



www.soundenvironmental.com

September 14, 2010

Mr. Sam Farrazaino
Equinox Development Unlimited, LLC
6545 Fifth Avenue South
Seattle, Washington 98108



SUBJECT: SUMMARY OF FINDINGS—SUBSURFACE INVESTIGATION
Former Mastermark Printing
6545 Fifth Avenue South
Seattle, Washington 98108
SES Project Number: 0761-001-02

Dear Mr. Farrazaino:

Sound Environmental Strategies (SES) has prepared this letter report to document the subsurface investigation activities conducted by SES at Former Mastermark Printing, located at 6545 Fifth Avenue South in Seattle, Washington (hereafter referred to as the Property), as shown on Figure 1.

BACKGROUND

The Property consists of one rectangularly shaped parcel located at 6545 Fifth Avenue South in Seattle, Washington (Figure 1). 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. According to building plans for the 1945-vintage addition, an oil and gas storage room was located in the northeast corner of the building. Two oil burners were located on the Property by this time, although the exact locations are unknown. According to Mr. Farrazaino, the former boilers likely were located in the northwest corner of the building and in the southern portion of the building. The oil burners and associated underground storage tanks (USTs) were reportedly removed approximately 20 years ago. The current owner, Mr. Larry Sheriff, purchased the Property in 1970 and operated Mastermark Printing in the building for almost 30 years.

The ground floor of the Property 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. Reconnaissance of the Property revealed what appeared to be oil staining on the first floor ceiling, a below-ground vault with a welded steel cover between the woodshop and the blacksmith, and the former locations of the previous boiler rooms. A number of the tenants use small quantities of chemicals in conjunction with their artwork, and several paint and ink stains were apparent in the sinks throughout the building.

The former use of the Property as a printing facility and machine shop that regularly used petroleum products and solvents, the former oil burners and gas storage on the Property,

current use of the Property as a blacksmith shop and metal fabrication, and the former operation of retail gasoline stations on the west- and south-adjointing properties all represent issues of potential environmental concern.

LIMITED SUBSURFACE INVESTIGATION

The following subsections describe the field activities conducted to meet the objectives of the limited subsurface investigation. The limited subsurface investigation was conducted in August 2010 to evaluate impacts to soil and groundwater beneath the Property as a result of the issues of environmental concern discussed above.

Field Program

The scope of work associated with the limited subsurface investigation included the following:

- Preparing a health and safety plan in accordance with the Washington State Model Toxics Control Act (MTCA) and Part 1910.120 of Title 29 of the Code of Federal Regulations prior to initiating field activities.
- Contacting the Northwest Utility Notification Center for public utility location.
- Advancing six soil borings (P01 through P06) using a push-probe drill rig.
- Collecting and submitting six water samples for analysis of petroleum hydrocarbons and chlorinated solvents.
- Submitting, on average, one soil sample per boring for analysis of petroleum hydrocarbons, MTCA 5 metals (lead, arsenic, chromium, cadmium, and mercury), and chlorinated solvents.

A detailed description of the field activities is provided below.

Field Activities

The subsurface investigation was conducted on August 20, 2010, and included collection of soil and groundwater samples from push-probe borings P01 through P06. The borings were advanced using a limited access direct-push drill rig. Borings were sampled continuously from ground surface to depths of 10 to 12 feet below ground surface (bgs). The samples were described in accordance with the Unified Soil Classification System (USCS) and were screened in the field for potential evidence of contamination using visual observations and notations of odor. The USCS symbol and visual and olfactory notations for the samples were recorded on boring log forms, which are provided in Appendix A. The borings were placed at the following locations (Figure 2):

- Boring P01 was advanced to 10 feet bgs within the south end of the building, in the center of the former Mastermark Printing and Machine Shop.
- Borings P02 and P03 were advanced to 12 and 10 feet bgs, respectively, within the north end of the building, in the former blacksmith and metal fabrication area.
- Boring P04 was advanced to 11 feet bgs outside of the building, on the south of the Property in the vicinity of the side sewer connection.
- Boring P05 was advanced to 12 feet bgs outside of the northeast corner of the building, in the adjoining right-of-way.

- Boring P06 was advanced to 12 feet bgs outside of the northwest corner of the building, in the vicinity of the former boiler location.

One soil sample from each boring, collected from between 7 and 10 feet bgs (immediately above the water table in each boring), was submitted for laboratory analysis of petroleum hydrocarbon identification analysis/fuel scan, MTCA 5 metals, and chlorinated solvents.

Borings P01 through P06 were temporarily screened with 1-inch-diameter casing. Groundwater samples were collected from each boring P01 through P06. Groundwater was extracted through disposable tubing inserted down the 1-inch-diameter casing using a peristaltic pump. The groundwater samples were submitted for analysis of petroleum hydrocarbon identification analysis/fuel scan and chlorinated solvents.

Soil and groundwater samples were placed directly into laboratory-prepared sample containers. The containers were placed in an iced cooler and transported for laboratory analysis to Friedman & Bruya, Inc. of Seattle, Washington, under standard chain-of-custody protocols. The soil borings were backfilled with hydrated bentonite chips and finished with concrete at ground surface.

RESULTS

Fill material, which consisted of fine to medium sand with some layers of silt with traces of fine sand, was observed in each of the borings to depths of 6 to 9 feet bgs. Native material consisting of fine to medium sand to silty sand was encountered below the fill. Groundwater was encountered at depths ranging from 7 to 10 feet bgs. Copies of the laboratory analytical reports are provided in Appendix B.

Soil analytical results indicated the following (Figure 2, Table 1):

- Diesel was detected at a concentration of 2,900 mg/kg in the soil sample collected from boring P05 at 7 feet bgs.
- Concentrations of gasoline, diesel, and heavy oil were reported as not detected from the soil samples collected from all remaining borings.
- Concentrations of chlorinated solvents were below their respective laboratory reporting limits and/or MTCA Method A cleanup levels in the soil samples collected from P01 through P05.
- Concentrations of MTCA 5 metals were below their respective laboratory reporting limits and/or MTCA Method A cleanup levels in the soil sample collected from P06.

Groundwater analytical results indicated the following (Figure 3, Table 2):

- Concentrations of gasoline, diesel, and heavy oil were reported as not detected from the groundwater samples collected from borings P01 through P06.
- Concentrations of vinyl chloride above the applicable MTCA Method A cleanup level were detected in the groundwater samples collected from P01 and P03.
- Concentrations of chlorinated solvents were below their respective laboratory reporting limits and/or cleanup levels in the groundwater samples collected from P02, P05, and P06.

CONCLUSIONS

The results of the limited subsurface investigation at the Property confirm the presence of shallow diesel contamination in the soil beyond the northeast corner of the Property, as well as the presence of vinyl chloride in groundwater beneath the center of the Property. Due to the nature of push-probe sampling techniques, the concentrations of vinyl chloride observed in groundwater collected from borings P01 and P03 may be biased high; the installation of monitoring wells on the Property will provide a more quantitative evaluation of the contaminant concentrations.

