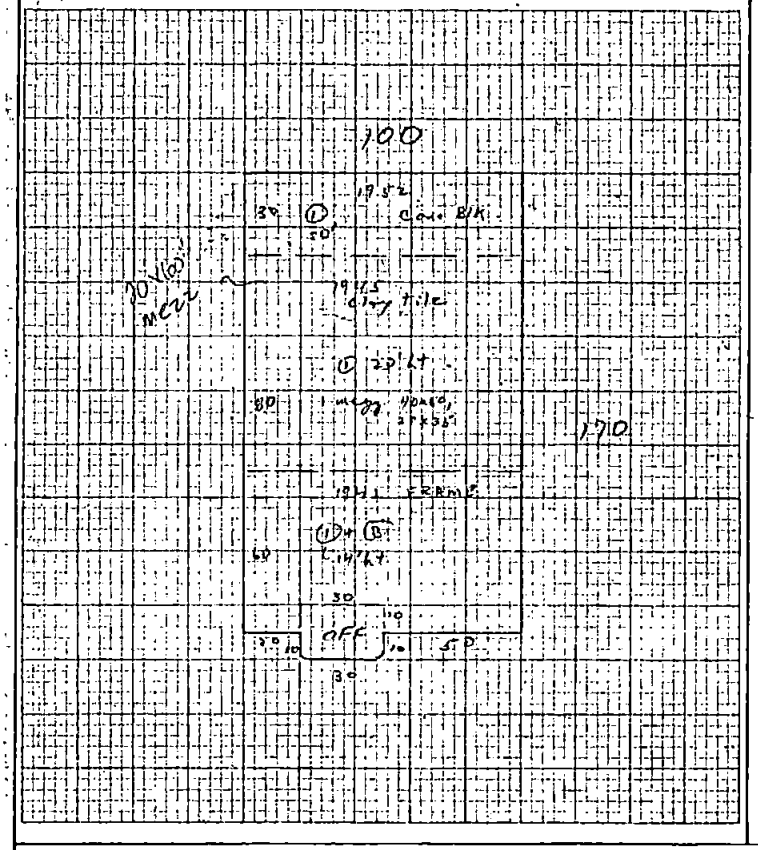
SECTION	TYPE	QUALITY	OTHER DESCRIPTION	REPLACEMENT COST

ASSESSOR'S FORM 210-A

MAJOR 536 720 MINOR 1985 SPLIT ____ FOLIO 3425 3426 SUBLETTER ____ SUBNUMBER ____

Bldg #1

33 – PLAT OF BUILDING — 1 cm = 20'



34 – CALCULATIONS

3-75 Rents

3000 ft 1952 shop area /
1 Rent $350/mo 11.74

1600 ft mezz area /
1 SE $150/mo 9.44

800 ft under mezz area /
1 no Rent $400/mo 7.54

Rear open area
1 Roof in shed 14.15

Office 600 @ 20¢ = $120
600 @ 12¢ = 192
5700 @ 10¢ = 570
700 @ 8¢ = 56
Paint 6000 @ 5¢ = 300

35-55 – ACCESSORY IMPROVEMENTS

SECTION NO.	SECTION TITLE	TYPE	QUALITY	NUMBER	LENGTH	WIDTH	HEIGHT	AREA	CAPACITY	GAL/BBL	OUTSIDE DIAMETER	WALL LENGTH	RIN OUTSIDE DIAMETER	PSI	TOWER HEIGHT	DEPRECIATED VALUE	YEAR BUILT	EFFECTIVE YEAR	NET CONDITION
																		19	%
																		19	%
																		19	%
																		19	%
																		19	%
																		19	%
																		19	%
																		19	%
																		19	%

56 – REMARKS

3-75 NOTE: Extra office area is being added to front pt of bldg behind present office. check on next Re-value.

57 – INCOME DATA

ANNUAL ECONOMIC OR ACTUAL GROSS INCOME		$ 28056 (2338 x 12 = 28056)
LESS VACANCY	5%	−1403
ANNUAL EFFECTIVE GROSS INCOME		$ 26653
LESS EXPENSES	12%	−3198
ANNUAL NET INCOME		$ 23455
LESS LAND INCOME (VALUE ____ X RATE 23%)		−6510
NET INCOME TO BUILDING		$ 16945
÷ BUILDING RATE (INTEREST 7% + TAXES 2.3% + RECAPTURE 2%)		13.39
BUILDING VALUE		$ 127,400
PERSONAL PROPERTY VALUE		
LAND VALUE		
INDICATED TOTAL PROPERTY VALUE		$

LAND VALUE (UNIT ____ X UNIT VALUE ____ = ____)
LAND RATE (INTEREST 7% + TAXES 23% 2.3%) 70000
LESS LAND INCOME (VALUE ____ X RATE 23%)

58 – PERMIT DATA

NUMBER	DATE	VALUE	DATE STARTED	DATE COMPLETED

59 – SALES RECORD

MONTH	YEAR	AMOUNT

60 – STAFF

DATE	ENUMERATOR	CLASSIFIER	CALCULATOR	REVIEWER
3-75	SA	56	36	16

61 – APPRAISAL DATA

YEAR	PRINCIPAL BUILDING	OTHER BUILDINGS	ACCESSORY IMPROVEMENTS	TOTAL IMPROVEMENTS	LAND	TOTAL APPRAISED VALUE	REASON FOR APPRAISAL

KING COUNTY ASSESSOR'S COMMERCIAL - INDUSTRIAL PROPERTY RECORD
PRINCIPAL BUILDINGS

#2

1 – IDENTIFICATION

MAJOR 536720
MINOR 1985 SPLIT BLDG.NO. 2

3 – PROPERTY

FOLIO 3426 3425 SUBLETTER E SUBNUMBER B
TOTAL BLDGS. 2 LAST SALE DATE ____ AMOUNT ____
ADDRESS ____
ADDITION ____
QUARTER ____ SECTION ____ TOWNSHIP ____ RANGE ____
BLOCK ____ LOT ____ TAX LOT ____ TRACT ____
DESCRIPTION ____
FEE OWNER ____

3 – LAND

ZONE ACTUAL ____ CONFORMITY ____ HIGHEST & BEST USE ____
LOT WIDTH ____ FF VALUE ____ LOT ACRE ____
LOT DEPTH ____ ACRE VALUE ____
STANDARD WIDTH ____ LOT SF ____
STANDARD DEPTH ____ SF VALUE ____ SITE VALUE ____

4 – BUILDING CLASSIFICATION

PREDOMINANT SHELL TYPE		PREDOMINANT USE TYPE	
1	LIGHT WOOD	1	APARTMENT
2	HEAVY TIMBER	2	MOTEL OR MOTEL
3	LOAD BEARING MASONRY	3	OFFICE
X	STEEL (NOT FIREPROOFED)	X	COMMERCIAL
5	FIRE RESISTANT	5	INDUSTRIAL
6	PRE-ENG (GALVANIZED STEEL)	6	SERVICE STATION OR SPECIALTY TYPE
7	PRE-ENG (ENAMELED STEEL OR ALUMINUM)		
8	PRE-ENG (INSULATED SANDWICH PANELS)		
9	SERVICE STATION OR SPECIALTY BLDG.		WHSE

YEAR BUILT 1967
EFFECTIVE YEAR 19 67
OBSOLESCENCE 53 %
TOTAL NET CONDITION ____ %
PERCENT COMPLETE ____ %

OVERAL QUALITY
A HIGH
B ABOVE AVERAGE
C AVERAGE
X BELOW AVERAGE
E LOW

5 – STRUCTURAL SHELL SECTIONS

1–LIGHT WOOD
2–HEAVY TIMBER
3–LOAD BEARING MASONRY
4–STEEL (NOT FIREPROOFED)
5–FIRE RESISTANT
6–PRE-ENG (GALVANIZED STEEL)
7–PRE-ENG (ENAMELED STEEL OR ALUMINUM)
8–PRE-ENG (INSULATED SANDWICH PANELS)
9–SERVICE STATION OR SPECIALTY BLDG.
10–BASEMENT & CONCRETE 1ST FLOOR
11–BASEMENT & WOOD 1ST FLOOR
12–DOCK HIGH FOUNDATION

SECTION	TYPE	QUALITY (ACE) (5 A-E)	PERIMETER (1-8, 10-12)	GROUND AREA	WALL RATIO	STORIES (1-11)	HEIGHT
A	4	D	440	6200		1	17
B	12	E	440	6200		–	4
C							
D							
E							
F							
G							
H							

6 – EXTERIOR WALL

DO NOT USE "–" ENTRY FOR SHELL TYPES 1-4
FOR SHELL TYPES 5-9, USE ONLY FOR SUBSTITUTIONS OR MISSING WALLS
1–GROOVED PLYWOOD, STEEL SIDING, ETC.
2–WOOD OR ASBESTOS SIDING, CEMENT BLOCK, CLAY TILE, ETC.
3–TILT UP CONCRETE, MARBLECRETE, ETC.
4–COMMON BRICK, METAL SANDWICH PANELS, ETC.
5–FACE BRICK, REINFORCED CONCRETE, ETC.
6–COMMON BRICK PLUS CONCRETE
7–FACE BRICK PLUS CONCRETE
8–PRECAST CONCRETE PANELS, GLASS PANELS, ETC.
9–METAL & GLASS CURTAIN WALL
10–STONE MASONRY
11–LIMESTONE, SLATE, ETC.
12–MARBLE, ETC.
13–POLISHED GRANITE, ETC.
14–STONE FRONTS

TYPE	QUALITY (ACE)	±	MEASUREMENTS (HEIGHT, LENGTH)	WALL AREA
3	C	+	17X220 - 210	3500
1	C	+	17X190 - 680	2350

7 – PEDESTRIAN DOORS

1 REVOLVING
2 AUTOMATIC SWINGING
3 AUTOMATIC SLIDING
4 AIR CURTAIN

TYPE	QUALITY (ACE)	NUMBER (1-31)	LIN. FT. (4)

8 – VEHICLE DOORS

DO NOT USE FOR SHELL TYPE 8
1–WOOD SECTIONAL
2–STEEL SECTIONAL
3–STEEL ROLLUP
4–HANGER TYPE STEEL

TYPE	QUALITY (ACE)	NUMBER	MEASUREMENTS (WIDTH, HEIGHT)	AREA
1	C	6	12X10	120
1	C	2	10X20	200

9 – VEHICLE DOOR OPERATOR

QUALITY (ACE)	NUMBER

10 – EXTERIOR STAIRS

1–WOOD 2–CONCRETE 3–STEEL CONCRETE 4–STEEL

TYPE	QUALITY (ACE)	FLIGHTS

11 – FIRE PLACES

QUALITY (ACE)	NUMBER

12 – FLOOR ADJUSTMENTS

1 – CONCRETE ON GRADE SHELLS
2 – WOOD (SHELLS 1, 2, & 11)
3 – CONCRETE & STEEL (SHELLS 3 & 4)
4 – REINFORCED CONCRETE (SHELLS 5 & 10)

TYPE	QUALITY (ACE)	±	MEASUREMENTS (LENGTH, WIDTH)	AREA

13 – BALCONIES

1 – WOOD 2 – CONCRETE 3 – STEEL & CONCRETE

TYPE	QUALITY (ACE)	MEASUREMENTS (LENGTH, WIDTH)	AREA

14 – FLOOR GRATING

1 – STEEL 2 – ALUMINUM 3 – PLASTIC

TYPE	QUALITY (ACE)	MEASUREMENTS (LENGTH, WIDTH)	AREA

15 – ROOF ADJUSTMENTS (0.4)

1–LIGHT WOOD (SHELL 1)
2–HEAVY TIMBER (SHELL 2)
3–STEEL NOT FIREPROOFED (SHELLS 3 & 4)
4–CONCRETE (SHELL 8)
6–GALVANIZED STEEL (SHELL 6)
6–ENAM. STEEL OR ALUM (SHELL 7)
7–INSUL. SANDWICH PANELS (SHELL 8)
8–PRECAST CONCRETE

TYPE	QUALITY (ACE)	±	MEASUREMENTS (LENGTH, WIDTH)	AREA
3	C	+	10X100	1000

16 – WIDE SPAN ROOFS

1 – WOOD TRUSS
2 – WOOD GLULAM BEAM
3 – STEEL TRUSS
4 – PRESTRESSED CONCRETE

TYPE	QUALITY (ACE)	SPAN WIDTH	MEASUREMENTS (LENGTH, WIDTH)	AREA

17 – CANOPIES

QUALITY A-E	MEASUREMENTS (LENGTH, WIDTH)	AREA

18 – APARTMENT BUILDING DATA

NUMBER	ITEM	NUMBER	ITEM
	STUDIO APTS.		EXHAUST FAN
	1 BEDROOM APTS.		EXHAUST HOOD & FAN
	2 BEDROOM APTS.		RANGE TOP & OVEN
	3 BEDROOM APTS.		DROP-IN RANGE
			ELECTRIC FIREPLACE
	GARBAGE DISPOSAL		INTERCOM SYSTEM
	DISHWASHER		

19 – INTERIOR DEVELOPED AREAS

DO NOT USE FOR SHELL TYPE 8
1–APARTMENTS
2–APT UTILITY AREA
3–MOTELS & MOTELS
4–SMALL OFFICES
5–OPEN OFFICES
6–PROFESSIONAL OFFICES
7–CLINICS
8–RETAIL DISCOUNT TYPE
9–OTHER RETAIL STORES
10–BANKS & THEATERS
11–WAREHOUSES
12–LIGHT MANUFACTURING
13–HEAVY MANUFACTURING

AVERAGE SF/APT ____

TYPE	QUALITY (A-E)	NO. APTS (3)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA
11	E			6200

20 – BANK VAULTS

1 – CASH 2 – RECORDS

TYPE	MEASUREMENTS (LENGTH, WIDTH)	AREA

21 – BANK VAULT DOORS

1 – CASH 2 – RECORDS

TYPE	THICKNESS (INCHES)	MEASUREMENTS (HEIGHT, WIDTH)	AREA

22 – BANK ACCESSORIES

2 – DRIVE-IN WINDOW 3 – NIGHT DEPOSITORY

TYPE	QUALITY (ACE)	NUMBER

23 – HEATING & COOLING

1–APT HW OR STEAM
2–APT FHA
3–APT UNIT HEATERS
4–COM'L HW OR STEAM
5–COM'L FHA
6–COM'L UNIT HEATERS
7–IND HW OR STEAM
8–IND FHA
9–IND UNIT HEATERS
10–APT CENTRAL COOLING
11–APT PACKAGE COOLING
12–COM'L CENTRAL COOLING
13–COM'L PACKAGE COOLING
14–IND CENTRAL COOLING
15–IND PACKAGE COOLING
16–APT CENTRAL COMB
17–APT PACKAGE COMB
18–COM'L CENTRAL COMB
19–COM'L PACKAGE COMB
20–IND CENTRAL COMB
21–IND PACKAGE COMB

TYPE	QUALITY (ACE)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA
5	C		200

24 – NO BOILER
ONLY FOR HEAT, TYPES 1, 4, OR 7

25 – MINIMUM INDUSTRIAL UNIT HEATERS

1–SMALL 2–MED 3–LARGE

TYPE	NUMBER

26 – PLUMBING

1 – APTS 2 – COM'L 3 – IND.

TYPE	QUALITY (ACE)	NUMBER
2	C	3

27 – ELECTRICAL

1 – APT 2 – COML 3 – IND. DO NOT USE FOR SHELL TYPE 8
ILLUMINATION: 1–BRIGHT 2–ADEQUATE 3–MINIMUM 4–INADEQUATE

TYPE	QUALITY (ACE)	ILLUM (1-3) (SE: 4)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA
3	C	2		6200

28 – SPRINKLERS

1–APTS 2–COM'L 3–IND

TYPE	QUALITY (ACE)	MEASUREMENTS (FLOORS, LENGTH, WIDTH)	AREA

29 – COLD STORAGE

1–COOLER 2–CHILLER 3–FREEZER 4–QUICK FREEZE

TYPE	MEASUREMENTS (LENGTH, WIDTH)	AREA

30 – ESCALATORS

QUALITY (ACE)	WIDTH (INCHES)	HEIGHT	FLIGHTS

31 – ELEVATORS

1 – PASS AUTO ELEC LOC
2 – PASS AUTO ELEC EXP
3 – PASS MAN ELEC LOC
4 – PASS MAN ELEC EXP
5 – PASS HYD
6 – FREIGHT ELEC
7 – FREIGHT HYD
8 – PERSONNEL LIFT
8 – SIDEWALK MAN
10 – SIDEWALK HYD
11 – SIDEWALK ELEC
12 – DUMBWAITER ELEC
13 – DUMBWAITER MAN

TYPE	QUALITY (ACE) (1-7)	CAPACITY (LBS) (1-7)	STOPS (1-48)	NUMBER

32 – OTHER PRINCIPAL BUILDING COMPONENTS

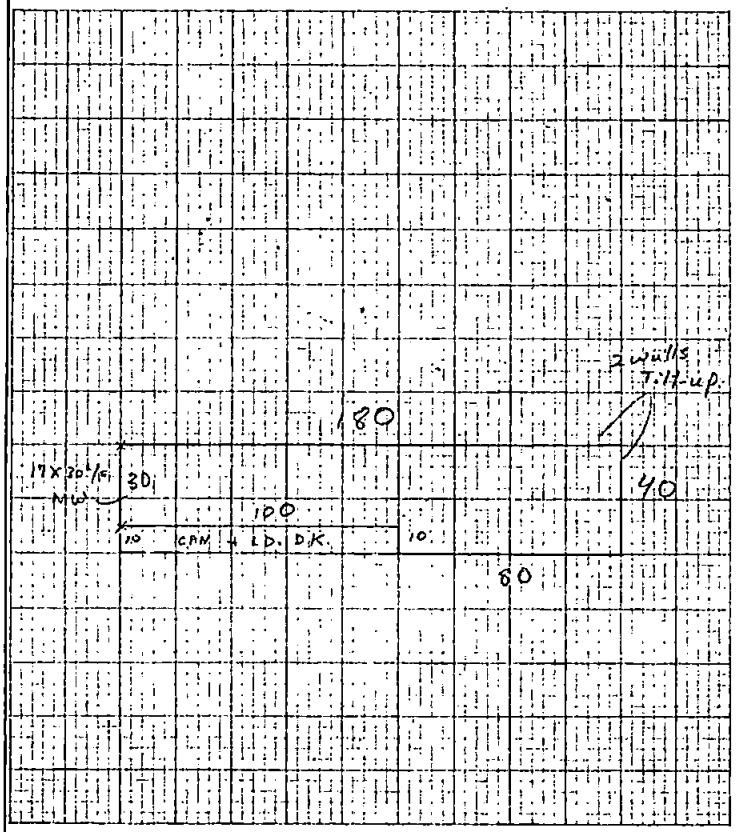
SECTION	TYPE	QUALITY	OTHER DESCRIPTION	REPLACEMENT COST

ASSESSOR'S FORM 210A

MAJOR 536720 MINOR 1985 SPLIT FOLIO 3425 3426 SUBLETTER SUBNUMBER

Bldg #2

33 – PLAT OF BUILDING 1 cm = 20'



34 – CALCULATIONS

3-75 Rents
$900/mo
- Rent a lit'story = $100
on 620

33-35 – ACCESSORY IMPROVEMENTS

SECTION NO.	SECTION TITLE	TYPE	QUALITY	NUMBER	LENGTH	WIDTH	HEIGHT	AREA	CAPACITY	GAL/BBL	OUTSIDE DIAMETER	WALL LENGTH	BIN OUTSIDE DIAMETER	PSI	TOWER HEIGHT	DEPRECIATED VALUE	YEAR BUILT	EFFECTIVE YEAR	ALT CONDITION
51	LOAD Dock	3	C	1	100	10		1000									67	10	70 %
																		19	%
																		19	%
																		19	%
																		19	%
																		19	%
																		19	%
																		19	%
																		19	%

36 – REMARKS

37 – INCOME DATA 620 X 12 = 7440

ANNUAL ECONOMIC OR ACTUAL GROSS INCOME		$ 7440
LESS VACANCY	5%	- 372
ANNUAL EFFECTIVE GROSS INCOME		$ 7068
LESS EXPENSES	7%	- 495
ANNUAL NET INCOME		$ 6573
LAND VALUE (UNIT 7300 % UNIT VALUE 2.5 = 232 po		I.S.Hildgaea
LAND RATE (INTEREST 7 % + TAXES 2.3 % 9.3 %)		
LESS LAND INCOME (VALUE 23200 X RATE 9.3 %)		-2158
NET INCOME TO BUILDING		$ 4415
÷ BUILDING RATE * (INTEREST 7 % + TAXES 2.3 % + RECAPTURE 2.5 %)		11.8
BUILDING VALUE		$ 37,415
PERSONAL PROPERTY VALUE		
LAND VALUE		
INDICATED TOTAL PROPERTY VALUE		$

58 – PERMIT DATA

NUMBER	DATE	VALUE	DATE STARTED	DATE COMPLETED

59 – SALES RECORD

MONTH	YEAR	AMOUNT

60 – STAFF

DATE	ENUMERATOR	CLASSIFIER	CALCULATOR	REVIEWER
3-75	56	56	56	15

61 – APPRAISAL DATA

YEAR	PRINCIPAL BUILDING	OTHER BUILDINGS	ACCESSORY IMPROVEMENTS	TOTAL IMPROVEMENTS	LAND	TOTAL APPRAISED VALUE	REASON FOR APPRAISAL

FOLIO 2426

PERMIT NO. S28431

DATE 12-2-66

ADDITION J.R. McLaughlin's Water Front - No 2

Section 29 Twp 24 Range 4 EWM. Block 13 Lot or 17-25-23

Tax Lot ____ Tract ____

Address 412 So River St. Bldg #2

Fee Owner Reliable Transfer + Storage Architect ____ Contractor ____

Zoning ____ Condition of Exterior C Interior C Foundation C Floor Plan Good ____ Accept. ____ Poor ____

USE Warehouse –

1 No. Stories
No. Stores
No. Rooms
Basement
No. Offices Small Unit Sq. Ft.
No. Apartmts.
1 rm. ☐ 2 rm. ☐ 3 rm.
4 rm. ☐ 5 rm. ☐ 6 rm.