The elevated concentration of diesel in soil indicates an area of contamination that is likely limited in extent; the area in which it was encountered is beneath to the right-of-way, and the contamination may have resulted from a leaking drum or a spill.

Additional investigation would be required in order to confirm the presence of elevated vinyl chloride in groundwater.

LIMITATIONS

The findings and conclusions documented in this report have been prepared for the specific application to this project and have been developed in a manner consistent with the level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area. A potential always remains for the presence of unknown, unidentified, or unforeseen subsurface contamination on portions of the Property not sampled. No warranty, expressed or implied, is made. This report is intended for the exclusive use of Equinox Development Unlimited, LLC.

CLOSING

We appreciate the opportunity to provide this limited subsurface investigation report for this project and have enjoyed working with you. If you have any questions, please contact us at (206) 306-1900. I look forward to hearing from you.

Respectfully,

Sound Environmental Strategies



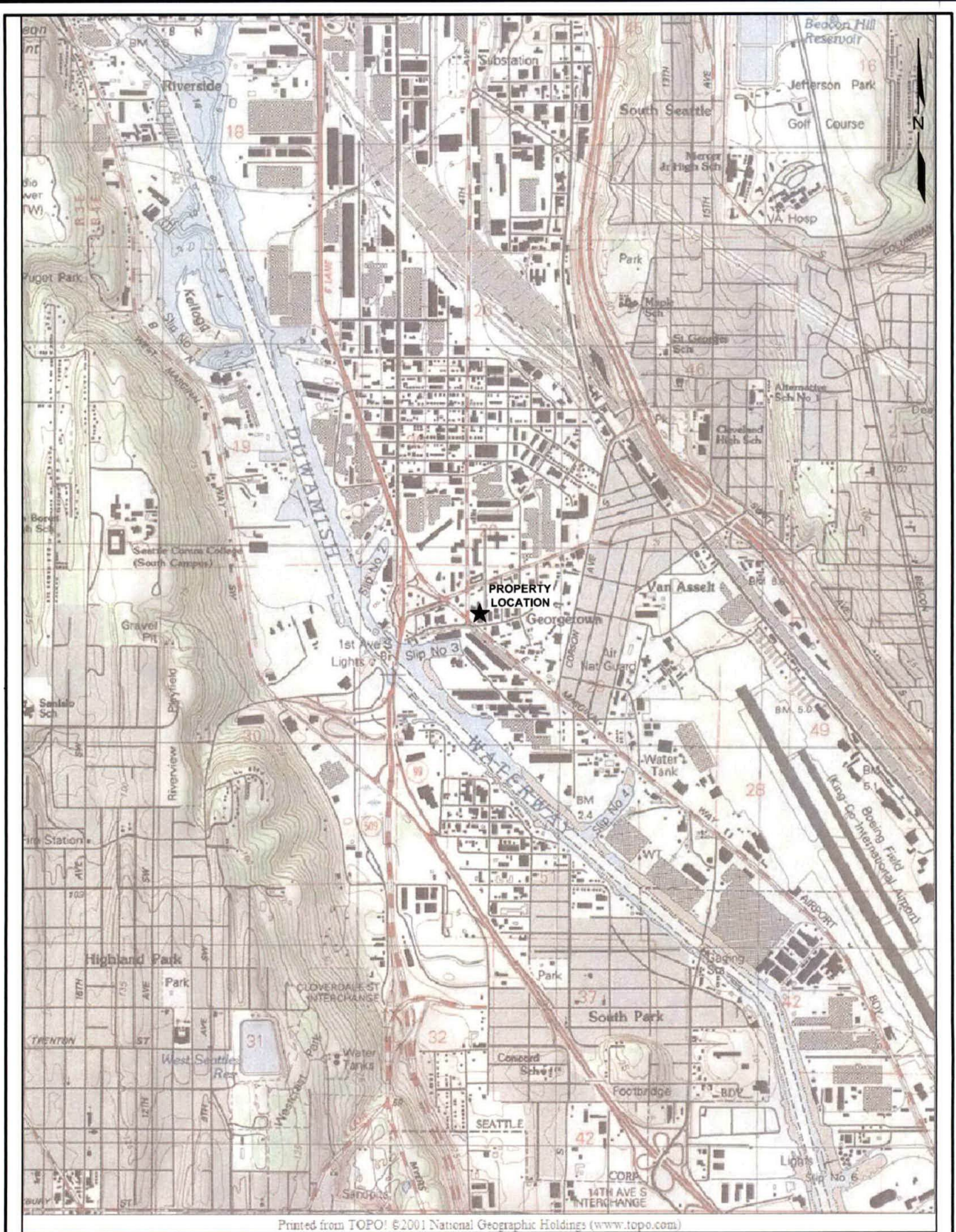
Erin K. Rothman, MS
Senior Scientist



John R. Funderburk, MSPH
Principal

Attachments: Figure 1, Property Location Map
Figure 2, Summary of Groundwater and Soil Analytical Results
Table 1, Summary of Soil Analytical Data
Table 2, Summary of Groundwater Data
Attachment A, Boring Logs
Attachment B, Laboratory Analytical Report
Friedman & Bruya, Inc. #008256

EBF/EKR:dnm



Printed from TOPO! ©2001 National Geographic Holdings (www.topo.com)