ROOF CONSTRUCTION

Frame-Joist
Mill-Deck
Rein. Conc. ____ GLB
✓ Steel Fr. ____ Metal Deck
Trusses ____ Span
Wood ____ Steel

FLOOR FINISHES ☐ Tile ☐ Line ☐ Perm.

Flr ☐ Maple
Oak ☐ 2x6TG
✓ Lino ☐ 3x6TG
Cement ☐ Lgtwgt. Conc.
Terrazzo
Asphalt Tile ☐ Vinyl Tile
or

Bath Floor
Bath Walls
Tub Recess
Drain Bds.
Vanities

PLUMBING

3 No. Fixtures
1 Toilets ____ Urinals
Tubs Leg. or Pem.
1 Basins ____ Dr. Fins.
Sinks
Washers ____ Dryers
Showers (tub) (stall)
1 H.W. Tanks ____ Ldy. Trays
D-Washers ____ Disposals
Sprinkler Sys.

TYPE OF CONSTRUCTION

Frame
✓ Metal-Frame Front wall
✓ Ordinary Masonry Tilt-up
Mill Construction
Class A Rein. Conc.
Stru. Steel and Conc.
Struct. Steel, Frame
or

QUALITY-TYPE

Good Med. ✓ Cheap

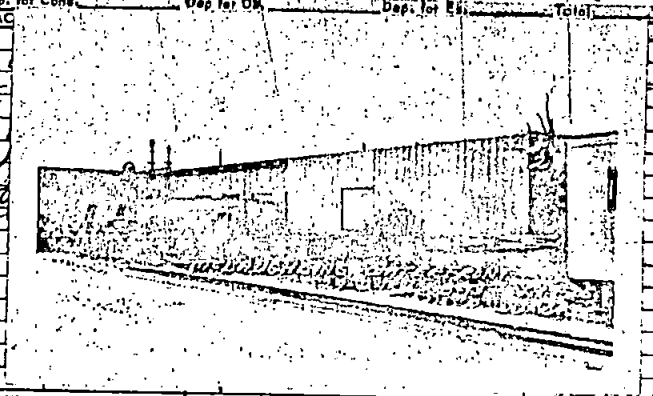
Date Built 1967 Date Add. Built ____ ☑ Finished ☐ Unfinished ☐ Remodeled

Effective Age ____ Years Future Life ____ Years

Dep. for Cond. ____ Dep. for Obs. ____ Dep. for Fn. ____ Total ____

FAC

2
1
1
1



HEATING

✓ Elec. Ductoil Gas
H.W. ____ St. ____ H.A.
B.Bd. ____ Suspended
FHA ____ Pipeless
A. Cond. ____ Wall Unit
Comb. Unit ____ Custom
Refrig. ____ Convector
Heat Pump ____ Fireplace

YEAR	ASSESSED VALUE
1966	9450 – Improvements
71	18,900

FOUNDATION

Mud Sill ☐ Post Pier
✓ Conc. ☐ Brick
Load Hgt. ☐ Piling

BASEMENT

Full % Part.
Sub-Basement
Size ____
Garage ☐ No. Cars
Floors
Plastered ☐ Pl. Bd.
No. Apartments
Service Rooms

MISC. TANKS, Etc.

HOISTS: Elec. Hydr.

ELEVATORS

Pass. ____ Freight
Auto. ____ Elec.
Man. ____ Hydr.
Doors-Auto ____ Man.
Escalators
Stops ____ Speed
Cap'y. ____

DOCKS AND PIERS

Hvy. ____ Med. ____ Lgt
Untrtd. Pile Tmbr.
Conc. Piles & Bms
Trtd. Pile Tmbr.
Paved
Dolphins
Deck

WIRING C&T

Knob & Tube
Flex. Cable
✓ Conduit
Pwr. Wiring
Range Wiring
Outlets

EXTERIOR WALL CONST.

Single ☐ Double
Stud Walls
Brick ____ Pil. ☐
✓ Conc. Tilt-up Pil. ☐
Rein. Conc. Skeleton
✓ Str. Stl.-Frame Front
Pre-Fab Metal
Tilt-Up
____ Filler Wall
____ Curtain Wall

Fill + Rubble

EXTERIOR FACING

Siding
Stucco ____ Shakes
Marblecrete
Brick ☐ Veneer
✓ Conc. ☐ Conc. Blk.
Metal Front

INTERIOR WALLS & CEILING

Stud Wood ✓ Metal
Plaster Dry Wall
Acc. Tile Celotex
Ceiled Plywood
Solid Block
Sound Proofed Lam'n.
Finished ✓ Unfinished
Painted Varnished

INSULATION No

Exter. ____ Partitions
Roof ____ Floor

FLOOR CONSTRUCTION

Joist ____ x ____ x ____ O.C.
Mill ____ Cer Deck
R-Conc. ____ Elev.
Steel ____ GLB.
or

INTERIOR TRIM

Flr ____ Birch
Mch. ____ Oak
Metal
Wood ____ Metal Doors
Wood ____ Metal Sash
Stained ____ Varnish
Painted ✓ Unfin.

ROOF COVERING

Bit.-Up ____ Ter. & Gr.
Comp. ✓ Metal
or

	C. Hgt.
SB	
B	
1	17
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
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16	
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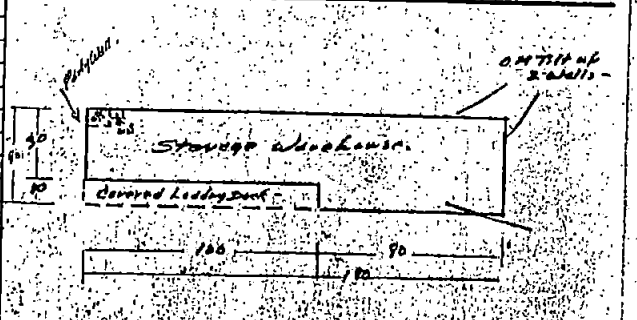
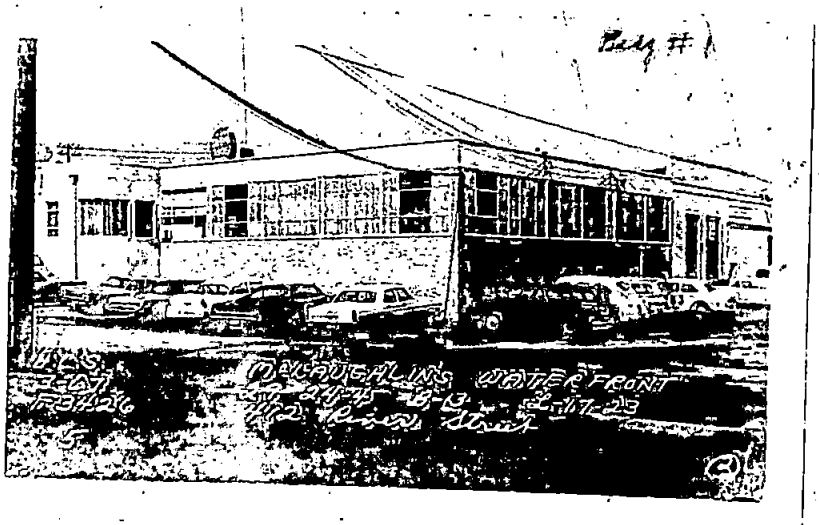
22	
23	
24	
25	
26	

GROUND FLOOR AREA 6200

TOTAL FLOOR AREA 7200 Including Covered Loading Dock



20M 11/65


Bldg #1
McAULIFFE'S WATER FRONT

FOLIO 3426

PERMIT NO. 142088 35733

DATE 1-17-41 12-7-45

ADDITION McLAUGHLINS WATERFRONT

NW Section 29 Twp. 24 Range 4 Ewm. Block 13 Lot or Tract 17-23 INC

Tax Lot

Address 412 RIVER ST

Fee Owner SULAK MFG. CO. Architect Self Contractor

Condition of Exterior G Interior F Foundation G Floor Plans Good Accept, Y Good

USE FACTORY

1 No. Stories
No. Stores
No. Rooms
Basement
No. Offices
No. Apartments
1 rm. 2 rm. 3 rm.
4 rm. 5 rm. 6 rm.

TYPE OF CONSTRUCTION

X Frame 1941
Single Double
X Ordinary Masonry 1945 & 1952
Mill Construction
Class A Reln. Con.
Stru. Steel and Con.
Tile Brick
Con. Reln. Con.
Good Med. X Cheap

FOUNDATION

Mud Sills
Post and Pier
Brick
X Concrete
Pile

BASEMENT

X Full % 1941
Sub-Basement UNDER
Size 100'x100
Garage No. Cars
X CONC Floors
Plastered
Living Rooms
1 Service Rooms

ROOF CONSTRUCTION

X Frame Lam.
X Mill Construction
Reln. Concrete
No. Trusses
Wood Steel

ROOFING MATERIAL

X Tar and Gravel
Or

FLOOR FINISHES

(BOX) FIR
X MAPLE
Lino.
X Cement
Terrazzo
Rascolith
Tile
Or

Maple
2"x6" T&G
3"x6" T&G

Tile Lino.

Tile Total: Baths Fl. Walls; Sq. Ft. Floors; Sq. Ft. Walls; Lin. Ft. Dr. Bds.

Lino. Total: Sq. Ft. Floors; Sq. Ft. Walls; Lin. Ft. Dr. Bds.

Hit's Fl. Walls

PLUMBING

14 No. Fixtures
6 Toilets
Tub, Leg or Pan.
2 Basins, Ped.
3 Sinks
2 Urinals
Showers (Tub) (Stall)
Laundry Trays
1 H. W. Tank Fl. Drains 1
Sprink. Sys. No. FULLY Hds.

HEATING

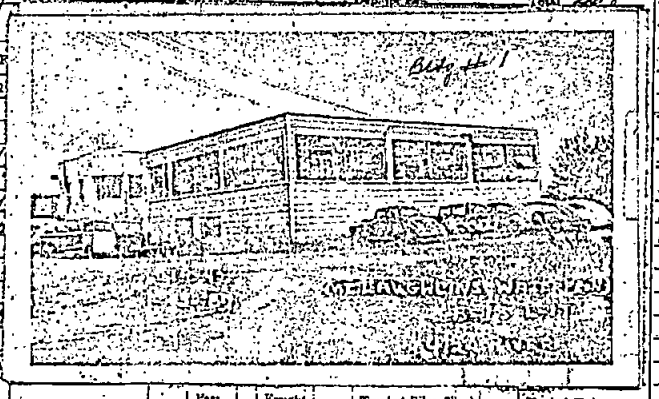
Stove
Pipeless Furnace
Gravity H. A.
2 Air Cond., Fan DUCTLESS
1 Suspended Gas, Hot Water
Steam Heat
Hot Water
2 Oil Burner

Year	Assessed Value
1941	31250
1946	21,200 — 10,050
11	53,400

Date Built 1941 X Finished Unfinished Remodeled ADDS 1945 & 1952

Effective Age Years Future Life Years

Dep. for Cond. Dep. for Ob. Dep. for Fn. Total 26%



Pass. Auto. Man. Freight Elec. Hyd. Man.

Hoists: Elec. Hyd.

Treated Piles, Timb. Untreated Treated Piles only Average Length Paved

Knob & Tube Flex. Cable X Conduit X Power Wiring Range Wiring No. Outlets

EXTERIOR WALL CONST.

Single Double
2" x 4" Stud Walls
X 2" x 6" Stud Walls
Brick Walls
Brick with Pilasters
X Concrete Walls 1952
Con. with Pilasters
X Tile Walls
Reln. Con. Skel.
Filler Walls
Laminated Walls

EXTERIOR FACING

Siding Shingles
Shakes Stucco
X Brick Veneer TILE
Kind
Stone Cast S.
Terra Cotta
Stru. Glass
X CLIPON REICH Trim

FLOOR CONSTRUCTION

Joist Con. Size 10 x 14
O.C. 4 In Bridg.
Mill Construction
X Reln. Con.

INTERIOR WALLS

X Stud and Plaster
Lam. Plastered
X Flywood Balc 1941 Ceiled 1941
X Ceiled
X Plaster Board OFF
Painted
Stain Varnish
Kalsomine
Whitewashed
X Unfinished SHOP AREA

INTERIOR TRIM

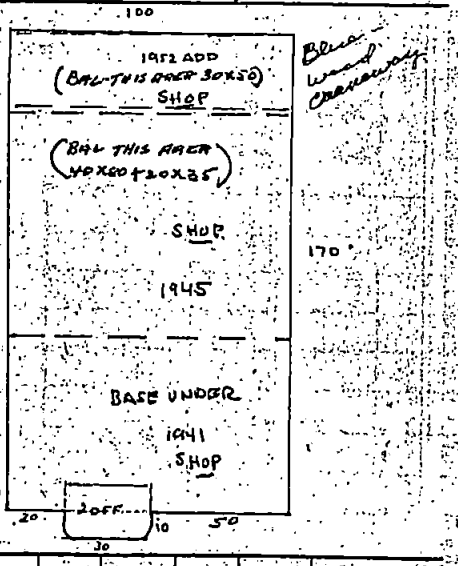
Fir
Mah. Oak
Metal
1 WOOD Doors
1 METAL Windows
Stained
Varnished
Painted
X Unfinished

C. H.

B 20
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

GROUND FLOOR AREA 17300

TOTAL FLOOR AREA 17300 + BAL'S 5400 = 22700



Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S. F. Area	Factor	Value	% Dep.	Depres.	Net Value
Garage											

LOWERED CEIL IN 2 OFFICES & LOWERED SPRINKLERS TO MATCH 11/9/50 - GR-LF N/C IN A/V

DATE | Address 412 RIVER ST

536729

1985

LIMITS	ROAD	SCHOOL	WATER	FIRE	SEWER	HOSPITAL		METRO	PK & REC
/		/			536720-1985		~~9800~~	METRO 26200 0010	
Seattle 1									

YR	AC	LAND	BLDGS	TOTAL	BY	DATE	REASON	CD	FEE OWNER	DATE	FILE #	PRICE
1963		4200	31250 (2)	35450	[illegible]	9/14/61	Remod. 61.	C	Theisade Investment Storage	7-9-65	544472	2020-2030 $120,000
'66		4200	26200 (1)	30400	[illegible]	10/19/66	31250 void New appr. made	C	LAWRENCE & DOREEN [illegible]	1-70	E 097731	29[illegible]
66		9800	26200	36000	GLD	10-6-66	[illegible]					
68		9800	35650	45450	HS	4/18/67	Bldg #2 - Added					
71 L 19600 B 71300 T 90900*536720-1985-0 8/9												
73		35000	75950	110950	DW	5-10-73	RD					

DISTRICT 1 ADDITION J.R. McLAUGHLIN WATERFRONT — 5287-F 3rd

Section 29 Twp 24 Range 4 Ewm Block 13 Tract or Lot 17 to 23 Inc

PERMIT No. 342058

DATE 1/17-41

Fee Owner C Address of Property 412-RIVER Architect

Condition of Exterior C Interior C Foundation C Floor Plans: Good ✓ Accept Poor

USE MACH. SHOP

- 1 No. Stories
- No. Stores
- 2 No. Rooms
- Basement
- 2 No. Offices
- No. Apartments
- 1 rm. ☐ 2 rm. ☐ 3 rm.
- 4 rm. ☐ 5 rm. ☐ 6 rm.

TYPE OF CONSTRUCTION

- ✓ Frame
- Single ☐ Double
- Ordinary Masonry
- Mill Construction
- Class A Rein. Con.
- Stru. Steel and Con.
- Tile ☐ Brick
- Con. ☐ Rein. Con.

Good X Med. Cheap

FOUNDATION

- Mud Sills
- Post and Pier
- Brick
- ✓ Concrete 8"
- Pile

BASEMENT

- ✓ Full ☐ ½
- Sub-Basement
- Size See Plan
- Garage ☐ No. Cars
- Floors
- Plastered
- Living Rooms
- Service Rooms

ROOF CONSTRUCTION

- ✓ Frame Lam ☐
- Mill Construction
- Rein. Concrete
- No. Trusses
- Wood ☐ Steel

ROOFING MATERIAL

- Tar and Gravel
- Or COMP.
- Or

FLOOR FINISHES

- ✓ Fir ☐ Maple
- Oak X 2" x 6" T&G
- ✓ Lino ☐ 3" x 6" T&G
- ✓ Cement OFF 55 500 SF
- Terrazzo
- Raccolith
- Tile
- Or

Tile ☒ Lino.

Tile Total: Baths ☐ Fl. ☐ Walls · Sq. Ft. Floors · Sq. Ft. Walls · Lin. Ft. Dr. Bds.

Lino. Total: Sq. Ft. 300 Floors · Sq. Ft. Walls · Lin. Ft. Dr. Bds. · Kit's. ✓ Fl. ☐ Walls

PLUMBING

- 5 No. Fixtures
- 2 Toilets
- Tubs, Leg or Pem.
- 2 Basins, Ped.
- 1 Sinks
- Urinals
- Showers (Tub) (Stall)
- Laundry Trays
- H. W. Tank Fl. Drains ☐
- X Sprink. Sys. No. Cells

Date Built 1941 ☒ Finished ☐ Unfinished ☒ Remodeled 1964

Effective Age Years Future Life Years

Dep. For Cond. Dep. For Ob. Dep. For Ec. Total

HEATING 2 floors

- ✓ Stove
- Pipeless Furnace no ducts
- 1 Coal, H. V.
- 1 Air Cond., Fur.
- Aerola
- 1-Pipe Steam
- 2-Pipe St. or Vapor
- Hot Water
- 1 Oil Burner
- Coal Stoker

WIRING

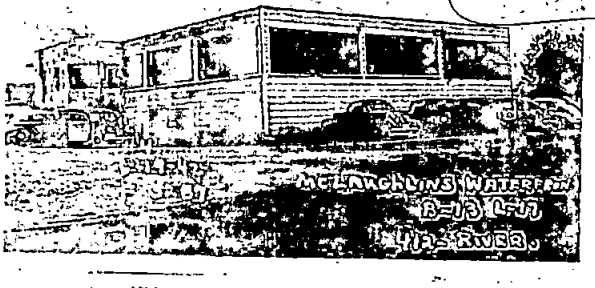
- Knobe & Tube
- Flex Cable
- ✓ Conduit
- ✓ Power Wiring
- Range Wiring
- Num. Outlets

ELEVATORS

- Pass. ☐ Freight 11850
- Auto. ☐ Elec.
- Man. ☐ Hyd. N100
- Man. 3755 6000

REPRODUCTION COST Factor Mult. By

Factor	Plus or Minus	Dimensions	S. F. Area	Factor	Cost



Assessed Value 50% $

Sup Building A.V. $

Total $

EXTERIOR WALL CONSTR.

- Single ☐ Double
- ✓ 2" x 4" Stud Walls
- 2" x 6" Stud Walls
- Brick Walls
- Brick With Pilasters
- ✓ Concrete Walls 4' high
- Con. With Pilasters
- Tile Walls
- Rein. Con. Skel.
- Filler Walls
- Laminated Walls

EXTERIOR FACING

- ✓ Siding ☐ Shingles
- Shakes ☒ Stucco off
- Brick Veneer Sheet metal
- ✓ C. I. Kind
- Stone ☐ Cast S.
- Terra Cotta
- Struct. Glass
- Trim

FLOOR CONSTRUCTION

Joist Con. Size 6 x 14

O. C. 4'-0" In Bridg. ☐

- Mill Construction
- Rein. Con.

INTERIOR WALLS

- ✓ Stud and Plaster
- Lam. ☐ Plastered
- ✓ Ply Wood 4' H
- Ceiled
- Plaster Board
- Pointed
- Stain ☐ Varnish
- Kalsomine
- Whitewashed
- ✓ Unfinished OPEN 1st FL.

INTERIOR TRIM

- ✓ Fir
- Mah. ☐ Oak
- Metal
- Doors
- Windows
- Stained
- Varnished
- ✓ Painted OFF
- Unfinished

STEEL SASH

GAS STATIONS

- Frame
- Metal
- Masonry
- Plastered or Ceiled
- Floors

SERVICE BUILDING

- Frame
- Metal
- Masonry
- Plastered or Ceiled
- Floors

TANKS, ETC., LIST

- Hoists: Elect. Hyd.