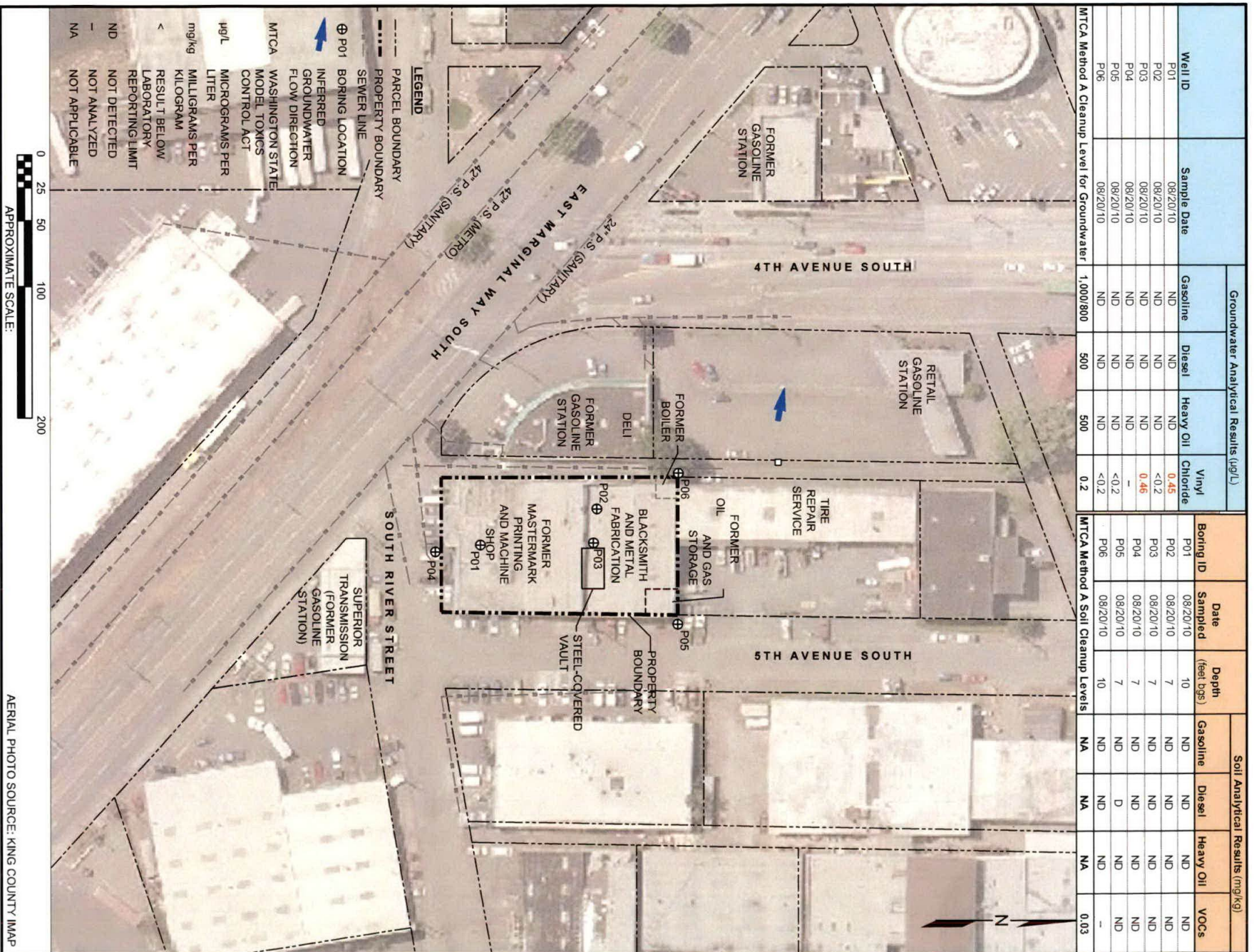
APPROXIMATE SCALE: 1:24,000



DATE: 07/29/2010
 DRAWN BY: V. BACHMANN
 CHECKED BY: E. ROTHMAN
 CAD FILE: 0761-001_P1ESA_VIC

PROJECT NAME: FORMER MASTERMARK PRINTING
 SES PROJECT NUMBER: 0761-001-01
 STREET ADDRESS: 6545 5TH AVENUE SOUTH
 CITY, STATE: SEATTLE, WASHINGTON

FIGURE 1
 PROPERTY LOCATION MAP



DATE: 07/29/2010
 DRAWN BY: V. BACHMANN
 CHECKED BY: E. ROTHMAN
 CAD FILE: 0761-001_P1ESA_GDSD

PROJECT NAME: FORMER MASTERMARK PRINTING
 SES PROJECT NUMBER: 0761-001-01
 STREET ADDRESS: 8545 5TH AVENUE SOUTH
 CITY, STATE: SEATTLE, WASHINGTON

FIGURE 2
 SUMMARY OF
 GROUNDWATER AND SOIL
 ANALYTICAL RESULTS



- LEGEND**
- PARCEL BOUNDARY
 - - - - PROPERTY BOUNDARY
 - - - - SEWER LINE
 - ⊕ P01 BORING LOCATION
 - INFERRED GROUNDWATER FLOW DIRECTION
 - MTCA WASHINGTON STATE MODEL TOXICS CONTROL ACT
 - hg/L MICROGRAMS PER LITER
 - mg/kg MILLIGRAMS PER KILOGRAM
 - < RESULT BELOW LABORATORY REPORTING LIMIT
 - ND NOT DETECTED
 - NOT ANALYZED
 - NA NOT APPLICABLE

TABLES

Table 1
Summary of Soil Analytical Data
Former Mastermark Printing
6545 Fifth Avenue South
Seattle, Washington

Boring ID	Soil Sample ID	Date Sampled	Depth (feet bgs)	Analytical Results (mg/kg)								
				Gasoline ¹	Diesel ¹	Heavy Oil ¹	VOCs ²	Chromium ³	Arsenic ³	Cadmium ³	Lead ³	Mercury ⁴
P01	P01-10	08/20/10	10	ND	ND	ND	0.60 ^{lc, mc}	--	--	--	--	--
P02	P02-07	08/20/10	7	ND	ND	ND	1.1 ^{lc, mc}	--	--	--	--	--
P03	P03-07	08/20/10	7	ND	ND	ND	ND	--	--	--	--	--
P04	P04-07	08/20/10	7	ND	ND	ND	ND	--	--	--	--	--
P05	P05-07	08/20/10	7	ND	2,700	ND	ND	--	--	--	--	--
P06	P06-10	08/20/10	10	ND	ND	ND	--	11.0	3.97	<1	3.34	<0.2
MTCA Method A Soil Cleanup Levels⁵				NA	2,000	NA	0.03	2,000	20	2	250	2

NOTES:

¹Samples analyzed by NWTPH-HCID.

²Samples analyzed by EPA Method 8260C.

³Samples analyzed by EPA Method 200.8.

⁴Samples analyzed by EPA Method 1631E.

⁵MTCA Method A Cleanup Levels, Table 740-1 of Section 900 of Chapter 173-340 of the Washington Administrative Code, revised November 2007.

Laboratory Note:

^{lc} The presence of the compound indicated is likely due to laboratory contamination.

^{mc} Concentration of methylene chloride reported

-- = not analyzed

< = not detected at a concentration exceeding the laboratory reporting limit

bgs = below ground surface

EPA = United States Environmental Protection Agency

mg/kg = milligrams per kilogram

MTCA = Washington State Model Toxics Control Act

NA = not applicable

ND= not detected

NWTPH = Northwest Total Petroleum Hydrocarbon

VOC = volatile organic compound



Table 2
Summary of Groundwater Data
Former Mastermark Printing
6545 5th Avenue South, Seattle, Washington

Sample ID	Sample Date	Analytical Results (µg/L)					
		Gasoline ¹	Diesel ¹	Heavy Oil ¹	Vinyl Chloride ²	Trichloroethene ²	Tetrachloroethene ²
20100820-P01	08/20/10	ND	ND	ND	0.45	1.4	<1
20100820-P02	08/20/10	ND	ND	ND	<0.2	<1	<1
20100820-P03	08/20/10	ND	ND	ND	0.46	<1	<1
20100820-P04	08/20/10	ND	ND	ND	-	-	-
20100820-P05	08/20/10	ND	ND	ND	<0.2	<1	<1
20100820-P06	08/20/10	ND	ND	ND	<0.2	<1	<1
MTCA Method A Cleanup Level for Groundwater³		1,000/800^a	500	500	0.2	5	5

NOTES:

Results measured in µg/L.