DOCKS AND PIERS

- Treated Piles and Timbers
- Untreated
- Treated Piles only
- Average Length
- Paved

C. H.	
S. H.	
B	
1	27
2	61
3	
4	
5	
6	
7	
8	
9	
10	
11	
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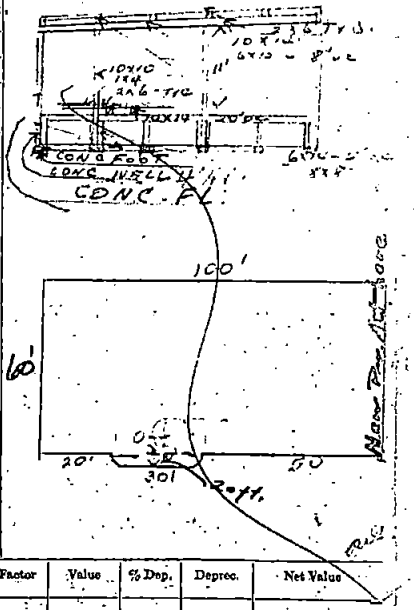
21	
22	

GROUND FLOOR AREA 11500

TOTAL FLOOR AREA



Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S. F. Area	Factor	Value	% Dep.	Deprec.	Net Value
Garage											

DATE

Fee Owner — Address of Property — Architect

3426 57

LIMITS	ROAD	SCHOOL	WATER	FIRE	TOTAL ACREAGE	TIMBER	IMPROVED	UNIMPROVED
W. S. 2								

YEAR	AC.	LAND	BLDGS.	TOTAL	BY	DATE	REASON	FEE OWNER	DATE
1943		140.	3900	4040.	CB	9/14/42	New commit	A. F. Sulak T.P.L. 16398	1-3-41
1945		140	6000	6140	DH	3-30-44	Remodel	Peoples North Bk & Tr Co. $11,000 E446 P11	2-5-45
1949		180	6000	6180	RS	4-48		MLC 1947	
1950		180	8000	8180	WM	6/49	Sprink. sys. RV.		
1953		700	8000	8700	R	2-52	Rev.		
1955		700	11100	11800	RD	9-16-53	Remodel		
19									
19									
19									
19									
19									
19									
19									
19									
19									
19									
19									
19									
19									
19									
19									

District 3426 | ADDITION J.R. McLAUGHLINS WATER FRONT | 3426

Section | Twp | Range | From BLK 13 | Block

PERMIT No. 359338 | A35C35 TO LOT 18

DATE 12-7-45 | SETS ON 18-19 & 20

412 RIVER ST

Fee Owner

Condition of Exterior | Interior | Foundation

USE MACH. SHOP

- 1 No. Stories
- No. Stores 1 BALC.
- 2 No. Rooms
- Basement
- 3 No. Offices 1 Lunch 1 Bath
- No. Apartments
- 1 rm. ☐ 2 rm. ☐ 3 rm.
- 4 rm. ☐ 5 rm. ☐ 6 rm.

ROOF CONSTRUCTION

- Frame Lam. ☐
- X Mill Construction
- Rein. Concrete
- No. Trusses
- Wood ☐ Steel

ROOFING MATERIAL

- X Tar and Gravel

Or

FLOOR FINISH

		Tile Total	Lino. Total
	Fir ☐ Maple		
	Oak ☐ 2" x 6" T&G		
	Lino. ☐ 3" x 6" T&G		
X	Cement		
2	Terrazzo Lino office		
	Raccolith		
3	Tile Asp. office		

Or

TYPE OF CONSTRUCTION

- Frame
- Single ☐ Double
- Ordinary Masonry
- X Mill Construction
- Class A Rein. Con.
- Stru. Steel and Con.
- Tile ☐ Brick
- Con. ☐ Rein. Con.

Good X Med. Cheap

FOUNDATION

- Mud Sills
- Post and Pier
- Brick
- X Concrete 9"
- Pile

BASEMENT

- No Full ☐ %
- Sub-Basement
- Size x
- Garage ☐ No. Cars
- Floors
- Plastered
- Living Rooms
- Service Rooms

Date Built 1942 or 1945 X Finished ☐ Unfinished

Effective Age 1945 Years | Future Life Years

Dep. For Cond. | Dep. For Ob. | Dep. For Ec. | Total

Other Buildings

Total

Assessed Value 60%

Sup. Building A.V.

Total

Baths ☐ Fl. ☐ Walls
Sq. Ft. Floors
Sq. Ft. Walls
Lin. Ft. Dr. Bds.
Sq. Ft. Floors
Sq. Ft. Walls
Lin. Ft. Dr. Bds.
Kit's. ☐ Fl. ☐ Walls
☐ Remodeled 1947

8 X No. Fixtures 1947
4 Toilets
Tubs, Leg or Pem.
Basins, Ped.
2 X Sinks
2 Urinals 10'
Showers (Tub) (Stall)
Laundry Trays
1 H. W. Tank Fl. Drains ☐
Sprink. Sys. No. Full Hds.

HEATING

- 1 Stove
- Pipeless Furnace
- Gravity H. A.
- 2 X Air. Cond. Fan no ducts
- Areola
- 1-Pipe Steam
- 2-Pipe St. or Vapor
- Hot Water
- 2 X Oil Burner + Furnace
- Coal Stoker

WIRING

- Knobs & Tube
- Flex Cable
- X Conduit 220-3 Power
- X Power Wiring
- Range Wiring
- No. Outlets

ELEVATORS Hoist

- NO Pass. ☐ Freight
- Auto. ☐ Elec. 1947
- Man. 1 Hyd. Hoist 19400
- Serv. Man. 5800 5800
- 10,000

EXTERIOR WALL CONSTR.

- Single ☐ Double
- 2" x 4" Stud Walls
- 2" x 6" Stud Walls
- Brick Walls
- Brick With Pilasters
- Concrete Walls
- Con. With Pilasters
- X Tile Walls
- Rein. Con. Skel.
- Filler Walls
- Laminated Walls

EXTERIOR FACING

- Siding ☐ Shingles
- Shakes ☐ Stucco
- Brick Veneer
- X TILE Trim
- Stone ☐ Cast S.
- Terra Cotta
- Struct. Glass
- Trim

FLOOR CONSTRUCTION

Joist Con. Size x

O. C. In Bridg. ☐

- Mill Construction
- X Rein. Con. 5"

INTERIOR WALLS

- Stud and Plaster
- Lam. ☐ Plastered
- X Ply Wood BALCONY
- Ceiled
- Plaster Board
- Painted
- Stain ☐ Varnish
- Kalsomine
- Whitewashed
- X Unfinished BAL.

INTERIOR TRIM

- X Fir
- Mah. ☐ Oak
- Metal
- Doors
- Windows
- Stained
- Varnished
- X Painted
- Unfinished

GAS STATIONS

- Frame
- Metal BALC.
- Masonry 20'6"
- Plastered or Ceiled
- Floors

SERVICE BUILDING

- Frame
- Metal
- Masonry
- Plastered or Ceiled
- Floors

TANKS, ETC., LIST

Hoists: Elect. Hyd.

DOCKS AND PIERS

- Treated Piles and Timbers
- Untreated
- Treated Piles only
- Average Length
- Paved

C. H.	
S.B.	
1	9
to	22'6"
2	
3	
4	
5	
6	
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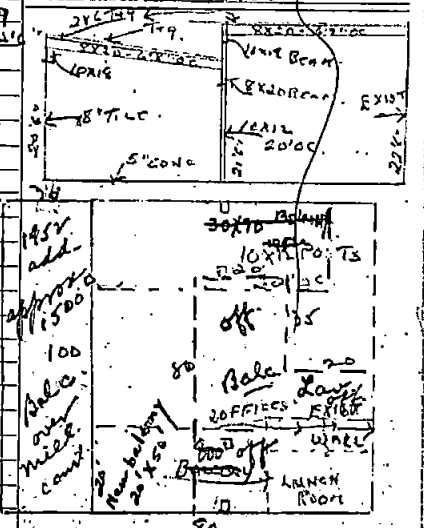
22	

GROUND FLOOR AREA 5800

TOTAL FLOOR AREA 10100



Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S. F. Area	Factor	Value	% Dep.	Deprec.	Net Value
~~STORAGE~~ Garage	TILE	CONC	~~Asbestos~~ Tile	1	14 700	1400					
	OPEN FRONT		~~Asbestos~~ Tile	1	9'11"						
			Tile			1400					

Now have 540 sq ft of cheap & leaky space for storage yard. This could be 19 to 24 Inches 60 ft

412 River St.

53672 1985

LIMITS	ROAD	SCHOOL	WATER	FIRE	TOTAL ACREAGE	TIMBER	IMPROVED	UNIMPROVED
W-S								
2								

YR	AC	LAND	BLDGS.	TOTAL	BY	DATE	REASON	FEE OWNER	DATE
1943		90			CK				
1947		90	8000	8090	ES	7/46	needs Imp.		
1949		140	8000	8140	NS	4-48			
1951		140	8800	8940	WM	6/49	Remodel - 1949		
1952		140	9200	9340	EL	2/51	added 540 ft Bd. fence		
1953		500	9200	9700	[illegible]	2-52	Rw.		
1955		500	10,000	10,500	JH	6-25-55	Balcony		
1955		500	19400	19900	RD	9-16-53	Revalue		
1955		1200	30500 (5)	32700	ML	11-53	merged (Ckd by Mr. Lalak 11-19-53)		
1959		4200	30500	34700	LL	6-24-57	Rw.		
1963		4200	31250 (2)	35450	JM	9/1416	Remod. 61		
19									
19									
19									
19									
19									
19									

1. DISTRICT 23 LIN N-5 CODE NO. 9

2. ADDITION MC LAUGHLIN'S WATER FRONT 379

SECTION TWP N. RANGE EWM. BLOCK 13 TRACT OR LOT NO. 18

DESCRIPTION 57

3. ADDRESS OF PROPERTY CONTRACT PURCHASER

4. FEE OWNER

LAND INFORMATION

1. SIZE OF TRACT OR LOT X TOPOGRAPHY Level GRADE Below 2' FT. 2. STREET-ROAD Graded SURFACE Gravel
ALLEY Not Thru 3. SIDEWALK No SEWAGE Sewer WATER City PUMP DRAINAGE
4. LANDSCAPING Natural CONDITION 5. TREND Static VALUE OF LOT $ FRONT STREET
FACTOR $ SIDE STREET FACTOR $ DEPTH FACTOR $ CREDIT
6. USE Res. No View 7. DISTRICT Poor Old

LAND USE	SOIL TYPE	CROPS-TIMBER STAND	NO. ACRES	VALUE ACRE $	VALUE $
				TOTAL	$

O. LAND SIZE X					
C. OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
A. F. Duluth	1-3-41	16598	310.00	(3)	

DISTRICT	ROAD	SCHOOL	WATER	FIRE

ASSESSED VALUE LAND

LOT $
UNIMPROVED ACRES $
IMPROVED ACRES $
OTHER LANDS $
TIMBER $
TOTAL ASSESSED VALUE, 50% $
DATE

REMARKS

ASSESSED VALUE YEAR	AC.	LAND	DATE	DECREASE OR INCREASE IN ASSESSED VALUATION BY	REASON	LAND DECREASE	LAND INCREASE
1935		90			Exempt		
1943		90			Exempt	OK-1947	
19							
19							
19							
19							
19							
19							
19							
19							

LAND CLASSIFICATION AND SEGREGATION

THIS SQUARE INDICATES _____ ACRES

INDICATE BY AREAS, USE OF LAND BY MARKS AND TYPE BY LETTERS

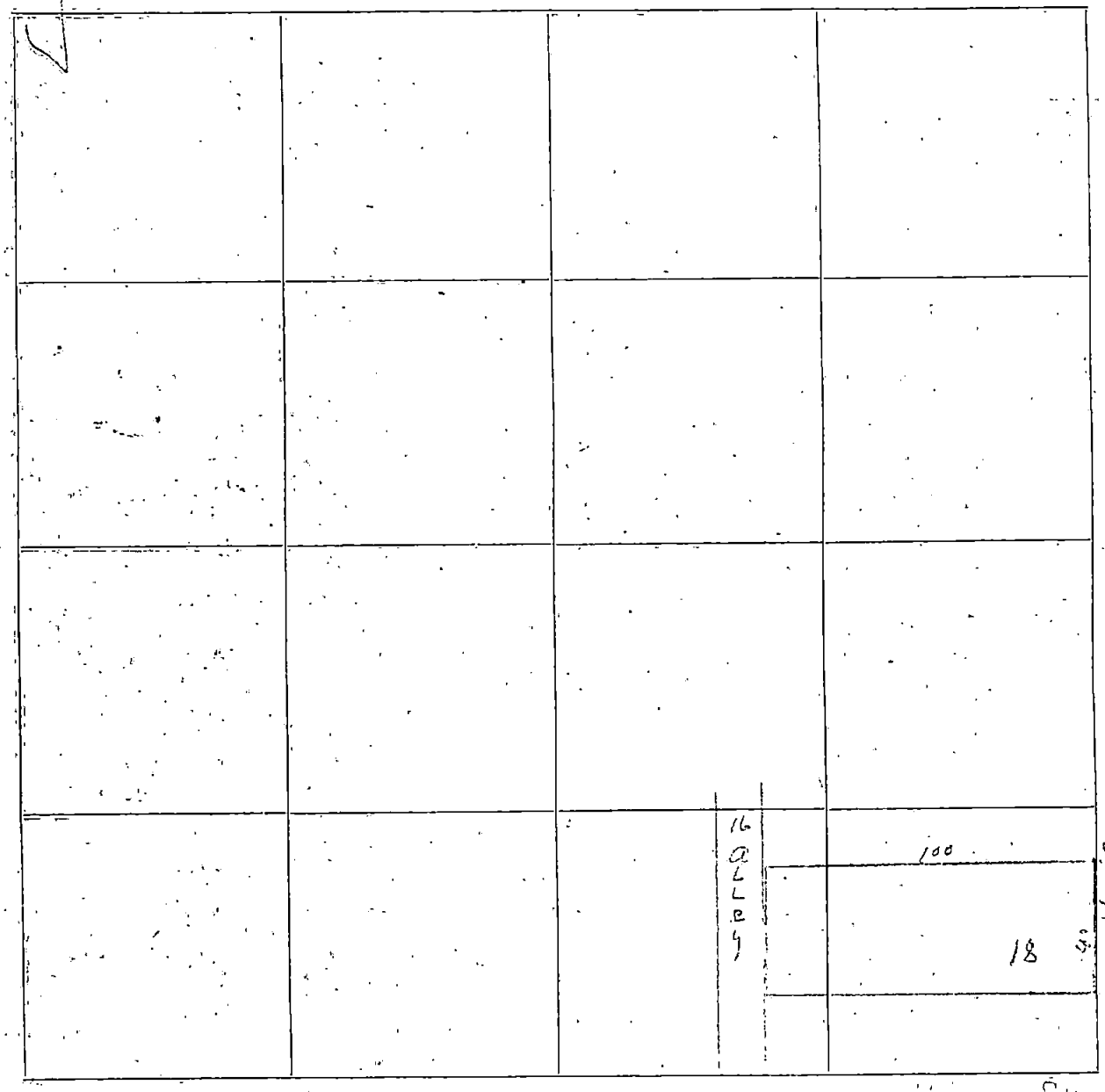
SECTION NW 29

TWP 24 N

RANGE 4 E

TAX LOT NO. _____

PARCEL NO. _____



AERIAL PHOTO _____

QUARTER MAP _____

PLAT MAP _____

#5987

LAND USE		ACRES
111	CULTIVATED	
#	PASTURE	
OO	TIMBER	
XX	STUMP	
...	GRAVEL OR	
	USELESS	
V	SWAMP	

LAND TYPE		ACRES
A	SHOT CLAY	
B	BOG	
C	PEAT	
D	SILT	
E	LOAM	
F	GRAVEL	
G	BOTTOM	
H	UPLANDS	
K	HILLY	

IF USED AS ¼ SECT. SCALE ONE INCH 400 FEET OR 160 ACRES OR 2640 FEET
IF USED AS ¼ OF ¼ " SCALE ONE INCH 200 FEET OR 40 ACRES OR 1320 FEET
IF USED AS ¼-¼-¼ " SCALE ONE INCH 100 FEET OR 10 ACRES OR 660 FEET

Date Built _____ Date Add. Built _____ ☑ Finished ☐ Unfinished ☐ Remodele

Effective Age _____ Years Future Life _____ Year

Dep. for Cond. _____ Dep for Obs. _____ Dep. for Es. _____ Total _____

TION

FAC

'wall

Strvk-

tion

, Conc. 2

d Conc. —

Frame

E

eap 2

ost Pier

rick

Piling

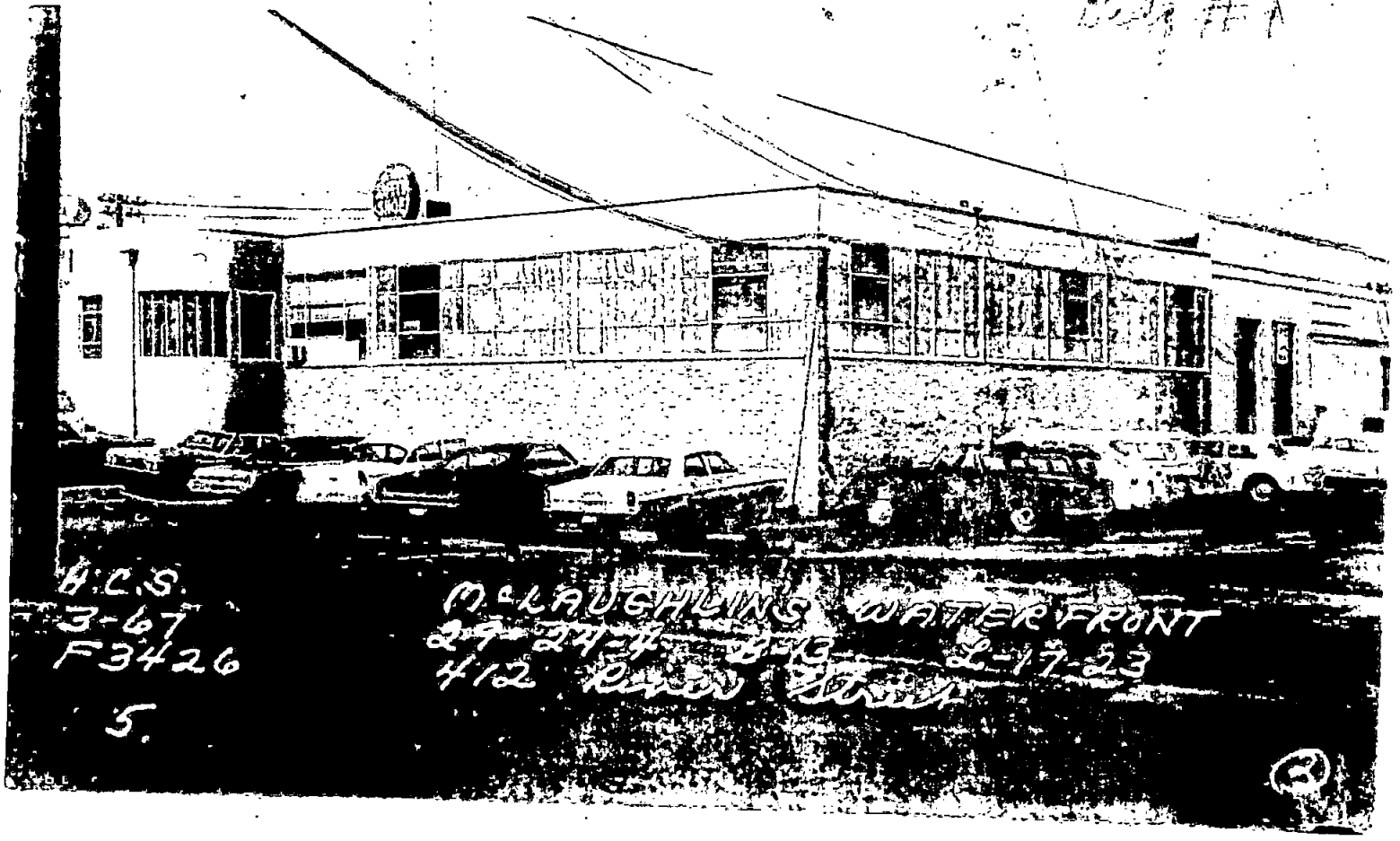
% Part.

lo. Cars

Floors

Pl. Bd.

MISC. TANKS, Etc.	ELEVATORS	DOCKS AND PIERS	WIRING Code
HOISTS: Elec. Hydr.	Pass. ___ Frght.	Hvy. __ Med. __ Lgt.	Knob & Tube
	Auto. ___ Elec.	Untrtd. Pile Tmbr.	Flex. Cable
	Man. ___ Hydr.	Conc. Piles & Bms	✓ Conduit
	Doors-Auto ___ Man. ___	Trtd. Pile Tmbr.	Pwr. Wiring


H.C.S.
3-67
F3426
5.
McLAUGHLINS WATERFRONT
2-17-23

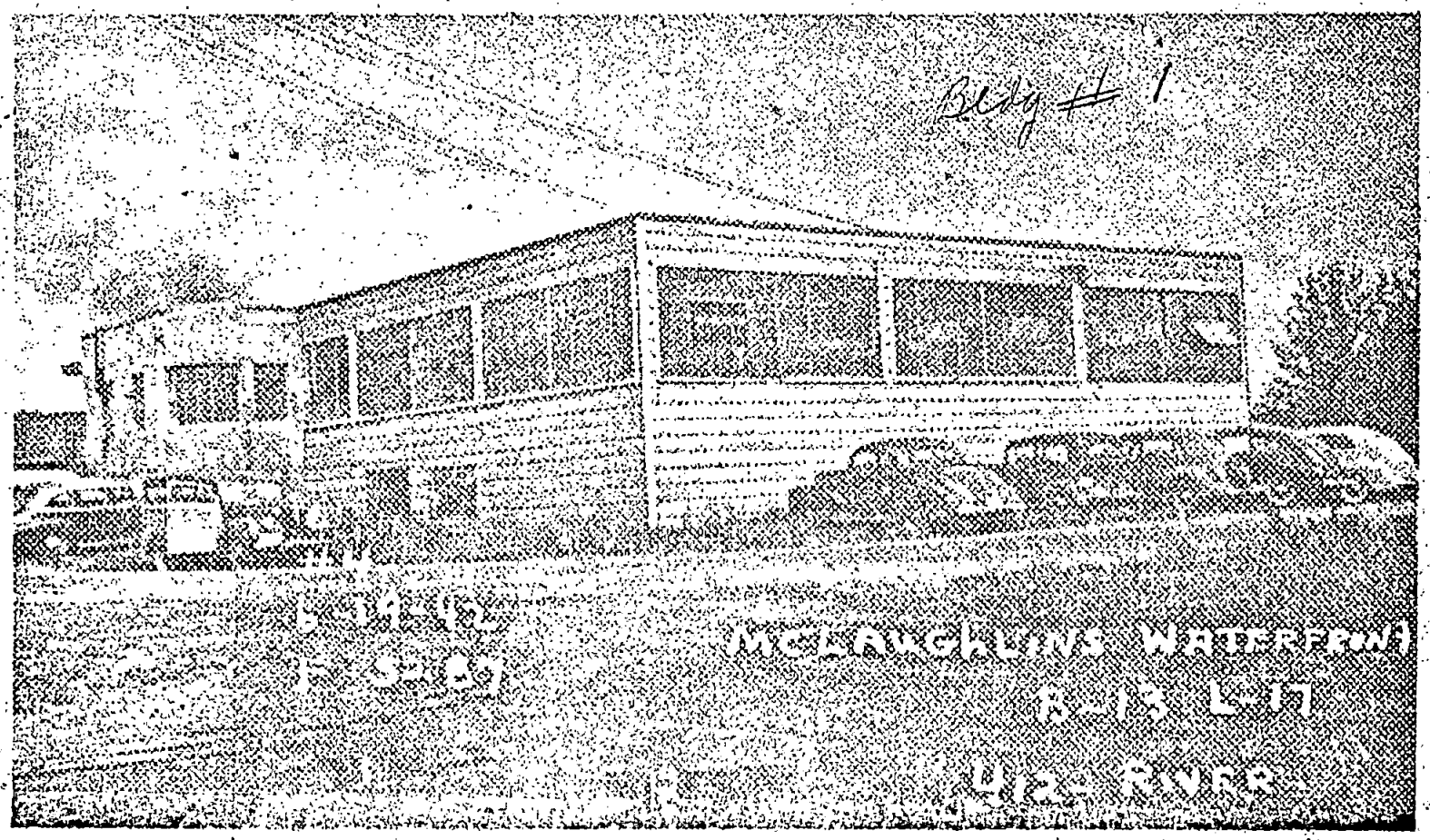
Double
& 1952
asonry
uction
n. Con.
ınd Con.
Brick
Rein. Con.
Cheap

Date Built 1941 ☒ Finished ☐ Unfinished ☐ Remodeled

ADDS 1945 & 1952

Effective Age ____ Years Future Life ____ Yea

Dep. for Cond. ____ Dep. for Ob. ____ Dep. for Ec. ____ Total 26%

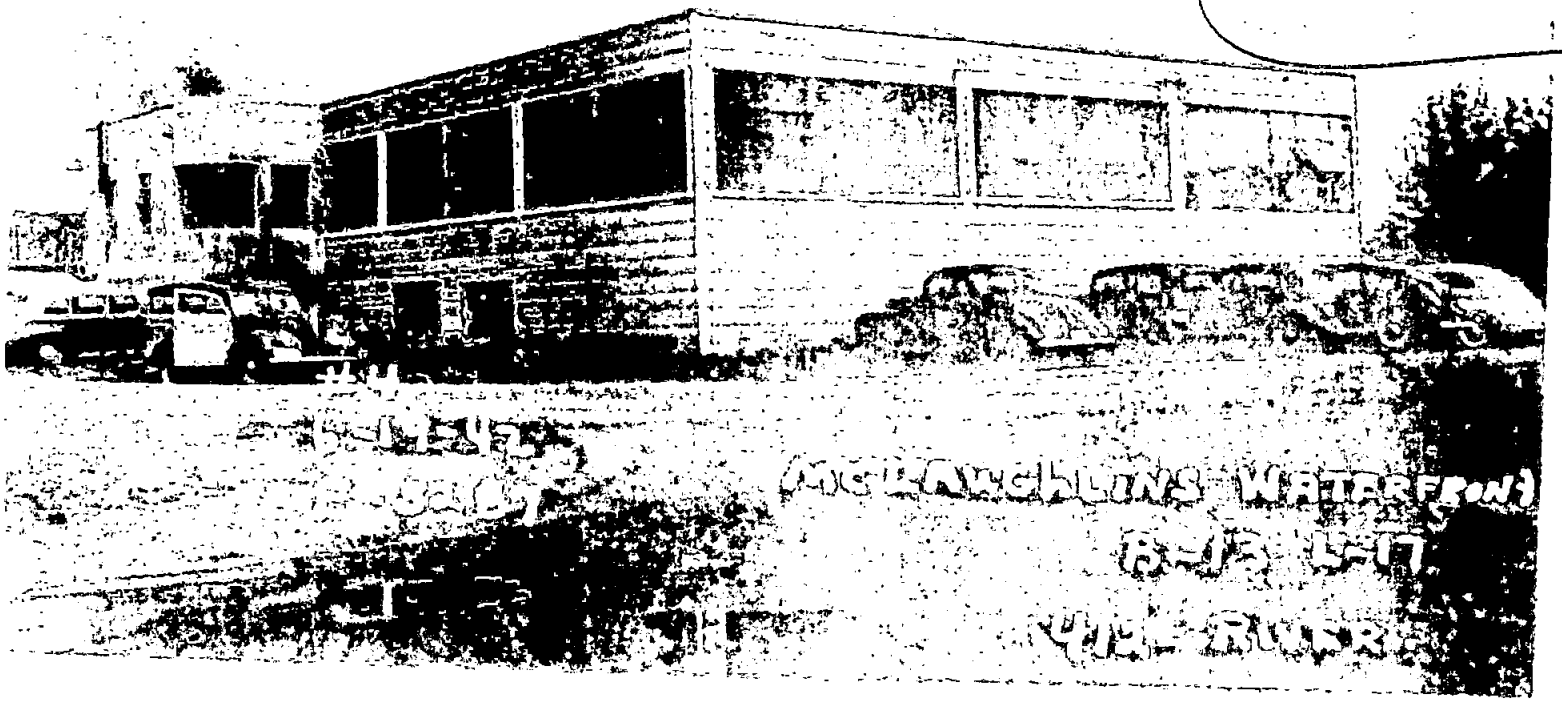


		Pass. ☐	Freight ☐		Treated Piles, Timb		Knob & Tube
		Auto. ☐	Elec. ☐		Untreated		Flex. Cable
		Man. ☐	Hyd. ☐		Treated Piles only	X	Conduit
			Man. ☐		Average Length	X	Power Wiring

☐ No. Cars
Floors

REPRODUCTION COST Factor Make Up

Factor	Plus or Minus	Dimensions	S. F. Area	Factor	Cost

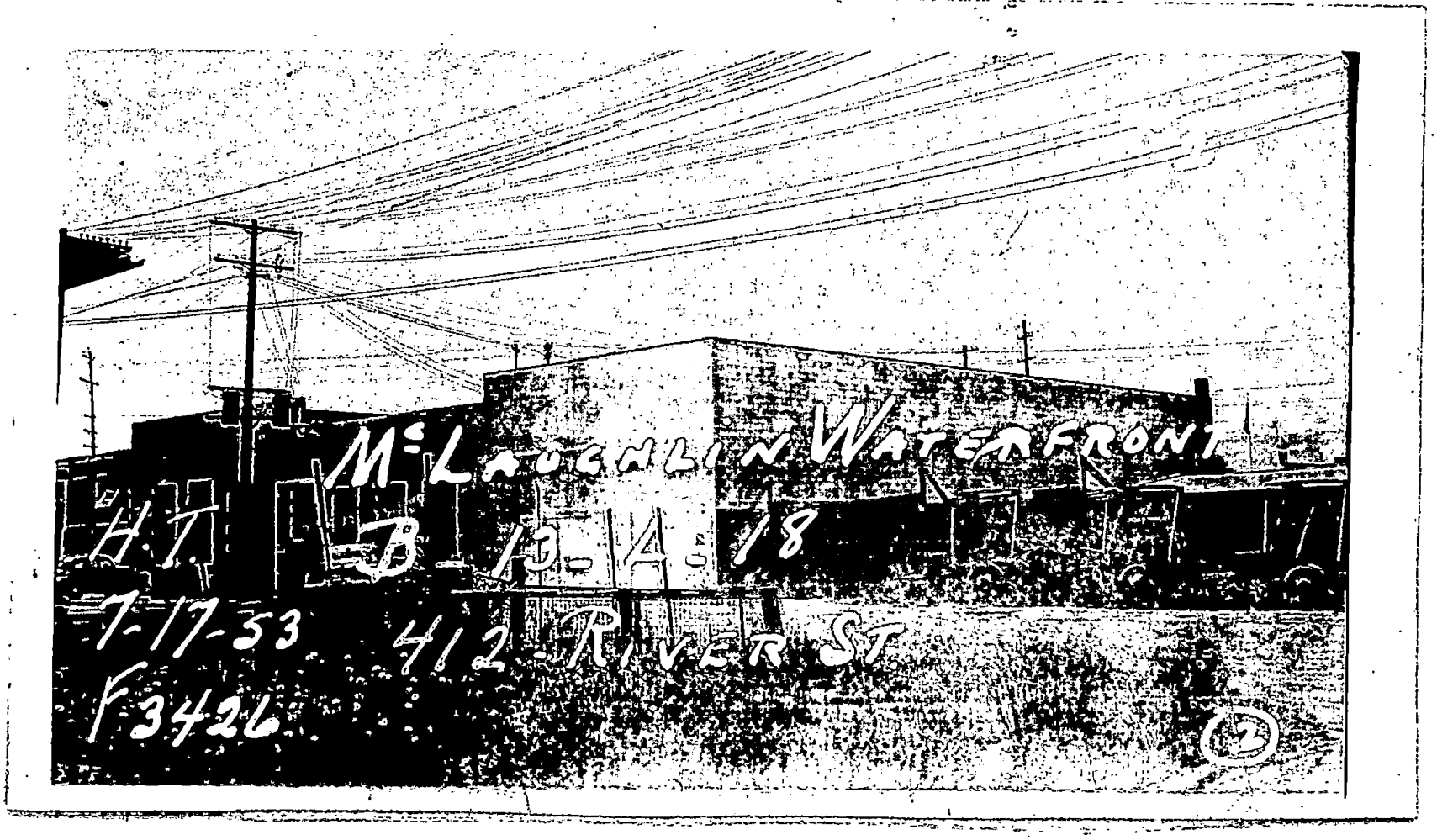


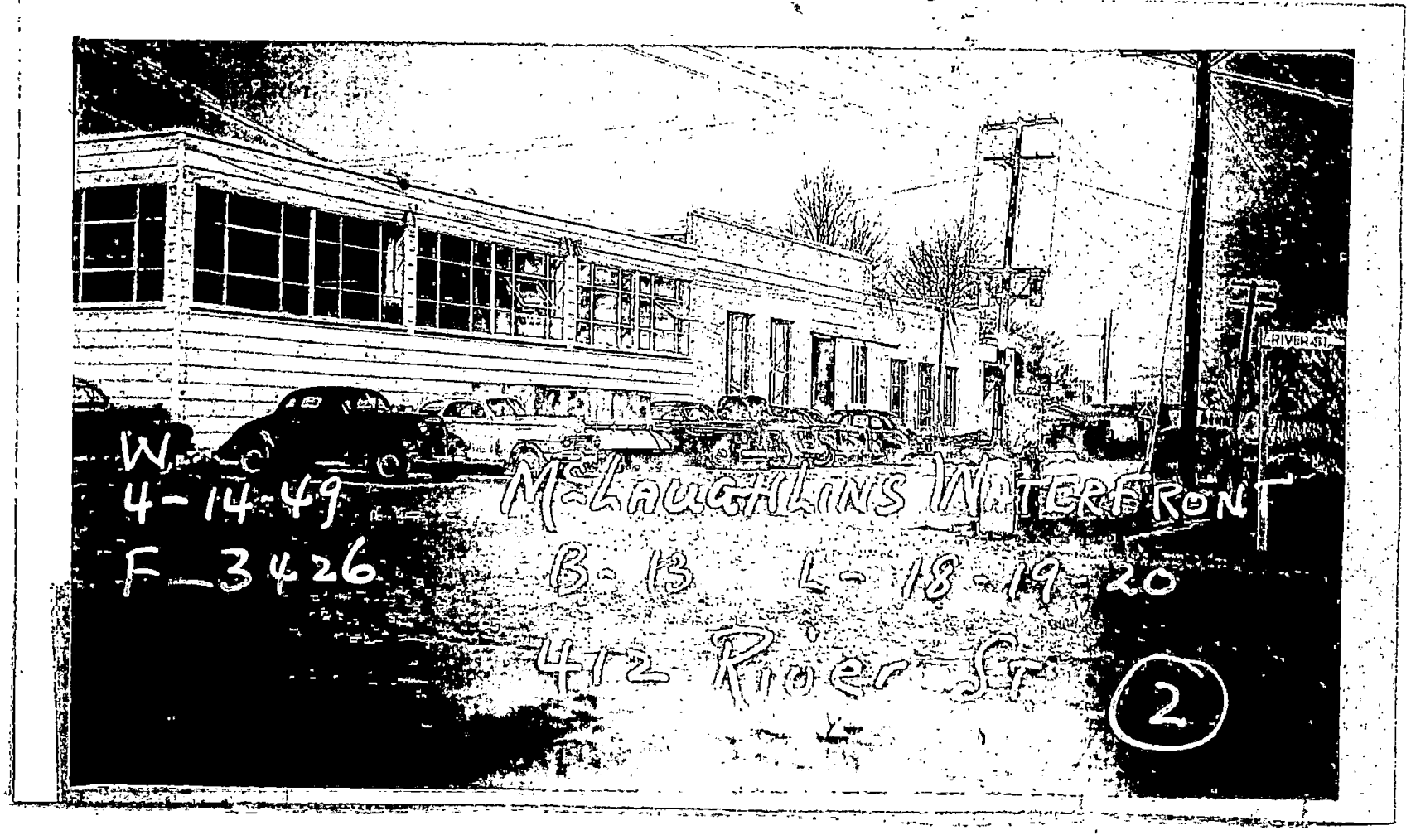
Assessed Value 50% ..... $ .....

Sup. Building A. V. ..... $ .....

Total ..... $ .....

INTERIOR WALLS | GAS STATIONS


McLAUGHLIN WATERFRONT
H.T.
B-12-A
18
7-17-53
412 RIVER ST
F 342C


W.C.
4-14-49
F-3426
McLAUGHLINS WATERFRONT
B-13 L-18-19-20
412 River St.
2

Double

y

n.

on.

Brick

Rein. Con.

heap

%

No. Cars

Floors

Effective Age 19 45 Years Future Life Years

Dep. For Cond. Dep. For Ob. Dep. For Es. Total

Other buildings $

Total $

Assessed Value 50% $

Sup. Building A.V. $

Total $

New Search | Property Tax Bill | Map This Property | Glossary of Terms | Area Report | Print Property Detail

PARCEL DATA

Parcel	536720-1985	Jurisdiction	SEATTLE
Name	SHERIFF LAWRENCE	Levy Code	0010
Site Address	6545 5TH AVE S 98108	Propert Type	C
Geo Area	35-65	Plat Block / Building Number	13
Spec Area	0-0	Plat Lot / Unit Number	17-21
		Quarter-Section-Township-Range	NW-26-24-4

Legal Description

MCLAUGHLIN WATER FRONT ADD S 1/2 LOT 21 & ALL LOTS 17 THRU 20

LAND DATA

Highest & Best Use As If Vacant	MANUFACTURING	Percentage Unusable	0
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Industrial(Gen Purpose)	Restrictive Size Shape	NO
Base Land Value SqFt	28	Zoning	IG2 U/85
Base Land Value	495,000	Water	WATER DISTRICT
% Base Land Value Impacted	100	Sewer/Septic	PUBLIC
Base Land Valued Date	12/15/2009	Road Access	PUBLIC
Base Land Value Tax Year	2011	Parking	ADEQUATE
Land SqFt	18,000	Street Surface	PAVED
Acres	0.41		

Views

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	
Other View	

Waterfront

Waterfront Location	
Waterfront Footage	
Lot Depth Factor	
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	
Proximity Influence	NO

Designations

Historic Site	
Current Use	
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Nuisances

Topography	NO
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO

BUILDING

Building Number	1
Building Description	INDUSTRIAL

Click the camera to see more pictures.