Analyzed by Friedman & Bruya, Inc. in Seattle, Washington.

¹Sample analyzed by Northwest Total Petroleum Hydrocarbon Method NWTPH-HCID

²Sample analyzed by United States Environmental Protection Agency Method 8260C.

³MTCA Method A Cleanup Levels, Table 720-1 of Section 900 of Chapter 173-340 of the Washington Administrative Code, revised November 2007.

^a1,000 µg/L when benzene is not present and 800 µg/L when benzene is present.

-- = not analyzed

< = not detected at concentration exceeding the laboratory reporting limit

µg/L = micrograms per liter

MTCA = Washington State Model Toxics Control Act

ND = not detected

ATTACHMENT A
Boring Logs

Log of Exploratory Boring:

Drilling Co./Driller:	ESN / Nole
Drilling Method:	LAR DIRECT PUSH
Location:	Inside warehouse former prining and machine shop south and central location.
Surface Condition:	Concrete
Total Depth:	10
First GW Depth:	10

Notes

Sampler Type Split Spoon

Moisture Content:

Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Water Levels

▼ After Completion
 ▽ During Drilling

Hydrocarbon Odor: NO = no odor, VFO = very faint odor

WO = weak odor, MO = moderate odor, SO = strong odor

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0							CONC	Concrete 1" thick		
1		1.5	100		P01-04		SP	Damp, loose, fine to medium SAND, brown. No hydrocarbon odor. Fill material.		
2										
3		1.5	50				ML	Damp, loose, SILT with trace fine sand, brown. No hydrocarbon odor. Fill material.		
4										
5		1.8	50				ML	Moist, loose, SILT with trace fine sand, brown. No hydrocarbon odor. Fill material.		
6										
7		1.4	50				SM	Moist, loose silty SAND, dark brown. No hydrocarbon odor. Fill material.		
8										
9		1.4	50				SP	Wet, loose, medium to fine SAND, black. No hydrocarbon odor. Native material.		
10		0.0			P01-10				▽	
11								Temporary screen 7' to 10' bgs. Boring backfilled with bentonite and finished with concrete at ground surface.		
12										
13										
14										
15										



6545 5th Avenue South
 Former Mastermark Property
 Seattle, Washington

Date Started: 8/20/2010
 Date Finished: 8/20/2010
 Logged By: RAH
 Chk By: EKR
 SES Project No.: 0761-001-01

BORING LOG
 P01
 Page 1 of 1

Log of Exploratory Boring:

Notes

Sampler Type Split Spoon

Drilling Co./Driller:	ESN / Nole
Drilling Method:	LAR DIRECT PUSH
Location:	Inside warehouse metal fabrication shop south western location
Surface Condition:	Concrete 3 inch thick
Total Depth:	12
First GW Depth:	7.5

Moisture Content:

Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Water Levels

▼ After Completion
 ∇ During Drilling

Hydrocarbon Odor: NO = no odor, VFO = very faint odor

WO = weak odor, MO = moderate odor, SO = strong odor

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0							CONC	Concrete 3" thick.		
1								Damp, loose, fine to medium SAND, brown. No hydrocarbon odor. Fill material.		
2		0.0	100							
3							SP			
4					P02-04					
5										
6		0.0	100				SM	Moist, loose, silty SAND, dark brown. No hydrocarbon odor. Fill material.		
7		0.0			P02-07					
8								Wet, loose, silty SAND, dark brown. No hydrocarbon odor. Native material.	∇	
9										
10		0.0	100				SM			
11		0.0			P02-11					
12										
13								Temporary screen 7' to 11' bgs. Boring backfilled with bentonite and finished with concrete at ground surface.		
14										
15										



6545 5th Avenue South
 Former Mastermark Property
 Seattle, Washington

Date Started: 8/20/2010
 Date Finished: 8/20/2010
 Logged By: RAH
 Chk By: EKR
 SES Project No.: 0761-001-01

BORING LOG
 P02
 Page 1 of 1

Log of Exploratory Boring:

Notes

Sampler Type Split Spoon

Drilling Co./Driller:	ESN / Nole
Drilling Method:	LAR DIRECT PUSH
Location:	Inside warehouse metal fabrication shop west of steel covered vault
Surface Condition:	Concrete
Total Depth:	10
First GW Depth:	7

Moisture Content:

Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Water Levels

▼ After Completion
 ∇ During Drilling

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
 WO = weak odor, MO = moderate odor, SO = strong odor

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0							CONC	Concrete		
1								Damp, loose, fine to medium SAND, brown. No hydrocarbon odor. Fill material.		
2		0.0					SP			
3										
4					P03-04					
5										
6		0.0					SM	Moist, loose, silty SAND, dark brown. No hydrocarbon odor. Fill material.		
7		0.0			P03-07					∇
8							SP	Wet, loose, medium to fine SAND, brown. No hydrocarbon odor. Native material.		
9		0.0								
10										
11								Temporary screen 6' to 10' bgs. Boring backfilled with bentonite and finished with concrete at ground surface.		
12										
13										
14										
15										



6545 5th Avenue South
 Former Mastermark Property
 Seattle, Washington

Date Started: 8/20/2010
 Date Finished: 8/20/2010
 Logged By: RAH
 Chk By: EKR
 SES Project No.: 0761-001-01

BORING LOG
 P03
 Page 1 of 1

Log of Exploratory Boring:

Notes

Sampler Type Split Spoon

Drilling Co./Driller: ESN / Nole

Drilling Method: LAR DIRECT PUSH

Location: 5.5 feet south of roof drain.