Reference Links:

- King County Tax Links
- Property Tax Advisor
- Washington State Department of Revenue (External link)
- Washington State Board of Tax Appeals (External link)
- Board of Appeals/Equalization
- Districts Report
- iMap
- Recorder's Office
- Scanned images of surveys and other map documents
- Scanned images of plats

Number Of Buildings Aggregated	1
Predominant Use	STORAGE WAREHOUSE (406)
Shape	Rect or Slight Irreg
Construction Class	MASONRY
Building Quality	LOW COST
Stories	1
Building Gross Sq Ft	28,700
Building Net Sq Ft	28,700
Year Built	1941
Eff. Year	1941
Percentage Complete	100
Heating System	ELECTRIC WALL
Sprinklers	No
Elevators	

Picture of Building 1

Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
[redacted]	STORAGE WAREHOUSE (406)		1	20		17,300	17,300
3	BASEMENT, STORAGE (708)		1	14		6,000	6,000

Section Feature(s) Of Section Number: 1

Feature Type	Gross Sq Ft	Net Sq Ft
MEZZANINES-STORAGE (763)	5,400	5,400

Accessory

Accessory Type	Picture	Description	Qty	Unit Of Measure	Size	Grade	Eff Yr	%	Value	Date Valued
Loading Docks				Square Feet	1000				1000	3/1/2000

TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value	Appraised Imps Value	Appraised Total Value	New Dollars	Taxable Land Value	Taxable Imps Value	Taxable Total Value	Tax Value Reason
536720198509	2009	2010		0010	$429,700	$931,100	$1,360,800	$0	$429,700	$931,100	$1,360,800	
536720198509	2008	2009		0010	$399,300	$926,900	$1,326,200	$0	$399,300	$926,900	$1,326,200	
536720198509	2007	2008		0010	$330,400	$821,700	$1,152,100	$0	$330,400	$821,700	$1,152,100	
536720198509	2006	2007		0010	$241,200	$737,600	$978,800	$0	$241,200	$737,600	$978,800	
536720198509	2005	2006		0010	$241,200	$641,200	$882,400	$0	$241,200	$641,200	$882,400	
536720198509	2004	2005		0010	$170,000	$624,100	$794,100	$0	$170,000	$624,100	$794,100	
536720198509	2003	2004		0010	$176,100	$624,100	$800,200	$0	$176,100	$624,100	$800,200	
536720198509	2002	2003		0010	$0	$0	$0	$0	$181,400	$624,100	$805,500	
536720198509	2001	2002		0010	$252,000	$511,400	$763,400	$0	$252,000	$511,400	$763,400	
536720198509	2000	2001		0010	$252,000	$114,400	$366,400	$0	$252,000	$114,400	$366,400	
536720198509	1999	2000		0010	$432,000	$235,400	$667,400	$0	$432,000	$235,400	$667,400	
536720198509	1998	1999		0010	$432,000	$235,400	$667,400	$0	$432,000	$235,400	$667,400	
536720198509	1997	1998		0010	$0	$0	$0	$0	$360,000	$540,000	$900,000	
536720198509	1996	1997		0010	$0	$0	$0	$0	$360,000	$540,000	$900,000	
536720198509	1994	1995		0010	$0	$0	$0	$0	$360,000	$540,000	$900,000	
536720198509	1992	1993		0010	$0	$0	$0	$0	$360,000	$400,000	$760,000	
536720198509	1991	1992		0010	$0	$0	$0	$0	$280,000	$436,000	$716,000	
536720198509	1990	1991		0010	$0	$0	$0	$0	$280,000	$436,000	$716,000	
536720198509	1988	1989		0010	$0	$0	$0	$0	$224,000	$264,000	$488,000	
536720198509	1986	1987		0010	$0	$0	$0	$0	$196,000	$264,000	$460,000	
536720198509	1984	1985		0010	$0	$0	$0	$0	$196,000	$264,000	$460,000	
536720198509	1982	1983		0010	$0	$0	$0	$0	$144,900	$260,300	$405,200	

SALES HISTORY

REVIEW HISTORY

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
2009	70856	State Appeal	$1,326,200	6/15/2010	$0		Active
2009	0807384	Local Appeal	$1,326,200	6/18/2009	$1,326,200	SUSTAIN	Completed
2005	0400612	Local Appeal	$794,100	2/7/2005	$794,100	SUSTAIN	Completed
2004	0301722	Local Appeal	$876,100	3/10/2004	$800,200	REVISE	Completed
2003	0207586	Local Appeal	$876,100	3/10/2004	$805,500	REVISE	Completed

2002	0103450	Local Appeal	$771,800	6/26/2002	$763,400	REVISE	Completed
1991	9005449	Local Appeal	$660,000	8/15/1991	$660,000	SUSTAIN	Completed

PERMIT HISTORY

HOME IMPROVEMENT EXEMPTION

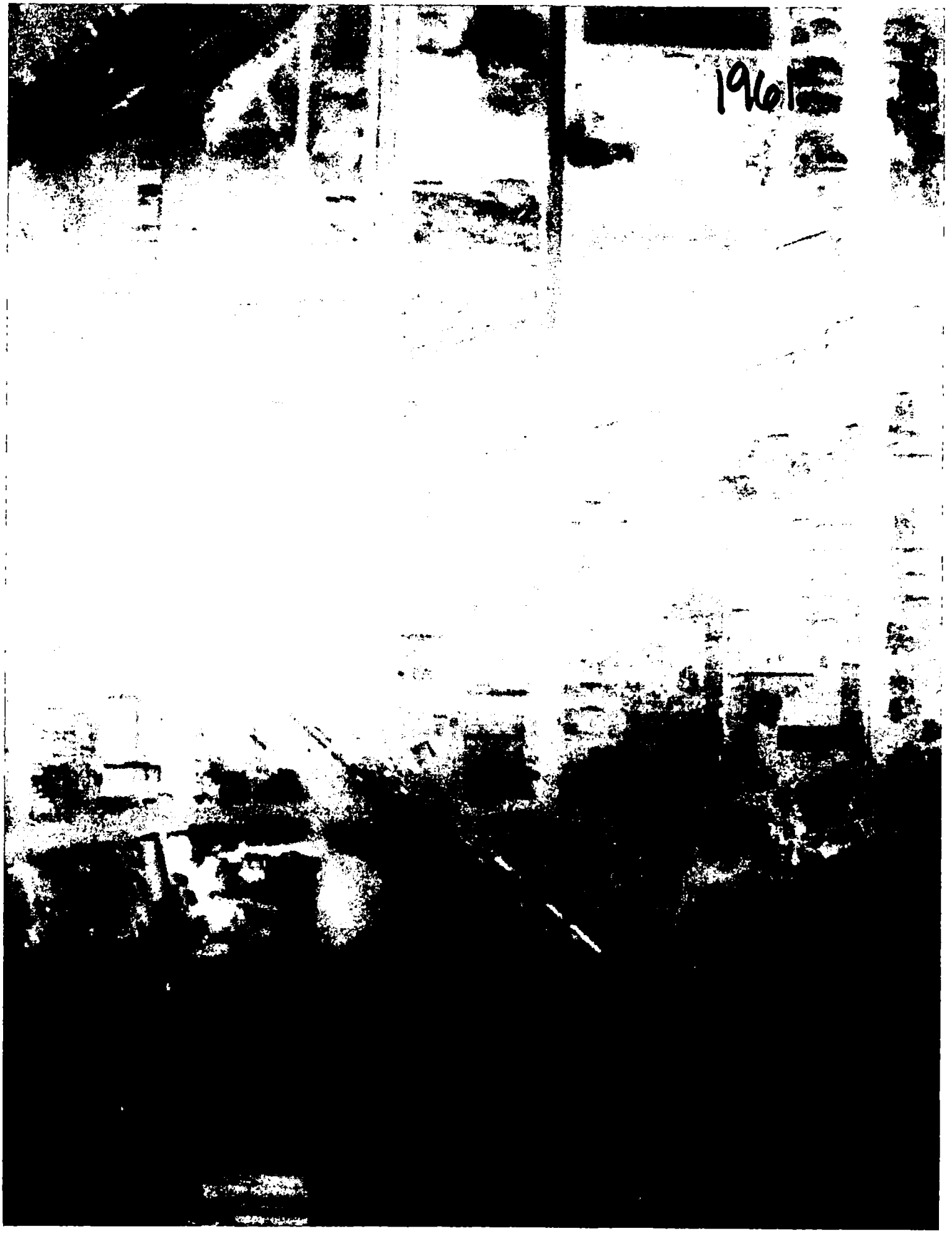
NOTES

Note	Note Date
'10 AV to full market value via Income Approach.	5/11/2010 1:14:00 PM
Land value reduced for contamination. See contaminated property file.	8/25/2009 10:50:00 AM
Land value - market value increased from $26/sf to $27.50/sf. Increase approaches the 25% value change threshold of 25% because previous market value reduced for contamination.	1/20/2009 11:15:00 AM
Land value was adjusted for contamination. See contaminated property file.	8/12/2008 7:46:00 AM
Revalue - Land value increase exceeds the 25% value change threshold because the land is being increased to full market value from a contamination reduced figure. Total full market value is estimated at $48.60/sf., or $1,394,900.	4/28/2008 4:42:00 PM
Land value adjusted for contamination. Documentation in the Contaminated Property file.	7/12/2007 9:10:00 AM
Revalue - Income table value increases this property's value to the 25% value change threshold because of previous reduction in value due to contamination.	4/4/2007 10:42:00 AM
Land value - Increase to $22/sf exceeds the 25% increase threshold due to raising the contaminated land value back up to a higher full market value.	1/10/2007 4:07:00 PM
Land value - Meet or exceed 25% threshold - Land value increase due to raising contaminated land value back up to full market value.	1/26/2006 4:54:00 PM
Revalue - Change 'EY' back to the 'YB' and quality as low cost. New income table value yields the selected value of $965,200.	4/7/2005 8:22:00 AM
Revalue - 1/1/2003 - No value change. Select value = $876,100.	4/1/2003 6:06:00 PM
Revalue - 1/1/2002 - After seg, building #1 remained and what was building #2 is now located on parcel 536720-2000. New income value from tables is; (((17,300sf x $4.80/sf) - 3%VCL) - 7.5%Exp's) / 9.5%CapRate = $784,300 (((5,400sf x $1.80/sf) - 3% VCL) - 7.5%Exp's) / 9.5%CapRate = $ 91,800 Total Value = $876,100	4/11/2002 5:10:00 PM
New seg after value select. Seg not worked in field. Redistributed value select to reflect seg. D002344	8/22/2001 12:56:00 PM


1929


1946


1951


1961

1965

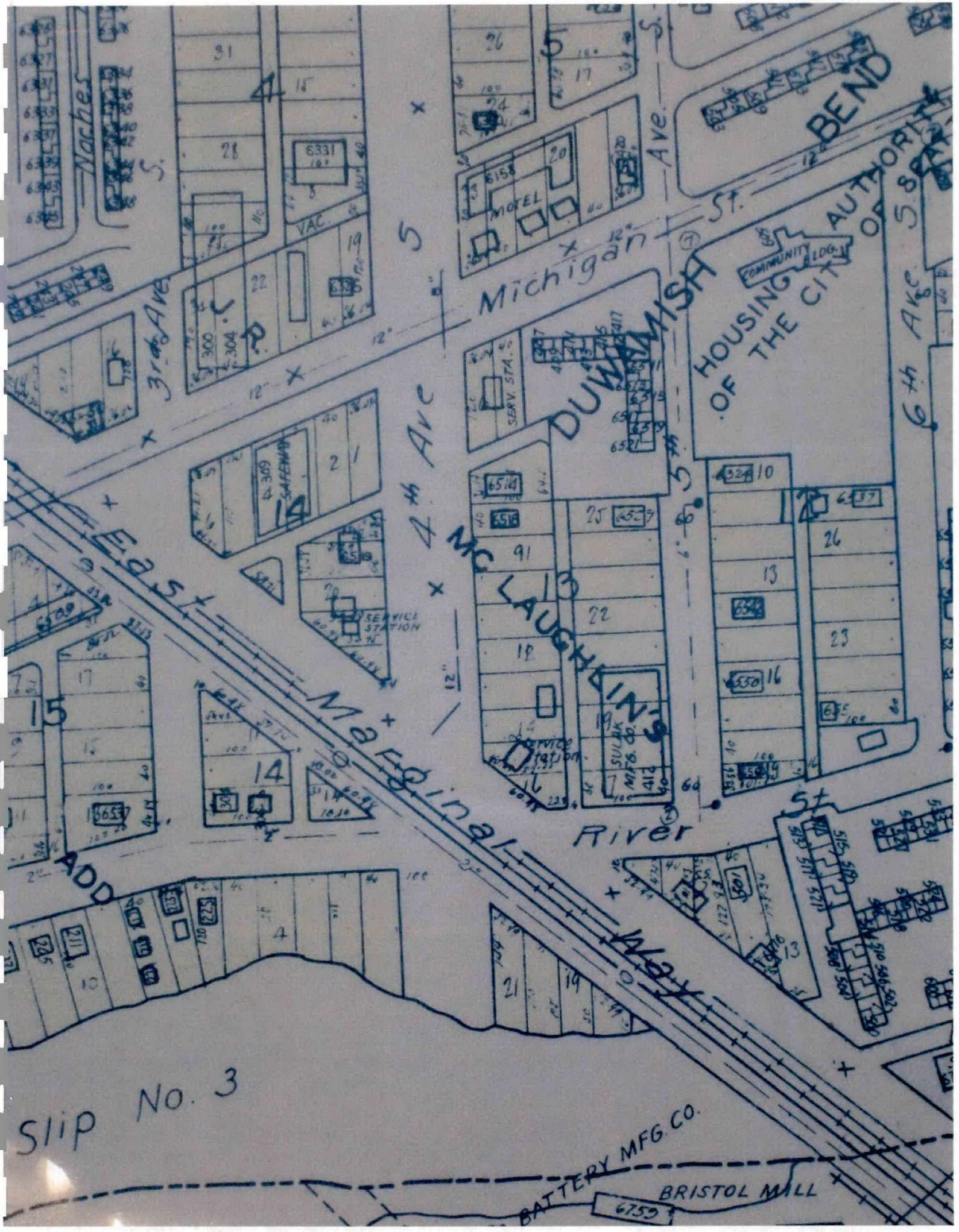

1970

1985

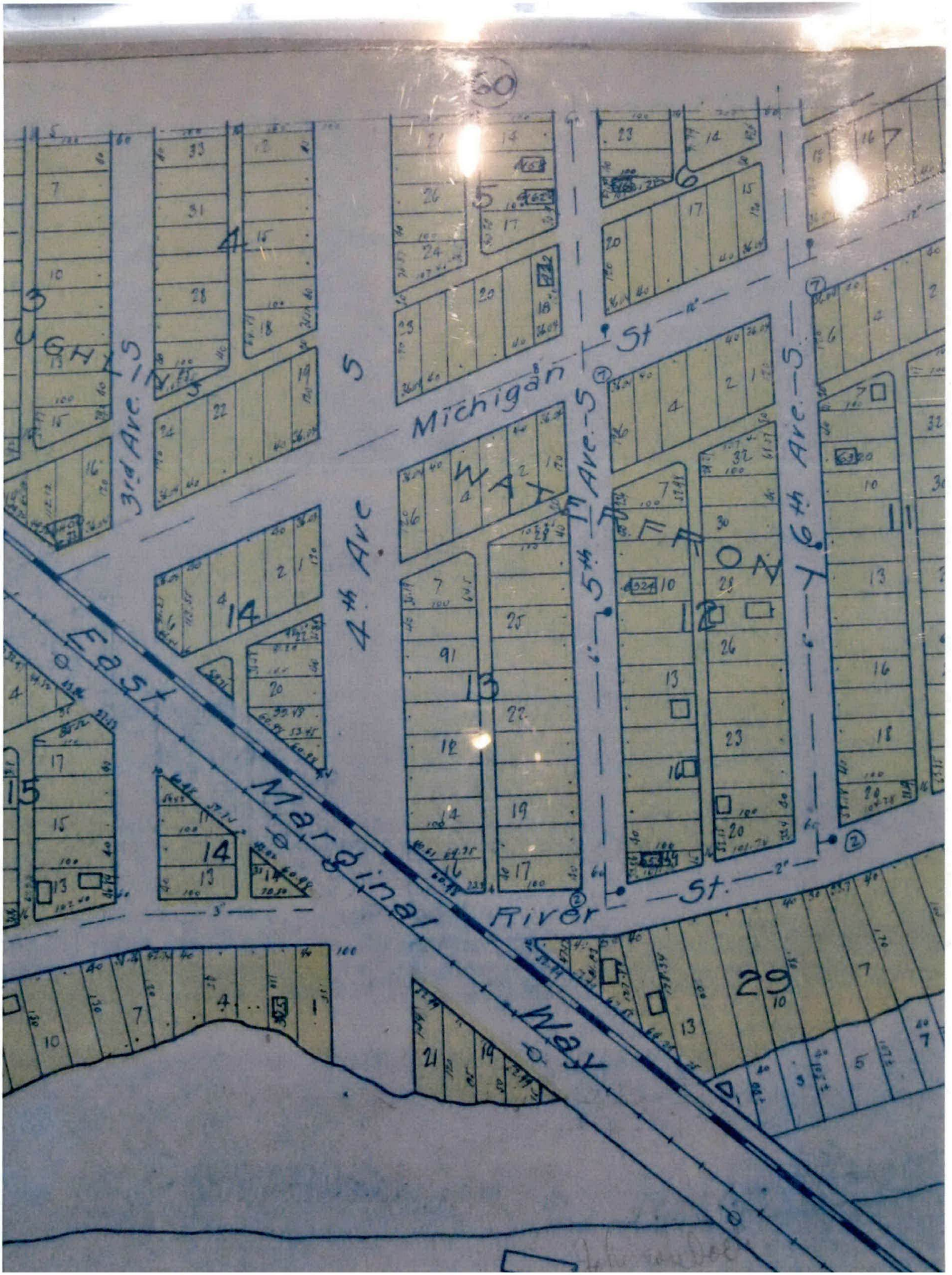
1984

1996


2001


Michigan St.
Ave.
BEND
DUWAMISH
HOUSING AUTHORITY OF THE CITY
COMMUNITY LDG.
MOTEL
SERV. STA.
SAFEWAY
SERVICE STATION
SULAK MFG. CO.
McLAUGHLIN
East Marginal Way
River St.
ADD
SLIP No. 3
BATTERY MFG. CO.
BRISTOL MILL
6759
3rd Ave S
4th Ave S
5th Ave S
S 8th St


Michigan St
S 4th Ave
S 5th Ave
S 6th Ave
W A Y N E
SERVICE STATION
SERVICE STATION
Service Station
VAC.
Marginal Way
River St.


Michigan St
3rd Ave S
4th Ave S
5th Ave S
6th Ave S
East Marginal Way
River St

APPENDIX B

STATISTICAL ANALYSIS

General UCL Statistics for Data Sets with Non-Detects

User Selected Options	
From File	C:\Documents and Settings\mselman\Desktop\SOU_0761.wst
Full Precision	OFF
Confidence Coefficient	95%
Number of Bootstrap Operations	2000

Diesel

General Statistics			
Number of Valid Data	25	Number of Detected Data	4
Number of Distinct Detected Data	4	Number of Non-Detect Data	21
		Percent Non-Detects	84.00%
Raw Statistics		**Log-transformed Statistics**	
Minimum Detected	160	Minimum Detected	5.075
Maximum Detected	3000	Maximum Detected	8.006
Mean of Detected	1915	Mean of Detected	7.108
SD of Detected	1333	SD of Detected	1.386
Minimum Non-Detect	50	Minimum Non-Detect	3.912
Maximum Non-Detect	50	Maximum Non-Detect	3.912

Warning: There are only 4 Distinct Detected Values in this data
Note: It should be noted that even though bootstrap may be performed on this data set
the resulting calculations may not be reliable enough to draw conclusions

It is recommended to have 10-15 or more distinct observations for accurate and meaningful results.

UCL Statistics

Normal Distribution Test with Detected Values Only		**Lognormal Distribution Test with Detected Values Only**	
Shapiro Wilk Test Statistic	0.884	Shapiro Wilk Test Statistic	0.776
5% Shapiro Wilk Critical Value	0.748	5% Shapiro Wilk Critical Value	0.748
Data appear Normal at 5% Significance Level		**Data appear Lognormal at 5% Significance Level**	
Assuming Normal Distribution		**Assuming Lognormal Distribution**	
DL/2 Substitution Method		DL/2 Substitution Method	
Mean	327.4	Mean	3.841
SD	849.7	SD	1.535
95% DL/2 (t) UCL	618.2	95% H-Stat (DL/2) UCL	419
Maximum Likelihood Estimate(MLE) Method	N/A	Log ROS Method	
MLE yields a negative mean		Mean in Log Scale	1.95
		SD in Log Scale	3.334
		Mean in Original Scale	323
		SD in Original Scale	852
		95% t UCL	614.5
		95% Percentile Bootstrap UCL	616.2
		95% BCA Bootstrap UCL	671
		95% H-UCL	125715
Gamma Distribution Test with Detected Values Only		Data Distribution Test with Detected Values Only	
k star (bias corrected)	0.48	Data appear Normal at 5% Significance Level	
Theta Star	3991		
nu star	3.839		
A-D Test Statistic	0.53	**Nonparametric Statistics**	

5% A-D Critical Value	0.664	Kaplan-Meier (KM) Method	
K-S Test Statistic	0.664	Mean	440.8
5% K-S Critical Value	0.401	SD	791.8
Data appear Gamma Distributed at 5% Significance Level		SE of Mean	182.9
		95% KM (t) UCL	753.7
Assuming Gamma Distribution		95% KM (z) UCL	741.6
Gamma ROS Statistics using Extrapolated Data		95% KM (jackknife) UCL	1339
Minimum	1.00E-06	95% KM (bootstrap t) UCL	591.7
Maximum	3000	95% KM (BCA) UCL	2912
Mean	306.4	95% KM (Percentile Bootstrap) UCL	2908
Median	1.00E-06	95% KM (Chebyshev) UCL	1238
SD	857.5	97.5% KM (Chebyshev) UCL	1583
k star	0.0739	99% KM (Chebyshev) UCL	2260
Theta star	4145		
Nu star	3.696	**Potential UCLs to Use**	
AppChi2	0.605	**95% KM (t) UCL**	**753.7**
95% Gamma Approximate UCL	1871	**95% KM (Percentile Bootstrap) UCL**	**2908**
95% Adjusted Gamma UCL	N/A		

Note: DL/2 is not a recommended method.

Note: Suggestions regarding the selection of a 95% UCL are provided to help the user to select the most appropriate 95% UCL. These recommendations are based upon the results of the simulation studies summarized in Singh, Maichle, and Lee (2006). For additional insight, the user may want to consult a statistician.

APPENDIX C

LABORATORY ANALYTICAL REPORTS

Friedman & Bruya, Inc. #206014

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
Bradley T. Benson, B.S.
Kurt Johnson, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
TEL: (206) 285-8282
e-mail: fbi@isomedia.com

June 13, 2012

Rob Honsberger, Project Manager
SoundEarth Strategies
2811 Fairview Ave. East, Suite 2000
Seattle, WA 98102

Dear Mr. Honsberger:

Included are the results from the testing of material submitted on June 1, 2012 from the SOU_0761-001_20120601, F&BI 206014 project. There are 8 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
SOU0613R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on June 1, 2012 by Friedman & Bruya, Inc. from the SoundEarth Strategies SOU_0761-001_20120601, F&BI 206014 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	SoundEarth Strategies
206014-01	MW03-20120601
206014-02	MW02-20120601
206014-03	MW01-20120601
206014-04	MW99-20120601

The samples were sent to Aquatic Research for sulfate analysis. Review of the enclosed report indicates that all quality assurance were acceptable.

All quality control requirements were acceptable.

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW03-20120601	Client:	SoundEarth Strategies
Date Received:	06/01/12	Project:	SOU_0761-001_20120601, F&BI 206014
Date Extracted:	06/05/12	Lab ID:	206014-01
Date Analyzed:	06/05/12	Data File:	060508.D
Matrix:	Water	Instrument:	GCMS9
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	102	50	150
Toluene-d8	100	50	150
4-Bromofluorobenzene	101	50	150

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	0.50

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW02-20120601	Client:	SoundEarth Strategies
Date Received:	06/01/12	Project:	SOU_0761-001_20120601, F&BI 206014
Date Extracted:	06/05/12	Lab ID:	206014-02
Date Analyzed:	06/05/12	Data File:	060509.D
Matrix:	Water	Instrument:	GCMS9
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	96	50	150
Toluene-d8	101	50	150
4-Bromofluorobenzene	100	50	150

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW01-20120601	Client:	SoundEarth Strategies
Date Received:	06/01/12	Project:	SOU_0761-001_20120601, F&BI 206014
Date Extracted:	06/05/12	Lab ID:	206014-03
Date Analyzed:	06/05/12	Data File:	060510.D
Matrix:	Water	Instrument:	GCMS9
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	98	50	150
Toluene-d8	100	50	150
4-Bromofluorobenzene	100	50	150

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW99-20120601	Client:	SoundEarth Strategies
Date Received:	06/01/12	Project:	SOU_0761-001_20120601, F&BI 206014
Date Extracted:	06/05/12	Lab ID:	206014-04
Date Analyzed:	06/05/12	Data File:	060511.D
Matrix:	Water	Instrument:	GCMS9
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	97	50	150
Toluene-d8	100	50	150
4-Bromofluorobenzene	99	50	150

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	0.52

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	Method Blank	Client:	SoundEarth Strategies
Date Received:	Not Applicable	Project:	SOU_0761-001_20120601, F&BI 206014
Date Extracted:	06/05/12	Lab ID:	02-0810 mb
Date Analyzed:	06/05/12	Data File:	060516.D
Matrix:	Water	Instrument:	GCMS9
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	103	50	150
Toluene-d8	101	50	150
4-Bromofluorobenzene	102	50	150

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2

Date of Report: 06/13/12
Date Received: 06/01/12
Project: SOU_0761-001_20120601, F&BI 206014

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR VOLATILES BY EPA METHOD 8260C

Laboratory Code: 206026-11 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
Vinyl chloride	ug/L (ppb)	50	<0.2	98	50-150

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Vinyl chloride	ug/L (ppb)	50	94	96	70-130	2

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

A1 – More than one compound of similar molecule structure was identified with equal probability.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte indicated may be due to carryover from previous sample injections.

d - The sample was diluted. Detection limits may be raised due to dilution.

ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

dv - Insufficient sample was available to achieve normal reporting limits and limits are raised accordingly.

fb - Analyte present in the blank and the sample.

fc – The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. The variability is attributed to sample inhomogeneity.

ht - Analysis performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j – The result is below normal reporting limits. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.

jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the compound indicated is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc – The sample was received in a container not approved by the method. The value reported should be considered an estimate.

pr – The sample was received with incorrect preservation. The value reported should be considered an estimate.

ve - Estimated concentration calculated for an analyte response above the valid instrument calibration range. A dilution is required to obtain an accurate quantification of the analyte.

vo - The value reported fell outside the control limits established for this analyte.

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

206014

SAMPLE CHAIN OF CUSTODY

HE 06-01-12 AI3 / V1

Page # 1 of 1

Send Report To: Rob Honsberger

Company: SoundEarth Strategies

Address: 2811 Fairview Ave E, Suite 200

City, State, ZIP: Seattle, WA 98102

Phone #: 206-306-1900 Fax #: 206-306-1907

SAMPLERS (signature):

PROJECT NAME/NO.: Former Mastermark Printing, 0761-001

PO #:

REMARKS:

GEMS Y / N:

TURNAROUND TIME
- [x] Standard (2 Weeks)
- [ ] RUSH
- Rush charges authorized by:

SAMPLE DISPOSAL
- [x] Dispose after 30 days
- [ ] Return samples
- [ ] Will call with instructions

Sample ID	Sample Location	Sample Depth	Lab ID	Date Sampled	Time Sampled	Matrix	# of jars	NWTPH-Dx	NWTPH-Gx	BTEX by 8021B	VOC's by 8260	SVOC's by 8270	RCRA-8 Metals	Sulfate	Vinyl Chloride	Notes
MW03-20120601	MW03	10'	01 A-C	6/1/12	1131	H_2O	3							X	X	
MW02-20120601	MW02	08.5'	02	6/1/12	1211	H_2O	3							X	X	
MW01-20120601	MW01	10'	03	6/1/12	1324	H_2O	3							X	X	
MW99-20120601	MW99	10'	04	6/1/12	1135	H_2O	3							X	X	

WDC

ANALYSES REQUESTED

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

	SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:		WILL CAMARDA	SES	6/1/12	1450
Received by:		DOUG	FTB2	11	1
Relinquished by:					
Received by:			Samples received at 6 °C		

FORMS\COC\SESGEMSR1.DOC (Revision 1)

Friedman & Bruya, Inc. #208145

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
Bradley T. Benson, B.S.
Kurt Johnson, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
TEL: (206) 285-8282
e-mail: fbi@isomedia.com

August 14, 2012

Erin Rothman, Project Manager
SoundEarth Strategies
2811 Fairview Ave. East, Suite 2000
Seattle, WA 98102

Dear Ms. Rothman:

Included are the results from the testing of material submitted on August 10, 2012 from the SOU_0761-001_20120810, F&BI 208145 project. There are 8 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
c: Tom Cammarata
SOU0814R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on August 10, 2012 by Friedman & Bruya, Inc. from the SoundEarth Strategies SOU_0761-001_20120810, F&BI 208145 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	SoundEarth Strategies
208145-01	MW01-20120810
208145-02	MW02-20120810
208145-03	MW03-20120810
208145-04	MW99-20120810

The 8260C laboratory control sample and laboratory control sample duplicate failed the relative percent difference for chloroethane. The analyte was not detected therefore the data were acceptable.

All other quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW01-20120810	Client:	SoundEarth Strategies
Date Received:	08/10/12	Project:	SOU_0761-001_20120810, F&BI 208145
Date Extracted:	08/10/12	Lab ID:	208145-01
Date Analyzed:	08/10/12	Data File:	081009.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	101	57	121
Toluene-d8	97	63	127
4-Bromofluorobenzene	100	60	133

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW02-20120810	Client:	SoundEarth Strategies
Date Received:	08/10/12	Project:	SOU_0761-001_20120810, F&BI 208145
Date Extracted:	08/10/12	Lab ID:	208145-02
Date Analyzed:	08/10/12	Data File:	081010.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	100	57	121
Toluene-d8	98	63	127
4-Bromofluorobenzene	101	60	133

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW03-20120810	Client:	SoundEarth Strategies
Date Received:	08/10/12	Project:	SOU_0761-001_20120810, F&BI 208145
Date Extracted:	08/10/12	Lab ID:	208145-03
Date Analyzed:	08/10/12	Data File:	081011.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	99	57	121
Toluene-d8	96	63	127
4-Bromofluorobenzene	101	60	133

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	0.44
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	1.2
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW99-20120810	Client:	SoundEarth Strategies
Date Received:	08/10/12	Project:	SOU_0761-001_20120810, F&BI 208145
Date Extracted:	08/10/12	Lab ID:	208145-04
Date Analyzed:	08/10/12	Data File:	081012.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	100	57	121
Toluene-d8	98	63	127
4-Bromofluorobenzene	101	60	133

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	0.45
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	1.2
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	Method Blank	Client:	SoundEarth Strategies
Date Received:	Not Applicable	Project:	SOU_0761-001_20120810, F&BI 208145
Date Extracted:	08/10/12	Lab ID:	02-1377 mb
Date Analyzed:	08/10/12	Data File:	081006.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	98	57	121
Toluene-d8	97	63	127
4-Bromofluorobenzene	100	60	133

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

Date of Report: 08/14/12
Date Received: 08/10/12
Project: SOU_0761-001_20120810, F&BI 208145

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR VOLATILES BY EPA METHOD 8260C

Laboratory Code: 208145-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
Vinyl chloride	ug/L (ppb)	50	<0.2	94	36-166
Chloroethane	ug/L (ppb)	50	<1	113	46-160
1,1-Dichloroethene	ug/L (ppb)	50	<1	93	60-136
Methylene chloride	ug/L (ppb)	50	<5	92	67-132
trans-1,2-Dichloroethene	ug/L (ppb)	50	<1	96	72-129
1,1-Dichloroethane	ug/L (ppb)	50	<1	99	70-128
cis-1,2-Dichloroethene	ug/L (ppb)	50	<1	99	71-127
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	<1	107	69-133
1,1,1-Trichloroethane	ug/L (ppb)	50	<1	113	60-146
Trichloroethene	ug/L (ppb)	50	<1	89	66-135
Tetrachloroethene	ug/L (ppb)	50	<1	99	73-129

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Vinyl chloride	ug/L (ppb)	50	92	91	50-154	1
Chloroethane	ug/L (ppb)	50	110	141	58-146	25 vo
1,1-Dichloroethene	ug/L (ppb)	50	94	92	67-136	2
Methylene chloride	ug/L (ppb)	50	94	89	39-148	5
trans-1,2-Dichloroethene	ug/L (ppb)	50	98	97	68-128	1
1,1-Dichloroethane	ug/L (ppb)	50	97	96	79-121	1
cis-1,2-Dichloroethene	ug/L (ppb)	50	104	102	80-123	2
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	98	98	73-132	0
1,1,1-Trichloroethane	ug/L (ppb)	50	108	108	83-130	0
Trichloroethene	ug/L (ppb)	50	92	91	80-120	1
Tetrachloroethene	ug/L (ppb)	50	108	106	76-121	2

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

A1 – More than one compound of similar molecule structure was identified with equal probability.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte indicated may be due to carryover from previous sample injections.

d - The sample was diluted. Detection limits may be raised due to dilution.

ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

dv - Insufficient sample was available to achieve normal reporting limits and limits are raised accordingly.

fb - Analyte present in the blank and the sample.

fc – The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. The variability is attributed to sample inhomogeneity.

ht - Analysis performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j – The result is below normal reporting limits. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.

jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the compound indicated is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc – The sample was received in a container not approved by the method. The value reported should be considered an estimate.

pr – The sample was received with incorrect preservation. The value reported should be considered an estimate.

ve - Estimated concentration calculated for an analyte response above the valid instrument calibration range. A dilution is required to obtain an accurate quantification of the analyte.

vo - The value reported fell outside the control limits established for this analyte.

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

208145

SAMPLE CHAIN OF CUSTODY

ME 08-10-12

V1

Send Report To Tom Cammarata, Erin Rothman

Company SoundEarth Strategies

Address 2811 Fairview Ave E, Suite 200

City, State, ZIP Seattle, WA 98102

Phone # 206-306-1900 Fax # 206-306-1907

SAMPLERS (signature)

PROJECT NAME/NO. Mastermark Printing 0761-001

PO #

REMARKS

GEMS Y / N

Page # 1 of 1

TURNAROUND TIME
X Standard (2 Weeks)
☐ RUSH
Rush charges authorized by:

SAMPLE DISPOSAL
X Dispose after 30 days
☐ Return samples
☐ Will call with instructions

Sample ID	Sample Location	Sample Depth	Lab ID	Date Sampled	Time Sampled	Matrix	# of jars	NWTPH-Dx	NWTPH-Gx	BTEX by 8021B	VOC's by 8260	CVOC's by 8260C	RCRA-8 Metals			Notes
								ANALYSES REQUESTED								
MW01-20120810	MW01	10	01 A-J	8/10/12	1212	H20	4					X				
MW02-20120810	MW02	8.5	02 T	8/10/12	1122	H20	4					X				
MW03-20120810	MW03	10	03	8/10/12	1038	H20	4					X				
MW99-20120810	MW99	10	04	8/10/12	1041	H20	4					x				

wgc

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

	SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:		WILL CAMARDA	SES	8/10/12	1250
Received by:		DAVID	FBI	"	11
Relinquished by:					
Received by:			Samples received at 2 °C		

FORMS\COC\SESGEMSR1.DOC (Revision 1)

Friedman & Bruya, Inc. #301282

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
Bradley T. Benson, B.S.
Kurt Johnson, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
TEL: (206) 285-8282
e-mail: fbi@isomedia.com

February 4, 2013

Erin Rothman, Project Manager
SoundEarth Strategies
2811 Fairview Ave. East, Suite 2000
Seattle, WA 98102

Dear Ms. Rothman:

Included are the results from the testing of material submitted on January 23, 2013 from the SOU_0761_20130123, F&BI 301282 project. There are 7 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
SOU0204R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on January 23, 2013 by Friedman & Bruya, Inc. from the SoundEarth Strategies SOU_0761_20130123, F&BI 301282 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	SoundEarth Strategies
301282 -01	20130123_MW01
301282 -02	20130123_MW03

All quality control requirements were acceptable.

Date of Report: 02/04/13
Date Received: 01/23/13
Project: SOU_0761_20130123, F&BI 301282
Date Extracted: 01/30/13
Date Analyzed: 01/31/13

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR OIL AND GREASE USING EPA METHOD 1664

Results Reported as mg/L (ppm)

Sample ID Laboratory ID	Oil and Grease
20130123_MW01 301282-01	<3
Method Blank	<3

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	20130123_MW03	Client:	SoundEarth Strategies
Date Received:	01/23/13	Project:	SOU_0761_20130123, F&BI 301282
Date Extracted:	01/23/13	Lab ID:	301282-02
Date Analyzed:	01/23/13	Data File:	012327.D
Matrix:	Water	Instrument:	GCMS9
Units:	ug/L (ppb)	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	99	50	150
Toluene-d8	99	50	150
4-Bromofluorobenzene	101	50	150

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	0.22
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	1.2
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	1.9
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	Method Blank	Client:	SoundEarth Strategies
Date Received:	NA	Project:	SOU_0761_20130123, F&BI 301282
Date Extracted:	01/23/13	Lab ID:	03-0114 mb
Date Analyzed:	01/23/13	Data File:	012307.D
Matrix:	Water	Instrument:	GCMS9
Units:	ug/L (ppb)	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	101	50	150
Toluene-d8	98	50	150
4-Bromofluorobenzene	103	50	150

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

Date of Report: 02/04/13
Date Received: 01/23/13
Project: SOU_0761_20130123, F&BI 301282

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR OIL AND GREASE USING EPA METHOD 1664

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 11)
Oil and Grease	mg/L (ppm)	40	101	102	78-114	1

Date of Report: 02/04/13
Date Received: 01/23/13
Project: SOU_0761_20130123, F&BI 301282

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR VOLATILES BY EPA METHOD 8260C

Laboratory Code: 301262-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
Vinyl chloride	ug/L (ppb)	50	2.0	95	61-139
Chloroethane	ug/L (ppb)	50	<1	88	70-127
1,1-Dichloroethene	ug/L (ppb)	50	<1	89	74-123
Methylene chloride	ug/L (ppb)	50	<5	79	62-125
trans-1,2-Dichloroethene	ug/L (ppb)	50	<1	90	74-123
1,1-Dichloroethane	ug/L (ppb)	50	<1	87	82-110
cis-1,2-Dichloroethene	ug/L (ppb)	50	17	93 b	75-117
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	<1	87	78-113
1,1,1-Trichloroethane	ug/L (ppb)	50	<1	91	79-117
Trichloroethene	ug/L (ppb)	50	<1	84	78-108
DRAFTTetrachloroethene	ug/L (ppb)	50	<1	87	70-115

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Vinyl chloride	ug/L (ppb)	50	101	100	73-132	1
Chloroethane	ug/L (ppb)	50	93	92	68-126	1
1,1-Dichloroethene	ug/L (ppb)	50	91	91	75-119	0
Methylene chloride	ug/L (ppb)	50	84	83	66-132	1
trans-1,2-Dichloroethene	ug/L (ppb)	50	91	91	76-118	0
1,1-Dichloroethane	ug/L (ppb)	50	88	89	80-116	1
cis-1,2-Dichloroethene	ug/L (ppb)	50	91	90	83-110	1
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	88	89	80-110	1
1,1,1-Trichloroethane	ug/L (ppb)	50	91	92	80-116	1
Trichloroethene	ug/L (ppb)	50	85	85	77-108	0
Tetrachloroethene	ug/L (ppb)	50	89	89	81-109	0

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

A1 – More than one compound of similar molecule structure was identified with equal probability.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte indicated may be due to carryover from previous sample injections.

d - The sample was diluted. Detection limits may be raised due to dilution.

ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

dv - Insufficient sample was available to achieve normal reporting limits and limits are raised accordingly.

fb - Analyte present in the blank and the sample.

fc – The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. The variability is attributed to sample inhomogeneity.

ht - Analysis performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j – The result is below normal reporting limits. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.

jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the compound indicated is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc – The sample was received in a container not approved by the method. The value reported should be considered an estimate.

pr – The sample was received with incorrect preservation. The value reported should be considered an estimate.

ve - Estimated concentration calculated for an analyte response above the valid instrument calibration range. A dilution is required to obtain an accurate quantification of the analyte.

vo - The value reported fell outside the control limits established for this analyte.

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

301282

SAMPLE CHAIN OF CUSTODY

ME 1/23/13 AI 5/12

Page 1 of 1

Send Report To Erin Rothman

Company SoundEarth Strategies Inc.

Address 2811 Fairview Ave N Suite 2000

City, State, ZIP Seattle, WA 98102

Phone # 206 306 1900 Fax # 206.306.1907

SAMPLERS (signature)

PROJECT NAME/NO. 0761 master mark,

PO #

REMARKS

GEMS Y / N

TURNAROUND TIME
- ☑ Standard (2 Weeks)
- ☐ RUSH
- Rush charges authorized by:

SAMPLE DISPOSAL
- ☐ Dispose after 30 days
- ☐ Return samples
- ☐ Will call with instructions

Sample ID	Sample Location	Sample Depth	Lab ID	Date Sampled	Time Sampled	Matrix	# of jars	ANALYSES REQUESTED: NWTPH-Dx	NWTPH-Gx	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	RCRA-8 Metals	Non-Polar FOG	CVOCs	Notes
20130123_MW01			01	1/23/13	0805	H_2O	1							X		
20130123_MW03			02 A-D	1/23/13	0835	H_2O	4								X	

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Robert A. Hansberger	SES	1-23-13	1305
Received by:	Michael Erdahl	FEBrn	1	↓
Relinquished by:				
Received by:				

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

FORMS\COC\SESGEMSR1.DOC (Revision 1)

Samples received at 4 °C

Friedman & Bruya, Inc. #302330

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
Bradley T. Benson, B.S.
Kurt Johnson, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
TEL: (206) 285-8282
e-mail: fbi@isomedia.com

March 5, 2013

Pete Kingston, Project Manager
SoundEarth Strategies
2811 Fairview Ave. East, Suite 2000
Seattle, WA 98102

Dear Mr. Kingston:

Included are the results from the testing of material submitted on February 22, 2013 from the SOU_0761_20130222, F&BI 302330 project. There are 10 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
SOU0305R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on February 22, 2013 by Friedman & Bruya, Inc. from the SoundEarth Strategies SOU_0761_20130222, F&BI 302330 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	SoundEarth Strategies
302330 -01	MW01-20130222
302330 -02	MW02-20130222
302330 -03	MW03-20130222

All quality control requirements were acceptable.