Moisture Content:

Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Water Levels

▼ After Completion

▽ During Drilling

Surface Condition: Gravel

Total Depth: 11

First GW Depth: 7.5

Hydrocarbon Odor: NO = no odor, VFO = very faint odor

WO = weak odor, MO = moderate odor, SO = strong odor

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0										
1							SP	Damp, loose, fine to medium SAND, brown. No hydrocarbon odor. Fill material.		
2		0.0								
3										
4					P04-04		ML	Damp, loose, SILT with trace fine sand, light brown. No hydrocarbon odor. Fill material.		
5							SP	Damp, loose, fine to medium SAND, brown. No hydrocarbon odor. Fill material.		
6		0.0								
7		0.0			P04-07			Moist, loose, silty SAND, brown. NO hydrocarbon odor. Native material.	▽	
8										
9		0.0					SM			
10										
11		0.0			P04-11					
12								Temporary screen 7' to 11' bgs. Boring backfilled with bentonite and finished with concrete at ground surface.		
13										
14										
15										



6545 5th Avenue South
Former Mastermark Property
Seattle, Washington

Date Started: 8/20/2010
Date Finished: 8/20/2010
Logged By: RAH
Chk By: EKR
SES Project No.: 0761-001-01

BORING LOG
P04

Log of Exploratory Boring:

Notes

Sampler Type Split Spoon

Drilling Co./Driller:	ESN / Nole
Drilling Method:	LAR DIRECT PUSH
Location:	6 feet east and 8 feet south of northeast corner of the warehouse
Surface Condition:	Gravel/ Soil
Total Depth:	12
First GW Depth:	7.5

Moisture Content:

Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Water Levels

▼ After Completion
 ∇ During Drilling

Hydrocarbon Odor: NO = no odor, VFO = very faint odor

WO = weak odor, MO = moderate odor, SO = strong odor

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0								Damp, dense, fine to medium SAND with brick fragments, dark brown. No hydrocarbon odor. Fill material.		
1										
2		3.3	100		P05-03		SP			
3		3.3								
4										
5										
6		0.5	100		P05-07		ML	Moist, dense, SILT with trace fine sand, dark grey. Moderate hydrocarbon odor. Hydrocarbon sheen on soil at 7' bgs. Fill material.		
7		75.8					ML	Moist, dense, SILT with trace fine sand, dark grey. Moderate hydrocarbon odor. Fill material.	∇	
8										
9								Wet, dense, silty SAND, dark grey. No hydrocarbon odor. Native material.		
10		8.2	100				SM			
11										
12		4.7			P05-12			Temporary screen 7' to 11' bgs. Boring backfilled with bentonite and finished with concrete at ground surface.		
13										
14										
15										



6545 5th Avenue South
 Former Mastermark Property
 Seattle, Washington

Date Started: 8/20/2010
 Date Finished: 8/20/2010
 Logged By: RAH
 Chk By: EKR
 SES Project No.: 0761-001-01

BORING LOG
 P05
 Page 1 of 1

Log of Exploratory Boring:

Notes

Sampler Type Split Spoon

Drilling Co./Driller:	ESN / Nole
Drilling Method:	LAR DIRECT PUSH
Location:	4 feet west of southwest corner of the warehouse
Surface Condition:	Asphalt
Total Depth:	12
First GW Depth:	10

Moisture Content:

Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Water Levels

▼ After Completion
 ∇ During Drilling

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
 WO = weak odor, MO = moderate odor, SO = strong odor

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0							FILL	Asphalt 3" thick.		
1								Damp, fine to medium SAND with brick fragments, brown. No hydrocarbon odor. Fill material.		
2		0.0								
3										
4					P06-04		SP			
5										
6		0.0								
7										
8										
9										
10		0.0			P06-10		SP	Moist, loose, fine to medium SAND, brown. No hydrocarbon odor. Native material.	∇	
11							SM	Wet, loose, silty SAND, gray brown. No hydrocarbon odor. Native material.		
12		0.0			P06-12					
13								Temporary screen 8' to 12' bgs. Boring backfilled with bentonite and finished with concrete at ground surface.		
14										
15										



6545 5th Avenue South
 Former Mastermark Property
 Seattle, Washington

Date Started: 8/20/2010
 Date Finished: 8/20/2010
 Logged By: RAH
 Chk By: EKR
 SES Project No.: 0761-001-01

BORING LOG
 P06

ATTACHMENT B

Laboratory Analytical Report
Friedman & Bruya, Inc. #008256

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Morrow, M.S.
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
FAX: (206) 283-5044
e-mail: fbi@isomedia.com

September 14, 2010

Erin Rothman, Project Manager
Sound Environmental 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 20, 2010 from the SOU_0761-001-02_20100820, F&BI 008256 project. There are 31 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
SOU0914R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on August 20, 2010 by Friedman & Bruya, Inc. from the Sound Environmental Strategies SOU_0761-001-02_20100820, F&BI 008256 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Sound Environmental Strategies</u>
008256-01	PO1-04
008256-02	PO1-10
008256-03	PO2-04
008256-04	PO2-07
008256-05	PO2-11
008256-06	PO3-04
008256-07	PO3-07
008256-08	PO4-04
008256-09	PO4-07
008256-10	PO4-11
008256-11	PO5-03
008256-12	PO5-07
008256-13	PO5-12
008256-14	PO6-09
008256-15	PO6-10
008256-16	PO6-12
008256-17	20100820-P01
008256-18	20100820-P02
008256-19	20100820-P03
008256-20	20100820-P04
008256-21	20100820-P05
008256-22	20100820-P06
008256-23	PO3-10

Several 8260C compounds failed below the acceptance criteria in the matrix spike samples. The laboratory control samples met the acceptance criteria, therefore the data is likely due to sample matrix effect.

All other quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 09/14/10
Date Received: 08/20/10
Project: SOU_0761-001-02_20100820, F&BI 008256
Date Extracted: 08/24/10 and 08/25/10
Date Analyzed: 08/25/10 and 08/29/10

**RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR GASOLINE, DIESEL AND HEAVY OIL BY NWTPH-HCID
Results Reported as Not Detected (ND) or Detected (D)**

THE DATA PROVIDED BELOW WAS PERFORMED PER THE GUIDELINES ESTABLISHED BY THE
WASHINGTON DEPARTMENT OF ECOLOGY AND WERE NOT DESIGNED TO PROVIDE
INFORMATION WITHGARDS TO THE ACTUAL IDENTIFICATION OF ANY MATERIAL PRESENT

<u>Sample ID</u> Laboratory ID	<u>Gasoline</u>	<u>Diesel</u>	<u>Heavy Oil</u>	Surrogate (% Recovery) (Limit 50-150)
PO1-10 008256-02	ND	ND	ND	110
PO2-07 008256-04	ND	ND	ND	109
PO3-07 008256-07	ND	ND	ND	127
PO4-07 008256-09	ND	ND	ND	109
PO5-07 008256-12	ND	D	ND	62
PO6-10 008256-15	ND	ND	ND	110
Method Blank 00-1312 MB	ND	ND	ND	99
Method Blank 00-1318 MB	ND	ND	ND	114

ND - Material not detected at or above 20 mg/kg gas, 50 mg/kg diesel and 250 mg/kg heavy oil.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 09/14/10
Date Received: 08/20/10
Project: SOU_0761-001-02_20100820, F&BI 008256
Date Extracted: 09/07/10
Date Analyzed: 09/09/10

**RESULTS FROM THE ANALYSIS OF WATER SAMPLES
FOR GASOLINE, DIESEL AND HEAVY OIL BY NWTPH-HCID
Results Reported as Not Detected (ND) or Detected (D)**

THE DATA PROVIDED BELOW WAS PERFORMED PER THE GUIDELINES ESTABLISHED BY THE WASHINGTON DEPARTMENT OF ECOLOGY AND WERE NOT DESIGNED TO PROVIDE INFORMATION WITHGARDS TO THE ACTUAL IDENTIFICATION OF ANY MATERIAL PRESENT

<u>Sample ID</u> Laboratory ID	<u>Gasoline</u>	<u>Diesel</u>	<u>Heavy Oil</u>	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 51-134)
20100820-P01 008256-17	ND	ND	ND	139
20100820-P02 008256-18	ND	ND	ND	134
20100820-P03 008256-19	ND	ND	ND	119
20100820-P04 008256-20	ND	ND	ND	134
20100820-P05 008256-21	ND	ND	ND	121
20100820-P06 008256-22	ND	ND	ND	126
Method Blank 00-1418 MB	ND	ND	ND	95

ND - Material not detected at or above 0.2 mg/L gas, 0.5 mg/L diesel and 0.5 mg/L heavy oil.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 09/14/10
Date Received: 08/20/10
Project: SOU_0761-001-02_20100820, F&BI 008256
Date Extracted: 09/03/10
Date Analyzed: 09/03/10

**RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL AND MOTOR OIL
USING METHOD NWTPH-Dx**

Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 50-150)
PO5-07 008256-12	2,900	<250	86
Method Blank 00-1410 MB2	<50	<250	83

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 09/14/10
Date Received: 08/20/10
Project: SOU_0761-001-02_20100820, F&BI 008256
Date Extracted: 09/03/10
Date Analyzed: 09/13/10

**RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL AND MOTOR OIL
USING METHOD NWTPH-Dx
Sample Extracts Passed Through a
Silica Gel Column Prior to Analysis
Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)**

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 53-144)
PO5-07 008256-12	2,700	<250	63
Method Blank 00-1410 MB2	<50	<250	76

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 200.8

Client ID:	PO6-10	Client:	Sound Environmental Strategies
Date Received:	08/20/10	Project:	SOU_0761-001-02_20100820, F&BI 008256
Date Extracted:	08/24/10	Lab ID:	008256-15
Date Analyzed:	08/26/10	Data File:	008256-15.020
Matrix:	Soil	Instrument:	ICPMS1
Units:	mg/kg (ppm)	Operator:	AP

Internal Standard:	% Recovery:	Lower Limit:	Upper Limit:
Germanium	114	60	125
Indium	99	60	125
Holmium	97	60	125

Analyte:	Concentration mg/kg (ppm)
Chromium	11.0
Arsenic	3.97
Cadmium	<1
Lead	3.34

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Total Metals By EPA Method 200.8

Client ID:	Method Blank	Client:	Sound Environmental Strategies
Date Received:	NA	Project:	SOU_0761-001-02_20100820, F&BI008256
Date Extracted:	08/23/10	Lab ID:	I0-457 mb
Date Analyzed:	08/26/10	Data File:	I0-457 mb.018
Matrix:	Soil	Instrument:	ICPMS1
Units:	mg/kg (ppm)	Operator:	AP

Internal Standard:	% Recovery:	Lower Limit:	Upper Limit:
Germanium	98	60	125
Indium	94	60	125
Holmium	88	60	125

Analyte:	Concentration mg/kg (ppm)
Chromium	<1
Arsenic	<1
Cadmium	<1
Lead	<1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 09/14/10
Date Received: 08/20/10
Project: SOU_0761-001-02_20100820, F&BI 008256
Date Extracted: 08/24/10
Date Analyzed: 08/24/10

**RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES
FOR TOTAL MERCURY
USING EPA METHOD 1631E**

Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Total Mercury</u>
PO6-10 008256-15	<0.2
Method Blank	<0.2

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	PO1-10	Client:	Sound Environmental Strategies
Date Received:	08/20/10	Project:	SOU_0761-001-02_20100820, F&BI 008256
Date Extracted:	09/02/10	Lab ID:	008256-02
Date Analyzed:	09/03/10	Data File:	090245.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	101	42	152
Toluene-d8	100	36	149
4-Bromofluorobenzene	99	50	150

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.5
1,1-Dichloroethene	<0.05
Methylene chloride	<0.5
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.03
Tetrachloroethene	<0.025

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	PO2-07	Client:	Sound Environmental Strategies
Date Received:	08/20/10	Project:	SOU_0761-001-02_20100820, F&BI 008256
Date Extracted:	09/02/10	Lab ID:	008256-04
Date Analyzed:	09/03/10	Data File:	090246.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	104	42	152
Toluene-d8	99	36	149
4-Bromofluorobenzene	99	50	150

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.5
1,1-Dichloroethene	<0.05
Methylene chloride	<0.5
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.03
Tetrachloroethene	<0.025

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	PO3-07	Client:	Sound Environmental Strategies
Date Received:	08/20/10	Project:	SOU_0761-001-02_20100820, F&BI 008256
Date Extracted:	09/02/10	Lab ID:	008256-07
Date Analyzed:	09/03/10	Data File:	090225.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	105	42	152
Toluene-d8	102	36	149
4-Bromofluorobenzene	101	50	150

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.5
1,1-Dichloroethene	<0.05
Methylene chloride	<0.5
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.03
Tetrachloroethene	<0.025

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	PO4-07	Client:	Sound Environmental Strategies
Date Received:	08/20/10	Project:	SOU_0761-001-02_20100820, F&BI 008256
Date Extracted:	09/02/10	Lab ID:	008256-09
Date Analyzed:	09/03/10	Data File:	090226.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	104	42	152
Toluene-d8	100	36	149
4-Bromofluorobenzene	99	50	150

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.5
1,1-Dichloroethene	<0.05
Methylene chloride	<0.5
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.03
Tetrachloroethene	<0.025

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	PO5-07	Client:	Sound Environmental Strategies
Date Received:	08/20/10	Project:	SOU_0761-001-02_20100820, F&BI 008256
Date Extracted:	09/02/10	Lab ID:	008256-12
Date Analyzed:	09/03/10	Data File:	090227.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	97	42	152
Toluene-d8	95	36	149
4-Bromofluorobenzene	95	50	150

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.5
1,1-Dichloroethene	<0.05
Methylene chloride	<0.5
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.03
Tetrachloroethene	<0.025

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	PO6-10	Client:	Sound Environmental Strategies
Date Received:	08/20/10	Project:	SOU_0761-001-02_20100820, F&BI 008256
Date Extracted:	09/02/10	Lab ID:	008256-15
Date Analyzed:	09/03/10	Data File:	090244.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	101	42	152
Toluene-d8	99	36	149
4-Bromofluorobenzene	98	50	150

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.5
1,1-Dichloroethene	<0.05
Methylene chloride	<0.5
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.03
Tetrachloroethene	<0.025