Date of Report: 03/05/13
Date Received: 02/22/13
Project: SOU_0761_20130222, F&BI 302330
Date Extracted: 02/25/13
Date Analyzed: 02/26/13

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR OIL AND GREASE (NON-POLAR) USING EPA METHOD 1664

Results Reported as mg/L (ppm)

Sample ID Laboratory ID	Oil and Grease (Non-Polar)
MW01-20130222 302330-01	<3
Method Blank	<3

Date of Report: 03/05/13
Date Received: 02/22/13
Project: SOU_0761_20130222, F&BI 302330
Date Extracted: 02/25/13
Date Analyzed: 02/26/13

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR OIL AND GREASE USING EPA METHOD 1664

Results Reported as mg/L (ppm)

Sample ID Laboratory ID	Oil and Grease
MW01-20130222 302330-01	<3
Method Blank	<3

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW01-20130222	Client:	SoundEarth Strategies
Date Received:	02/22/13	Project:	SOU_0761_20130222, F&BI 302330
Date Extracted:	02/25/13	Lab ID:	302330-01
Date Analyzed:	02/25/13	Data File:	022527.D
Matrix:	Water	Instrument:	GCMS9
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	102	50	150
Toluene-d8	100	50	150
4-Bromofluorobenzene	103	50	150

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW02-20130222	Client:	SoundEarth Strategies
Date Received:	02/22/13	Project:	SOU_0761_20130222, F&BI 302330
Date Extracted:	02/25/13	Lab ID:	302330-02
Date Analyzed:	02/25/13	Data File:	022528.D
Matrix:	Water	Instrument:	GCMS9
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	96	50	150
Toluene-d8	100	50	150
4-Bromofluorobenzene	105	50	150

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW03-20130222	Client:	SoundEarth Strategies
Date Received:	02/22/13	Project:	SOU_0761_20130222, F&BI 302330
Date Extracted:	02/25/13	Lab ID:	302330-03
Date Analyzed:	02/25/13	Data File:	022529.D
Matrix:	Water	Instrument:	GCMS9
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	103	50	150
Toluene-d8	101	50	150
4-Bromofluorobenzene	106	50	150

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	Method Blank	Client:	SoundEarth Strategies
Date Received:	NA	Project:	SOU_0761_20130222, F&BI 302330
Date Extracted:	02/25/13	Lab ID:	03-0338 mb
Date Analyzed:	02/25/13	Data File:	022507.D
Matrix:	Water	Instrument:	GCMS9
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	102	50	150
Toluene-d8	101	50	150
4-Bromofluorobenzene	105	50	150

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

Date of Report: 03/05/13
Date Received: 02/22/13
Project: SOU_0761_20130222, F&BI 302330

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR OIL AND GREASE USING EPA METHOD 1664

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 11)
Oil and Grease	mg/L (ppm)	40	101	101	78-114	0

Date of Report: 03/05/13
Date Received: 02/22/13
Project: SOU_0761_20130222, F&BI 302330

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR VOLATILES BY EPA METHOD 8260C

Laboratory Code: 302330-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
Vinyl chloride	ug/L (ppb)	50	<0.2	110	61-139
Chloroethane	ug/L (ppb)	50	<1	101	70-127
1,1-Dichloroethene	ug/L (ppb)	50	<1	102	74-123
Methylene chloride	ug/L (ppb)	50	<5	104	62-125
trans-1,2-Dichloroethene	ug/L (ppb)	50	<1	94	74-123
1,1-Dichloroethane	ug/L (ppb)	50	<1	106	82-110
cis-1,2-Dichloroethene	ug/L (ppb)	50	<1	97	75-117
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	<1	99	78-113
1,1,1-Trichloroethane	ug/L (ppb)	50	<1	99	79-117
Trichloroethene	ug/L (ppb)	50	<1	92	78-108
Tetrachloroethene	ug/L (ppb)	50	<1	88	70-115

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Vinyl chloride	ug/L (ppb)	50	102	106	73-132	4
Chloroethane	ug/L (ppb)	50	98	100	68-126	2
1,1-Dichloroethene	ug/L (ppb)	50	99	102	75-119	3
Methylene chloride	ug/L (ppb)	50	96	99	66-132	3
trans-1,2-Dichloroethene	ug/L (ppb)	50	92	95	76-118	3
1,1-Dichloroethane	ug/L (ppb)	50	103	106	80-116	3
cis-1,2-Dichloroethene	ug/L (ppb)	50	96	98	83-110	2
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	96	101	80-110	5
1,1,1-Trichloroethane	ug/L (ppb)	50	98	101	80-116	3
Trichloroethene	ug/L (ppb)	50	92	96	77-108	4
Tetrachloroethene	ug/L (ppb)	50	90	93	81-109	3

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

A1 – More than one compound of similar molecule structure was identified with equal probability.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte indicated may be due to carryover from previous sample injections.

d - The sample was diluted. Detection limits may be raised due to dilution.

ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

dv - Insufficient sample was available to achieve normal reporting limits and limits are raised accordingly.

fb - Analyte present in the blank and the sample.

fc – The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. The variability is attributed to sample inhomogeneity.

ht - Analysis performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j – The result is below normal reporting limits. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.

jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the compound indicated is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc – The sample was received in a container not approved by the method. The value reported should be considered an estimate.

pr – The sample was received with incorrect preservation. The value reported should be considered an estimate.

ve - Estimated concentration calculated for an analyte response above the valid instrument calibration range. A dilution is required to obtain an accurate quantification of the analyte.

vo - The value reported fell outside the control limits established for this analyte.

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

302330

SAMPLE CHAIN OF CUSTODY

ME 02/22/13 V2/AIG

Page # ___ of ___

Send Report To Pete Kingston

Company SoundEarth Strategies

Address 2811 Fairview Ave E Suite 2000

City, State, ZIP Seattle, WA 98102

Phone # 206.306.1900 Fax # 206.306.1907

SAMPLERS (signature)

PROJECT NAME/NO. Mastermark / 0761

PO #

REMARKS

GEMS Y / N

TURNAROUND TIME
- ☒ Standard (2 Weeks)
- ☐ RUSH
- Rush charges authorized by:

SAMPLE DISPOSAL
- ☒ Dispose after 30 days
- ☐ Return samples
- ☐ Will call with instructions

Sample ID	Sample Location	Sample Depth	Lab ID	Date Sampled	Time Sampled	Matrix	# of jars	NWTPH-Dx	NWTPH-Gx	BTEX by 8021B	Chlorinated VOC's by 8260	SVOCs by 8270	RCRA-8 Metals	Natural Attenuation FOG	Cyclic VOCs	Notes
MW01-302330	MW-1		01 A-E	2/22/13	1045	H2O	5				X			X		
MW02-302330	MW-2		02 A-D	↓	1145	↓	4				X					
MW03-302330	MW-3		03 A-D	↓	1235	↓	4								X	

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	David Mendel	SES	2/22/13	1430
Received by:	Nhan Pham	FedT	2/22/13	1430
Relinquished by:				
Received by:				

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

Samples received at 4 °C

Friedman & Bruya, Inc. #305408

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
Michael Erdahl, B.S.
Kurt Johnson, B.S.
Eric Young, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

June 7, 2013

Pete Kingston, Project Manager
SoundEarth Strategies
2811 Fairview Ave. East, Suite 2000
Seattle, WA 98102

Dear Mr. Kingston:

Included are the results from the testing of material submitted on May 21, 2013 from the SOU_0761-001-04_20130521, F&BI 305408 project. There are 9 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
SOU0607R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on May 21, 2013 by Friedman & Bruya, Inc. from the SoundEarth Strategies SOU_0761-001-04_20130521, F&BI 305408 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	SoundEarth Strategies
305408 -01	MW01-20130521
305408 -02	MW02-20130521
305408 -03	MW03-20130521

All quality control requirements were acceptable.

Date of Report: 06/07/13
Date Received: 05/21/13
Project: SOU_0761-001-04_20130521, F&BI 305408
Date Extracted: 05/29/13
Date Analyzed: 05/30/13

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR OIL AND GREASE USING EPA METHOD 1664
Results Reported as mg/L (ppm)

Sample ID Laboratory ID	Oil and Grease
MW01-20130521 305408-01	<6
Method Blank	<3

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW01-20130521	Client:	SoundEarth Strategies
Date Received:	05/21/13	Project:	SOU_0761-001-04_20130521, F&BI 305408
Date Extracted:	05/22/13	Lab ID:	305408-01
Date Analyzed:	05/22/13	Data File:	052208.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	98	57	121
Toluene-d8	92	63	127
4-Bromofluorobenzene	98	60	133

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW02-20130521	Client:	SoundEarth Strategies
Date Received:	05/21/13	Project:	SOU_0761-001-04_20130521, F&BI 305408
Date Extracted:	05/22/13	Lab ID:	305408-02
Date Analyzed:	05/22/13	Data File:	052209.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	101	57	121
Toluene-d8	91	63	127
4-Bromofluorobenzene	97	60	133

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW03-20130521	Client:	SoundEarth Strategies
Date Received:	05/21/13	Project:	SOU_0761-001-04_20130521, F&BI 305408
Date Extracted:	05/22/13	Lab ID:	305408-03
Date Analyzed:	05/22/13	Data File:	052210.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	99	57	121
Toluene-d8	89	63	127
4-Bromofluorobenzene	95	60	133

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	0.22
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	1.0
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	Method Blank	Client:	SoundEarth Strategies
Date Received:	NA	Project:	SOU_0761-001-04_20130521, F&BI 305408
Date Extracted:	05/27/13	Lab ID:	03-0947 mb
Date Analyzed:	05/22/13	Data File:	052207.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	99	57	121
Toluene-d8	92	63	127
4-Bromofluorobenzene	97	60	133

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

Date of Report: 06/07/13
Date Received: 05/21/13
Project: SOU_0761-001-04_20130521, F&BI 305408

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR OIL AND GREASE USING EPA METHOD 1664

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 11)
Oil and Grease	mg/L (ppm)	40	83	89	78-114	7

Date of Report: 06/07/13
Date Received: 05/21/13
Project: SOU_0761-001-04_20130521, F&BI 305408

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR VOLATILES BY EPA METHOD 8260C

Laboratory Code: 305395-15 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Vinyl chloride	ug/L (ppb)	50	<0.2	77	66	36-166	15
Chloroethane	ug/L (ppb)	50	<1	90	77	46-160	16
1,1-Dichloroethene	ug/L (ppb)	50	<1	45 ip	41 ip	60-136	9
Methylene chloride	ug/L (ppb)	50	24	46 b	26 b	67-132	56 b
trans-1,2-Dichloroethene	ug/L (ppb)	50	<1	52 ip	47 ip	72-129	10
1,1-Dichloroethane	ug/L (ppb)	50	<1	66 ip	57 ip	70-128	15
cis-1,2-Dichloroethene	ug/L (ppb)	50	<1	64 ip	57 ip	71-127	12
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	<1	77	68 ip	69-133	12
1,1,1-Trichloroethane	ug/L (ppb)	50	<1	32 ip	31 ip o	60-146	3
Trichloroethene	ug/L (ppb)	50	<1	24 ip	23 ip	66-135	4
Tetrachloroethene	ug/L (ppb)	50	<1	11	8 ip	10-226	32 ip

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Vinyl chloride	ug/L (ppb)	50	92	94	50-154	2
Chloroethane	ug/L (ppb)	50	102	105	58-146	3
1,1-Dichloroethene	ug/L (ppb)	50	95	93	67-136	2
Methylene chloride	ug/L (ppb)	50	83	81	39-148	2
trans-1,2-Dichloroethene	ug/L (ppb)	50	92	92	68-128	0
1,1-Dichloroethane	ug/L (ppb)	50	93	92	79-121	1
cis-1,2-Dichloroethene	ug/L (ppb)	50	91	91	80-123	0
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	93	94	73-132	1
1,1,1-Trichloroethane	ug/L (ppb)	50	98	100	83-130	2
Trichloroethene	ug/L (ppb)	50	86	87	80-120	1
Tetrachloroethene	ug/L (ppb)	50	91	93	76-121	2

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

A1 – More than one compound of similar molecule structure was identified with equal probability.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte indicated may be due to carryover from previous sample injections.

d - The sample was diluted. Detection limits may be raised due to dilution.

ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

dv - Insufficient sample was available to achieve normal reporting limits and limits are raised accordingly.

fb - Analyte present in the blank and the sample.

fc – The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. The variability is attributed to sample inhomogeneity.

ht - Analysis performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j – The result is below normal reporting limits. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.

jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the compound indicated is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc – The sample was received in a container not approved by the method. The value reported should be considered an estimate.

pr – The sample was received with incorrect preservation. The value reported should be considered an estimate.

ve - Estimated concentration calculated for an analyte response above the valid instrument calibration range. A dilution is required to obtain an accurate quantification of the analyte.

vo - The value reported fell outside the control limits established for this analyte.

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

305408

SAMPLE CHAIN OF CUSTODY ME 05-21-13 AIS / V2,

Page # 1 of 1

Send Report to Pete Kingston

Company SoundEarth Strategies, Inc.

Address 2811 Fairview Avenue E, Suite 2000

City, State, ZIP Seattle, WA 98102

Phone # 206-306-1900 Fax # 206-306-1907

SAMPLERS (signature)

PROJECT NAME/NO.	PO #
Former Mastermark Printing	0761-001-04

REMARKS

TURNAROUND TIME
Standard (2 Weeks)
RUSH
Rush charges authorized by:

SAMPLE DISPOSAL
Dispose after 30 days
Return samples
Will call with instructions

Sample ID	Sample Location	Sample Depth	Lab ID	Date Sampled	Time Sampled	Matrix	# of Jars	ANALYSES REQUESTED: Chlorinated Solvents by EPA 8260C	Oil and Grease (non-polar) by EPA 1664							Notes
MW01-20130521	MW01	10	01A-D	5/21/13	1209	W	4	X	X							
MW02-20130521	MW02	8.5	02A-C	5/21/13	1303	W	3	X								
MW03-20130521	MW03	10	03A-C	5/21/13	1408	W	3	X								
						DAN										

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

FORMS\COC\COC.DOC

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Danny Naylor	SoundEarth	5/21/13	1520
Received by:	Nhan Phan	FEBI	5/21/13	1520
Relinquished by:				
Received by:		Samples received at 6 °C		

Friedman & Bruya, Inc. #308454

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
Michael Erdahl, B.S.
Kurt Johnson, B.S.
Eric Young, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

September 13, 2013

Pete Kingston, Project Manager
SoundEarth Strategies
2811 Fairview Ave. East, Suite 2000
Seattle, WA 98102

Dear Mr. Kingston:

Included are the results from the testing of material submitted on August 28, 2013 from the SOU_0761-001_20130828, F&BI 308454 project. There are 10 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
SOU0913R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on August 28, 2013 by Friedman & Bruya, Inc. from the SoundEarth Strategies SOU_0761-001_20130828, F&BI 308454 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	SoundEarth Strategies
308454 -01	MW01-20130828
308454 -02	MW02-20130828
308454 -03	MW03-20130828

The 8260C vinyl chloride concentrations were flagged due to hydrochloric acid preservation per EPA SW-846 table 4-1.

All other quality control requirements were acceptable.

Date of Report: 09/13/13
Date Received: 08/28/13
Project: SOU_0761-001_20130828, F&BI 308454
Date Extracted: 9/10/13
Date Analyzed: 9/10/13

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR OIL AND GREASE (NON-POLAR) USING EPA METHOD 1664

Results Reported as mg/L (ppm)

Sample ID Laboratory ID	Oil and Grease (Non-Polar)
MW01-20130828 308454-01	<3
Method Blank	<3

Date of Report: 09/13/13
Date Received: 08/28/13
Project: SOU_0761-001_20130828, F&BI 308454
Date Extracted: 9/10/13
Date Analyzed: 9/10/13

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR OIL AND GREASE USING EPA METHOD 1664

Results Reported as mg/L (ppm)

Sample ID Laboratory ID	Oil and Grease
MW01-20130828 308454-01	<3
Method Blank	<3

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW01-20130828	Client:	SoundEarth Strategies
Date Received:	08/28/13	Project:	SOU_0761-001_20130828, F&BI 308454
Date Extracted:	08/29/13	Lab ID:	308454-01
Date Analyzed:	08/29/13	Data File:	082908.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	101	57	121
Toluene-d8	103	63	127
4-Bromofluorobenzene	105	60	133

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2 pr
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW02-20130828	Client:	SoundEarth Strategies
Date Received:	08/28/13	Project:	SOU_0761-001_20130828, F&BI 308454
Date Extracted:	08/29/13	Lab ID:	308454-02
Date Analyzed:	08/29/13	Data File:	082909.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	96	57	121
Toluene-d8	92	63	127
4-Bromofluorobenzene	103	60	133

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2 pr
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW03-20130828	Client:	SoundEarth Strategies
Date Received:	08/28/13	Project:	SOU_0761-001_20130828, F&BI 308454
Date Extracted:	08/29/13	Lab ID:	308454-03
Date Analyzed:	08/29/13	Data File:	082910.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	104	57	121
Toluene-d8	95	63	127
4-Bromofluorobenzene	96	60	133

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2 pr
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	Method Blank	Client:	SoundEarth Strategies
Date Received:	NA	Project:	SOU_0761-001_20130828, F&BI 308454
Date Extracted:	08/29/13	Lab ID:	03-1677 mb
Date Analyzed:	08/29/13	Data File:	082907.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	103	57	121
Toluene-d8	97	63	127
4-Bromofluorobenzene	96	60	133

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

Date of Report: 09/13/13
Date Received: 08/28/13
Project: SOU_0761-001_20130828, F&BI 308454

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR OIL AND GREASE USING EPA METHOD 1664

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 11)
Oil and Grease	mg/L (ppm)	40	87	97	78-114	11

Date of Report: 09/13/13
Date Received: 08/28/13
Project: SOU_0761-001_20130828, F&BI 308454

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR VOLATILES BY EPA METHOD 8260C

Laboratory Code: 308454-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
Vinyl chloride	ug/L (ppb)	50	<0.2	80	36-166
Chloroethane	ug/L (ppb)	50	<1	104	46-160
1,1-Dichloroethene	ug/L (ppb)	50	<1	101	60-136
Methylene chloride	ug/L (ppb)	50	<5	95	67-132
trans-1,2-Dichloroethene	ug/L (ppb)	50	<1	97	72-129
1,1-Dichloroethane	ug/L (ppb)	50	<1	96	70-128
cis-1,2-Dichloroethene	ug/L (ppb)	50	<1	94	71-127
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	<1	93	69-133
1,1,1-Trichloroethane	ug/L (ppb)	50	<1	98	60-146
Trichloroethene	ug/L (ppb)	50	<1	93	66-135
Tetrachloroethene	ug/L (ppb)	50	<1	95	10-226

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Vinyl chloride	ug/L (ppb)	50	86	82	50-154	5
Chloroethane	ug/L (ppb)	50	110	103	58-146	7
1,1-Dichloroethene	ug/L (ppb)	50	99	97	67-136	2
Methylene chloride	ug/L (ppb)	50	89	86	39-148	3
trans-1,2-Dichloroethene	ug/L (ppb)	50	95	92	68-128	3
1,1-Dichloroethane	ug/L (ppb)	50	95	92	79-121	3
cis-1,2-Dichloroethene	ug/L (ppb)	50	93	89	80-123	4
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	96	97	73-132	1
1,1,1-Trichloroethane	ug/L (ppb)	50	104	99	83-130	5
Trichloroethene	ug/L (ppb)	50	97	94	80-120	3
Tetrachloroethene	ug/L (ppb)	50	94	94	76-121	0

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

A1 – More than one compound of similar molecule structure was identified with equal probability.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte indicated may be due to carryover from previous sample injections.

d - The sample was diluted. Detection limits may be raised due to dilution.

ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

dv - Insufficient sample was available to achieve normal reporting limits and limits are raised accordingly.

fb - Analyte present in the blank and the sample.

fc – The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. The variability is attributed to sample inhomogeneity.

ht - Analysis performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j – The result is below normal reporting limits. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.

jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the compound indicated is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc – The sample was received in a container not approved by the method. The value reported should be considered an estimate.

pr – The sample was received with incorrect preservation. The value reported should be considered an estimate.

ve - Estimated concentration calculated for an analyte response above the valid instrument calibration range. A dilution is required to obtain an accurate quantification of the analyte.

vo - The value reported fell outside the control limits established for this analyte.

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

308454

SAMPLE CHAIN OF CUSTODY ME 08-28-13 DB 1(V2

Page # 1 of 1

Send Report To Pete Kingston
Company SoundEarth Strategies, Inc.
Address 2811 Fairview Ave E, Suite 2000
City, State, ZIP Seattle, WA 98102
Phone # 206-306-1900 **Fax #** 206-306-1907

SAMPLER (signature)

PROJECT NAME/NO. Equinox - Former Mastermark Printing 0761-001

PO #

REMARKS

GEMS Y / N

TURNAROUND TIME
- [x] Standard (2 Weeks)
- [ ] RUSH
Rush charges authorized by:

SAMPLE DISPOSAL
- [x] Dispose after 30 days
- [ ] Return samples
- [ ] Will call with instructions

Sample ID	Sample Location	Sample Depth	Lab ID	Date Sampled	Time Sampled	Matrix	# of jars	ANALYSES REQUESTED: NWTPH-Dx	NWTPH-Gx	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	RCRA-8 Metals	Total Lead EPA 6020	Total Lead EPA 7421	Notes
MW01-20130828	MW01	10	01A-D	8/28/13	1017	W	4							X	X	
MW02-20130828	MW02	8.5	02A-C	8/28/13	1123	W	3							X		
MW03-20130828	MW03	10	03A-C	8/28/13	1212	W	3							X		

DBA

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Danny Naylor	SoundEarth	8/28/13	1340
Received by:	DO . VO	F&BE	11	11
Relinquished by:				
Received by:				

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

FORMS\COC\SESGEMSR1.DOC (Revision 1)

Samples received at 6 °C

Friedman & Bruya, Inc. #311475

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
Michael Erdahl, B.S.
Kurt Johnson, B.S.
Eric Young, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

December 10, 2013

Pete Kingston, Project Manager
SoundEarth Strategies
2811 Fairview Ave. East, Suite 2000
Seattle, WA 98102

Dear Mr. Kingston:

Included are the results from the testing of material submitted on November 22, 2013 from the SOU_0761-001_20131122, F&BI 311475 project. There are 9 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
SOU1210R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on November 22, 2013 by Friedman & Bruya, Inc. from the SoundEarth Strategies SOU_0761-001_20131122, F&BI 311475 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	SoundEarth Strategies
311475 -01	MW01-20131122
311475 -02	MW02-20131122
311475 -03	MW03-20131122

All quality control requirements were acceptable.