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	Method Blank	Client:	Sound Environmental Strategies
Date Received:	Not Applicable	Project:	SOU_0761-001-02_20100820, F&BI 008256
Date Extracted:	09/02/10	Lab ID:	001371 mb
Date Analyzed:	09/03/10	Data File:	090234.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	102	42	152
Toluene-d8	101	36	149
4-Bromofluorobenzene	98	50	150

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.5
1,1-Dichloroethene	<0.05
Methylene chloride	<0.5
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.03
Tetrachloroethene	<0.025

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID: 20100820-P01	Client: Sound Environmental Strategies
Date Received: 08/20/10	Project: SOU_0761-001-02_20100820, F&BI 008256
Date Extracted: 09/01/10	Lab ID: 008256-17
Date Analyzed: 09/02/10	Data File: 083204.D
Matrix: Water	Instrument: GCMS4
Units: ug/L (ppb)	Operator: JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	104	63	127
Toluene-d8	101	60	129
4-Bromofluorobenzene	98	51	145

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	0.36
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	1.3
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:	20100820-P02	Client:	Sound Environmental Strategies
Date Received:	08/20/10	Project:	SOU_0761-001-02_20100820, F&BI 008256
Date Extracted:	08/31/10	Lab ID:	008256-18
Date Analyzed:	09/01/10	Data File:	083154.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	105	63	127
Toluene-d8	102	60	129
4-Bromofluorobenzene	97	51	145

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:	20100820-P03	Client:	Sound Environmental Strategies
Date Received:	08/20/10	Project:	SOU_0761-001-02_20100820, F&BI 008256
Date Extracted:	08/31/10	Lab ID:	008256-19
Date Analyzed:	09/01/10	Data File:	083155.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	103	63	127
Toluene-d8	101	60	129
4-Bromofluorobenzene	96	51	145

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	0.46
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:	20100820-P04	Client:	Sound Environmental Strategies
Date Received:	08/20/10	Project:	SOU_0761-001-02_20100820, F&BI 008256
Date Extracted:	09/01/10	Lab ID:	008256-20
Date Analyzed:	09/02/10	Data File:	083205.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	105	63	127
Toluene-d8	101	60	129
4-Bromofluorobenzene	99	51	145

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:	20100820-P05	Client:	Sound Environmental Strategies
Date Received:	08/20/10	Project:	SOU_0761-001-02_20100820, F&BI 008256
Date Extracted:	08/31/10	Lab ID:	008256-21
Date Analyzed:	09/01/10	Data File:	083156.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	104	63	127
Toluene-d8	102	60	129
4-Bromofluorobenzene	96	51	145

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:	20100820-P06	Client:	Sound Environmental Strategies
Date Received:	08/20/10	Project:	SOU_0761-001-02_20100820, F&BI 008256
Date Extracted:	08/31/10	Lab ID:	008256-22
Date Analyzed:	09/01/10	Data File:	083157.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	104	63	127
Toluene-d8	101	60	129
4-Bromofluorobenzene	96	51	145

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:	Sound Environmental Strategies
Date Received:	Not Applicable	Project:	SOU_0761-001-02_20100820, F&BI 008256
Date Extracted:	08/31/10	Lab ID:	001363 mb
Date Analyzed:	08/31/10	Data File:	083126.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	104	63	127
Toluene-d8	102	60	129
4-Bromofluorobenzene	98	51	145

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:	Sound Environmental Strategies
Date Received:	Not Applicable	Project:	SOU_0761-001-02_20100820, F&BI 008256
Date Extracted:	09/01/10	Lab ID:	001366 mb
Date Analyzed:	09/01/10	Data File:	083169.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	102	63	127
Toluene-d8	101	60	129
4-Bromofluorobenzene	98	51	145

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	5.1 lc
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

Date of Report: 09/14/10

Date Received: 08/20/10

Project: SOU_0761-001-02_20100820, F&BI 008256

**QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL EXTENDED USING METHOD NWTPH-Dx**

Laboratory Code: 009025-04 (Matrix Spike)

Analyte	Reporting Units	Spike Level	(Wet wt) Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	<50	100	101	63-146	1

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	110	79-144

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 09/14/10

Date Received: 08/20/10

Project: SOU_0761-001-02_20100820, F&BI 008256

**QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL EXTENDED USING METHOD NWTPH-Dx**

Laboratory Code: 009025-04 (Matrix Spike) Silica Gel

Analyte	Reporting Units	Spike Level	(Wet wt) Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	<50	101	104	64-133	3

Laboratory Code: Laboratory Control Sample Silica Gel

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	102	58-147

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 09/14/10

Date Received: 08/20/10

Project: SOU_0761-001-02_20100820, F&BI 008256

**QUALITY ASSURANCE RESULTS
FOR THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL METALS USING EPA METHOD 200.8**

Laboratory Code: 008250-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Chromium	mg/kg (ppm)	50	20.9	89 b	96 b	51-132	8
Arsenic	mg/kg (ppm)	10	4.96	98 b	104 b	44-151	6
Cadmium	mg/kg (ppm)	10	<1	106	105	83-120	1
Lead	mg/kg (ppm)	20	5.27	98 b	100 b	65-126	2

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Chromium	mg/kg (ppm)	50	113	79-125
Arsenic	mg/kg (ppm)	10	109	80-120
Cadmium	mg/kg (ppm)	10	105	89-116
Lead	mg/kg (ppm)	20	106	81-120

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 09/14/10

Date Received: 08/20/10

Project: SOU_0761-001-02_20100820, F&BI 008256

**QUALITY ASSURANCE RESULTS
FOR THE ANALYSIS OF SOIL SAMPLES FOR
TOTAL MERCURY
USING EPA METHOD 1631E**

Laboratory Code: 008250-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Mercury	mg/kg (ppm)	0.125	<0.2	95	96	45-162	1

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Mercury	mg/kg (ppm)	0.125	101	63-144

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 09/14/10

Date Received: 08/20/10

Project: SOU_0761-001-02_20100820, F&BI 008256

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

Laboratory Code: 008256-15 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent	
				Recovery MS	Acceptance Criteria
Vinyl chloride	mg/kg (ppm)	2.5	<0.05	26	10-166
Chloroethane	mg/kg (ppm)	2.5	<0.5	42	10-161
1,1-Dichloroethene	mg/kg (ppm)	2.5	<0.05	36	21-148
Methylene chloride	mg/kg (ppm)	2.5	<0.5	57	38-147
trans-1,2-Dichloroethene	mg/kg (ppm)	2.5	<0.05	44	41-148
1,1-Dichloroethane	mg/kg (ppm)	2.5	<0.05	49 vo	54-134
cis-1,2-Dichloroethene	mg/kg (ppm)	2.5	<0.05	50 vo	53-143
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2.5	<0.05	56 vo	61-132
1,1,1-Trichloroethane	mg/kg (ppm)	2.5	<0.05	47 vo	51-143
Trichloroethene	mg/kg (ppm)	2.5	<0.03	52 vo	57-133
Tetrachloroethene	mg/kg (ppm)	2.5	<0.025	46 vo	53-136