Date of Report: 12/10/13
Date Received: 11/22/13
Project: SOU_0761-001_20131122, F&BI 311475
Date Extracted: 12/02/13
Date Analyzed: 12/03/13

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR OIL AND GREASE (NON-POLAR) USING EPA METHOD 1664

Results Reported as mg/L (ppm)

Sample ID Laboratory ID	Oil and Grease (Non-Polar)
MW01-20131122 311475-01	<3
Method Blank	<3

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW01-20131122	Client:	SoundEarth Strategies
Date Received:	11/22/13	Project:	SOU_0761-001_20131122, F&BI 311475
Date Extracted:	11/26/13	Lab ID:	311475-01
Date Analyzed:	11/26/13	Data File:	112611.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	102	57	121
Toluene-d8	101	63	127
4-Bromofluorobenzene	98	60	133

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW02-20131122	Client:	SoundEarth Strategies
Date Received:	11/22/13	Project:	SOU_0761-001_20131122, F&BI 311475
Date Extracted:	11/26/13	Lab ID:	311475-02
Date Analyzed:	11/26/13	Data File:	112612.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	100	57	121
Toluene-d8	99	63	127
4-Bromofluorobenzene	96	60	133

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW03-20131122	Client:	SoundEarth Strategies
Date Received:	11/22/13	Project:	SOU_0761-001_20131122, F&BI 311475
Date Extracted:	11/26/13	Lab ID:	311475-03
Date Analyzed:	11/26/13	Data File:	112613.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	101	57	121
Toluene-d8	100	63	127
4-Bromofluorobenzene	98	60	133

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	Method Blank	Client:	SoundEarth Strategies
Date Received:	NA	Project:	SOU_0761-001_20131122, F&BI 311475
Date Extracted:	11/26/13	Lab ID:	03-2446 mb
Date Analyzed:	11/26/13	Data File:	112607.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	101	57	121
Toluene-d8	99	63	127
4-Bromofluorobenzene	97	60	133

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

Date of Report: 12/10/13
Date Received: 11/22/13
Project: SOU_0761-001_20131122, F&BI 311475

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR OIL AND GREASE USING EPA METHOD 1664

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 11)
Oil and Grease	mg/L (ppm)	40	89	99	78-114	11

Date of Report: 12/10/13
Date Received: 11/22/13
Project: SOU_0761-001_20131122, F&BI 311475

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR VOLATILES BY EPA METHOD 8260C

Laboratory Code: 311461-04 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
Vinyl chloride	ug/L (ppb)	50	<0.2	89	36-166
Chloroethane	ug/L (ppb)	50	<1	114	46-160
1,1-Dichloroethene	ug/L (ppb)	50	<1	88	60-136
Methylene chloride	ug/L (ppb)	50	<5	89	67-132
trans-1,2-Dichloroethene	ug/L (ppb)	50	<1	92	72-129
1,1-Dichloroethane	ug/L (ppb)	50	<1	90	70-128
cis-1,2-Dichloroethene	ug/L (ppb)	50	<1	90	71-127
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	<1	88	69-133
1,1,1-Trichloroethane	ug/L (ppb)	50	<1	90	60-146
Trichloroethene	ug/L (ppb)	50	<1	91	66-135
Tetrachloroethene	ug/L (ppb)	50	<1	104	10-226

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Vinyl chloride	ug/L (ppb)	50	105	102	50-154	3
Chloroethane	ug/L (ppb)	50	137	137	58-146	0
1,1-Dichloroethene	ug/L (ppb)	50	102	101	67-136	1
Methylene chloride	ug/L (ppb)	50	103	100	39-148	3
trans-1,2-Dichloroethene	ug/L (ppb)	50	103	103	68-128	0
1,1-Dichloroethane	ug/L (ppb)	50	102	100	79-121	2
cis-1,2-Dichloroethene	ug/L (ppb)	50	103	101	80-123	2
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	101	98	73-132	3
1,1,1-Trichloroethane	ug/L (ppb)	50	104	104	83-130	0
Trichloroethene	ug/L (ppb)	50	103	102	80-120	1
Tetrachloroethene	ug/L (ppb)	50	99	99	76-121	0

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

A1 – More than one compound of similar molecule structure was identified with equal probability.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte indicated may be due to carryover from previous sample injections.

d - The sample was diluted. Detection limits may be raised due to dilution.

ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

dv - Insufficient sample was available to achieve normal reporting limits and limits are raised accordingly.

fb - Analyte present in the blank and the sample.

fc – The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. The variability is attributed to sample inhomogeneity.

ht - Analysis performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j – The result is below normal reporting limits. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.

jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the compound indicated is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc – The sample was received in a container not approved by the method. The value reported should be considered an estimate.

pr – The sample was received with incorrect preservation. The value reported should be considered an estimate.

ve - Estimated concentration calculated for an analyte response above the valid instrument calibration range. A dilution is required to obtain an accurate quantification of the analyte.

vo - The value reported fell outside the control limits established for this analyte.

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

311475

SAMPLE CHAIN OF CUSTODY

ME 11/22/13

V3/AI2

Page # 1 of 1

Send Report To P. Kingston

Company SoundEarth Strategies

Address 2811 Fairview Ave E Suite 2000

City, State, ZIP Seattle, WA 98102

Phone # 206.306.1900 Fax # 206.306.1907

SAMPLERS (signature)

PROJECT NAME/NO. Mastermark / 0761-001

PO #

REMARKS

GEMS Y / N

TURNAROUND TIME
- ☒ Standard (2 Weeks)
- ☐ RUSH
- Rush charges authorized by:

SAMPLE DISPOSAL
- ☒ Dispose after 30 days
- ☐ Return samples
- ☐ Will call with instructions

Sample ID	Sample Location	Sample Depth	Lab ID	Date Sampled	Time Sampled	Matrix	# of jars	ANALYSES REQUESTED: NWTPH-Dx	NWTPH-Gx	BTEX by 8021B	VOC's by 8260	SVOC's by 8270	RCRA-8 Metals	CVOCs by 8260C	Natural Attenuation by 1664 by SM 5520 B&F	Notes
MW01-20131122	MW01	—	01A-E	11/22/13	1110	H2O	5							X	X	
MW02-20131122	MW02	—	02	↓	1153	↓	4							X		
MW03-20131122	MW03	—	03	↓	1232	↓	4							X		

11/22/13

Friedman & Bruya, Inc. 3012 16th Avenue West Seattle, WA 98119-2029 Ph. (206) 285-8282 Fax (206) 283-5044	SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
	Relinquished by:	David Mendel	SoundEarth	11/22/13	1405
	Received by:	Nhan Phan	FEBI	11/22/13	1405
	Relinquished by:				
	Received by:				

FORMS\COC\SESGEMSR1.DOC (Revision 1)

Samples received at 3 °C

Friedman & Bruya, Inc. #402144

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
Michael Erdahl, B.S.
Kurt Johnson, B.S.
Eric Young, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

February 27, 2014

Pete Kingston, Project Manager
SoundEarth Strategies
2811 Fairview Ave. East, Suite 2000
Seattle, WA 98102

Dear Mr. Kingston:

Included are the results from the testing of material submitted on February 12, 2014 from the SOU_0761_20140212, F&BI 402144 project. There are 9 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
SOU0227R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on February 12, 2014 by Friedman & Bruya, Inc. from the SoundEarth Strategies SOU_0761_20140212, F&BI 402144 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	SoundEarth Strategies
402144 -01	MW01-20140212
402144 -02	MW02-20140212
402144 -03	MW03-20140212

All quality control requirements were acceptable.

Date of Report: 02/27/14
Date Received: 02/12/14
Project: SOU_0761_20140212, F&BI 402144
Date Extracted: 02/19/14
Date Analyzed: 02/20/14

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR OIL AND GREASE (NON-POLAR) USING EPA METHOD 1664

Results Reported as mg/L (ppm)

Sample ID Laboratory ID	Oil and Grease (Non-Polar)
MW01-20140212 402144-01	<3
Method Blank	<3

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW01-20140212	Client:	SoundEarth Strategies
Date Received:	02/12/14	Project:	SOU_0761_20140212, F&BI 402144
Date Extracted:	02/12/14	Lab ID:	402144-01
Date Analyzed:	02/13/14	Data File:	021328.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	101	57	121
Toluene-d8	97	63	127
4-Bromofluorobenzene	96	60	133

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW02-20140212	Client:	SoundEarth Strategies
Date Received:	02/12/14	Project:	SOU_0761_20140212, F&BI 402144
Date Extracted:	02/12/14	Lab ID:	402144-02
Date Analyzed:	02/13/14	Data File:	021329.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	103	57	121
Toluene-d8	98	63	127
4-Bromofluorobenzene	97	60	133

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW03-20140212	Client:	SoundEarth Strategies
Date Received:	02/12/14	Project:	SOU_0761_20140212, F&BI 402144
Date Extracted:	02/12/14	Lab ID:	402144-03
Date Analyzed:	02/13/14	Data File:	021330.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	100	57	121
Toluene-d8	100	63	127
4-Bromofluorobenzene	97	60	133

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	Method Blank	Client:	SoundEarth Strategies
Date Received:	NA	Project:	SOU_0761_20140212, F&BI 402144
Date Extracted:	02/12/14	Lab ID:	04-0275 mb
Date Analyzed:	02/13/14	Data File:	021309.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	VM

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	103	57	121
Toluene-d8	96	63	127
4-Bromofluorobenzene	96	60	133

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

Date of Report: 02/27/14
Date Received: 02/12/14
Project: SOU_0761_20140212, F&BI 402144

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR OIL AND GREASE USING EPA METHOD 1664

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 11)
Oil and Grease	mg/L (ppm)	40	92	97	78-114	5

Date of Report: 02/27/14
Date Received: 02/12/14
Project: SOU_0761_20140212, F&BI 402144

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR VOLATILES BY EPA METHOD 8260C

Laboratory Code: 402138-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
Vinyl chloride	ug/L (ppb)	50	<0.2	92	36-166
Chloroethane	ug/L (ppb)	50	<1	121	46-160
1,1-Dichloroethene	ug/L (ppb)	50	<1	99	60-136
Methylene chloride	ug/L (ppb)	50	<5	80	67-132
trans-1,2-Dichloroethene	ug/L (ppb)	50	<1	90	72-129
1,1-Dichloroethane	ug/L (ppb)	50	<1	89	70-128
cis-1,2-Dichloroethene	ug/L (ppb)	50	<1	89	71-127
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	<1	87	69-133
1,1,1-Trichloroethane	ug/L (ppb)	50	<1	94	60-146
Trichloroethene	ug/L (ppb)	50	<1	84	66-135
Tetrachloroethene	ug/L (ppb)	50	6.7	85	10-226

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Vinyl chloride	ug/L (ppb)	50	104	107	50-154	3
Chloroethane	ug/L (ppb)	50	131	134	58-146	2
1,1-Dichloroethene	ug/L (ppb)	50	106	115	67-136	8
Methylene chloride	ug/L (ppb)	50	91	95	39-148	4
trans-1,2-Dichloroethene	ug/L (ppb)	50	101	105	68-128	4
1,1-Dichloroethane	ug/L (ppb)	50	101	105	79-121	4
cis-1,2-Dichloroethene	ug/L (ppb)	50	102	105	80-123	3
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	99	102	73-132	3
1,1,1-Trichloroethane	ug/L (ppb)	50	105	110	83-130	5
Trichloroethene	ug/L (ppb)	50	97	101	80-120	4
Tetrachloroethene	ug/L (ppb)	50	99	103	76-121	4

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

A1 – More than one compound of similar molecule structure was identified with equal probability.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte indicated may be due to carryover from previous sample injections.

d - The sample was diluted. Detection limits may be raised due to dilution.

ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

dv - Insufficient sample was available to achieve normal reporting limits and limits are raised accordingly.

fb - Analyte present in the blank and the sample.

fc – The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. The variability is attributed to sample inhomogeneity.

ht - Analysis performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j – The result is below normal reporting limits. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.

jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the compound indicated is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc – The sample was received in a container not approved by the method. The value reported should be considered an estimate.

pr – The sample was received with incorrect preservation. The value reported should be considered an estimate.

ve - Estimated concentration calculated for an analyte response above the valid instrument calibration range. A dilution is required to obtain an accurate quantification of the analyte.

vo - The value reported fell outside the control limits established for this analyte.

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

402144

SAMPLE CHAIN OF CUSTODY

ME 02/12/14 BD2/V1

Send Report To Pete Kingston
Company SoundEarth Strategies
Address 2811 Fairview Ave E Suite 2000
City, State, ZIP Seattle, WA 98102
Phone # 206.306.1900 Fax # 206.306.1907

SAMPLERS (signature)

PROJECT NAME/NO. Masterwork /0761

PO #

REMARKS

GEMS Y / N

Page # 1 of 1

TURNAROUND TIME
☒ Standard (2 Weeks)
☐ RUSH
Rush charges authorized by:

SAMPLE DISPOSAL
☒ Dispose after 30 days
☐ Return samples
☐ Will call with instructions

Sample ID	Sample Location	Sample Depth	Lab ID	Date Sampled	Time Sampled	Matrix	# of jars	ANALYSES REQUESTED: NWTPH-Dx	NWTPH-Gx	BTEX by 8021B	VOC's by 8260	SVOC's by 8270	RCRA-8 Metals	Chlorinated Solvents by 8260C	Non-polar o.i.g. by 1664	Notes
MW01-20140212	MW01		01A-F	2/12/14	1057	H2O	5							X	X	
MW02-20140212	MW02		02A-D	↓	1142	↓	4							X		
MW03-20140212	MW03		03A-D	↓	1215	↓	4							X		

2/12/14

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	David Mendel	SoundEarth	2/12/14	1320
Received by:	Eric Glover	FEB	2/12/14	1320
Relinquished by:				
Received by:				

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

Friedman & Bruya, Inc. #405265

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
Michael Erdahl, B.S.
Kurt Johnson, B.S.
Eric Young, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

June 5, 2014

Pete Kingston, Project Manager
SoundEarth Strategies
2811 Fairview Ave. East, Suite 2000
Seattle, WA 98102

Dear Mr. Kingston:

Included are the results from the testing of material submitted on May 14, 2014 from the SOU_0761-001_20140514, F&BI 405265 project. There are 10 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
SOU0605R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on May 14, 2014 by Friedman & Bruya, Inc. from the SoundEarth Strategies 0761-001 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	SoundEarth Strategies
405265 -01	MW01-20140514
405265 -02	MW02-20140514
405265 -03	MW03-20140514

Chloroethane in the 8260C matrix spike sample exceeded the acceptance criteria. The analyte was not detected in the sample, therefore the data were acceptable.

All other quality control requirements were acceptable.

Date of Report: 06/05/14
Date Received: 05/14/14
Project: SOU_0761-001_20140514, F&BI 405265
Date Extracted: 05/27/14
Date Analyzed: 05/28/14

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR OIL AND GREASE (NON-POLAR) USING EPA METHOD 1664

Results Reported as mg/L (ppm)

Sample ID Laboratory ID	Oil and Grease (Non-Polar)
MW01-20140514 dv 405265-01	<6
Method Blank	<3

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW01-20140514	Client:	SoundEarth Strategies
Date Received:	05/14/14	Project:	SOU_0761-001_20140514, F&BI 405265
Date Extracted:	05/15/14	Lab ID:	405265-01
Date Analyzed:	05/15/14	Data File:	051508.D
Matrix:	Water	Instrument:	GCMS9
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	102	85	117
Toluene-d8	99	93	107
4-Bromofluorobenzene	100	76	126

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW02-20140514	Client:	SoundEarth Strategies
Date Received:	05/14/14	Project:	SOU_0761-001_20140514, F&BI 405265
Date Extracted:	05/15/14	Lab ID:	405265-02
Date Analyzed:	05/15/14	Data File:	051509.D
Matrix:	Water	Instrument:	GCMS9
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	98	85	117
Toluene-d8	99	93	107
4-Bromofluorobenzene	102	76	126

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW03-20140514	Client:	SoundEarth Strategies
Date Received:	05/14/14	Project:	SOU_0761-001_20140514, F&BI 405265
Date Extracted:	05/15/14	Lab ID:	405265-03
Date Analyzed:	05/15/14	Data File:	051510.D
Matrix:	Water	Instrument:	GCMS9
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	100	85	117
Toluene-d8	98	93	107
4-Bromofluorobenzene	99	76	126

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	Method Blank	Client:	SoundEarth Strategies
Date Received:	Not Applicable	Project:	SOU_0761-001_20140514, F&BI 405265
Date Extracted:	05/15/14	Lab ID:	04-0953 mb
Date Analyzed:	05/15/14	Data File:	051507.D
Matrix:	Water	Instrument:	GCMS9
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	98	85	117
Toluene-d8	98	93	107
4-Bromofluorobenzene	100	76	126

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	<1
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	<1
Tetrachloroethene	<1

Date of Report: 06/05/14
Date Received: 05/14/14
Project: SOU_0761-001_20140514, F&BI 405265

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR OIL AND GREASE (NON-POLAR) USING EPA METHOD 1664

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 28)
Oil and Grease	mg/L (ppm)	20	101	97	64-132	4

Date of Report: 06/05/14
Date Received: 05/14/14
Project: SOU_0761-001_20140514, F&BI 405265

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR OIL AND GREASE USING EPA METHOD 1664

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 11)
Oil and Grease	mg/L (ppm)	40	100	98	78-114	2

Date of Report: 06/05/14
Date Received: 05/14/14
Project: SOU_0761-001_20140514, F&BI 405265

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR VOLATILES BY EPA METHOD 8260C

Laboratory Code: 405265-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
Vinyl chloride	ug/L (ppb)	50	<0.2	94	61-139
Chloroethane	ug/L (ppb)	50	<1	130 vo	68-126
1,1-Dichloroethene	ug/L (ppb)	50	<1	90	71-123
Methylene chloride	ug/L (ppb)	50	<5	93	61-126
trans-1,2-Dichloroethene	ug/L (ppb)	50	<1	91	72-122
1,1-Dichloroethane	ug/L (ppb)	50	<1	93	79-113
cis-1,2-Dichloroethene	ug/L (ppb)	50	<1	93	73-119
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	<1	96	78-113
1,1,1-Trichloroethane	ug/L (ppb)	50	<1	94	79-116
Trichloroethene	ug/L (ppb)	50	<1	96	75-109
Tetrachloroethene	ug/L (ppb)	50	<1	91	72-113

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Vinyl chloride	ug/L (ppb)	50	91	88	73-132	3
Chloroethane	ug/L (ppb)	50	108	121	68-126	11
1,1-Dichloroethene	ug/L (ppb)	50	88	86	75-119	2
Methylene chloride	ug/L (ppb)	50	88	87	63-132	1
trans-1,2-Dichloroethene	ug/L (ppb)	50	91	89	76-118	2
1,1-Dichloroethane	ug/L (ppb)	50	91	90	80-116	1
cis-1,2-Dichloroethene	ug/L (ppb)	50	91	89	81-111	2
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	93	92	79-109	1
1,1,1-Trichloroethane	ug/L (ppb)	50	92	91	80-116	1
Trichloroethene	ug/L (ppb)	50	96	93	77-108	3
Tetrachloroethene	ug/L (ppb)	50	92	89	78-109	3

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for the analyte were outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte may be due to carryover from previous sample injections.

cf - The sample was centrifuged prior to analysis.

d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.

dv - Insufficient sample volume was available to achieve normal reporting limits.

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

fc - The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. Variability is attributed to sample inhomogeneity.

hs - Headspace was present in the container used for analysis.

ht – The analysis was performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j - The analyte concentration is reported below the lowest calibration standard. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The laboratory control sample(s) percent recovery and/or RPD were out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the analyte is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc - The sample was received with incorrect preservation or in a container not approved by the method. The value reported should be considered an estimate.

ve - The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.

vo - The value reported fell outside the control limits established for this analyte.

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

405265

SAMPLE CHAIN OF CUSTODY

ME 05-14-14

E03/V2

Send Report to Pete Kingston

Company SoundEarth Strategies, Inc.

Address 2811 Fairview Avenue E, Suite 2000

City, State, ZIP Seattle, Washington 98102

Phone # 206-306-1900 Fax # 206-306-1907

SAMPLERS (signature)

PROJECT NAME/NO. Master mw # 0761

PO # 0761-001

REMARKS

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TURNAROUND TIME
- ☑ Standard (2 Weeks)
- ☐ RUSH
- Rush charges authorized by:

SAMPLE DISPOSAL
- ☑ Dispose after 30 days
- ☐ Return samples
- ☐ Will call with instructions

Sample ID	Sample Location	Sample Depth	Lab ID	Date Sampled	Time Sampled	Matrix	# of Jars	ANALYSES REQUESTED: NWTPH-Dx	NWTPH-Gx	BTEX by 8021B	cVOCs by 8260 C	SVOCs by 8270	Nov polar oil + grease by 1664			Notes
MW01-20140514	MW01		01 A-E	05-14-14	1425	W	5				X		X			
MW02-20140514	MW02		02 A-D	"	1520	"	4				X					
MW03-20140514	MW03		03 T	"	1610	"	4				X					

AFH 05-14-14

Samples received at 2 °C

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Ada Hamilton	SoundEarth	05-14-14	17:15
Received by:	Jon Skinner	FBI	05/14/14	17:15
Relinquished by:				
Received by:				

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

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