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent		Acceptance Criteria	RPD (Limit 20)
			Recovery LCS	Recovery LCSD		
Vinyl chloride	mg/kg (ppm)	2.5	73	90	36-123	21 vo
Chloroethane	mg/kg (ppm)	2.5	74	86	10-281	15
1,1-Dichloroethene	mg/kg (ppm)	2.5	89	98	48-135	10
Methylene chloride	mg/kg (ppm)	2.5	96	111	42-144	14
trans-1,2-Dichloroethene	mg/kg (ppm)	2.5	92	99	65-125	7
1,1-Dichloroethane	mg/kg (ppm)	2.5	94	104	72-120	10
cis-1,2-Dichloroethene	mg/kg (ppm)	2.5	91	102	73-120	11
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2.5	94	104	66-125	10
1,1,1-Trichloroethane	mg/kg (ppm)	2.5	91	105	71-131	14
Trichloroethene	mg/kg (ppm)	2.5	96	108	75-120	12
Tetrachloroethene	mg/kg (ppm)	2.5	87	98	80-120	12

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 09/14/10

Date Received: 08/20/10

Project: SOU_0761-001-02_20100820, F&BI 008256

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

Laboratory Code: 008305-02 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
Vinyl chloride	ug/L (ppb)	50	<0.2	68	36-166
Chloroethane	ug/L (ppb)	50	<1	77	46-160
1,1-Dichloroethene	ug/L (ppb)	50	<1	67	60-136
Methylene chloride	ug/L (ppb)	50	<5	64 vo	67-132
trans-1,2-Dichloroethene	ug/L (ppb)	50	<1	65 vo	72-129
1,1-Dichloroethane	ug/L (ppb)	50	<1	62 vo	70-128
cis-1,2-Dichloroethene	ug/L (ppb)	50	<1	65 vo	71-127
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	<1	64 vo	69-133
1,1,1-Trichloroethane	ug/L (ppb)	50	<1	63	60-146
Trichloroethene	ug/L (ppb)	50	<1	62 vo	72-131
Tetrachloroethene	ug/L (ppb)	50	<1	61 vo	77-121

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	108	50-154	7
Chloroethane	ug/L (ppb)	50	97	103	58-146	6
1,1-Dichloroethene	ug/L (ppb)	50	108	110	67-136	2
Methylene chloride	ug/L (ppb)	50	98	100	39-148	2
trans-1,2-Dichloroethene	ug/L (ppb)	50	108	107	68-128	1
1,1-Dichloroethane	ug/L (ppb)	50	104	104	79-121	0
cis-1,2-Dichloroethene	ug/L (ppb)	50	107	107	80-123	0
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	103	104	73-132	1
1,1,1-Trichloroethane	ug/L (ppb)	50	105	105	83-130	0
Trichloroethene	ug/L (ppb)	50	105	105	80-120	0
Tetrachloroethene	ug/L (ppb)	50	109	109	76-121	0

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 09/14/10

Date Received: 08/20/10

Project: SOU_0761-001-02_20100820, F&BI 008256

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

Laboratory Code: 008289-07 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
Vinyl chloride	ug/L (ppb)	50	<0.2	98	36-166
Chloroethane	ug/L (ppb)	50	<1	96	46-160
1,1-Dichloroethene	ug/L (ppb)	50	<1	105	60-136
Methylene chloride	ug/L (ppb)	50	<5	101	67-132
trans-1,2-Dichloroethene	ug/L (ppb)	50	<1	105	72-129
1,1-Dichloroethane	ug/L (ppb)	50	<1	102	70-128
cis-1,2-Dichloroethene	ug/L (ppb)	50	17	106 b	71-127
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	<1	106	69-133
1,1,1-Trichloroethane	ug/L (ppb)	50	<1	104	60-146
Trichloroethene	ug/L (ppb)	50	6.3	105	72-131
Tetrachloroethene	ug/L (ppb)	50	140	78 b	77-121

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	100	101	50-154	1
Chloroethane	ug/L (ppb)	50	105	110	58-146	5
1,1-Dichloroethene	ug/L (ppb)	50	107	105	67-136	2
Methylene chloride	ug/L (ppb)	50	100	98	39-148	2
trans-1,2-Dichloroethene	ug/L (ppb)	50	108	107	68-128	1
1,1-Dichloroethane	ug/L (ppb)	50	105	103	79-121	2
cis-1,2-Dichloroethene	ug/L (ppb)	50	107	106	80-123	1
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	105	103	73-132	2
1,1,1-Trichloroethane	ug/L (ppb)	50	107	104	83-130	3
Trichloroethene	ug/L (ppb)	50	106	104	80-120	2
Tetrachloroethene	ug/L (ppb)	50	108	108	76-121	0

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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.

008256

Send Report To: Erin Johnson

Company: Sound Environmental Solutions

City, State, ZIP: Seattle, WA 98102

Phone # 206 306-1400 Fax # 206 306-1407

SAMPLE CHAIN OF CUSTODY

ME

08/20/10

02/15/10

SAMPLERS (Signature)

PROJECT NAME/NO.

0761-001-01

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

ANALYSES REQUESTED

Sample ID	Sample Location	Sample Depth	Lab ID	Date Sampled	Time Sampled	Matrix	# of Jars	NW/TPH-Dx	NW/TPH-Gx	BTEX by 8021B	CHLORIDE	HELD	SPROG	MTAS	RESIDUALS	Silica gel per EC	Notes
P01-04	P01	04	02	8-20-10	1017	S.o.l	45									Hold	
P02-04	P02	04	02		115	S.o.l	45									X Hold	
P03-07	P03	07	02		1505	S.o.l	45									Hold	
P04-04	P04	04	02		1375	S.o.l	45									Hold	
P04-07		07	02		1350	S.o.l	45									Hold	
P04-11		11	10		135	S.o.l	45									Hold	
P05-03	P05	03	11		0835	S.o.l	45									Hold	
P05-07		07	12		0840	S.o.l	45									Hold	
P05-12		12	13		0845	S.o.l	45									Hold	

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

SIGNATURE: *[Signature]*

PRINT NAME: *Paul R. Johnson*

COMPANY: *SBS*

DATE: *8-20-10*

TIME: *1550*

Received by: _____

Retinquished by: *[Signature]*

Received by: _____

Retinquished by: *[Signature]*

008256

Send Report to Eric Johnson

Company Spent several shipments

Address

City, State, ZIP Seattle WA 98102

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

SAMPLE CHAIN OF CUSTODY

MC

08/00/02

02/15/04

SAMPLERS (signature)

PROJECT NAME/NO. 0761-001-01

PO #

REMARKS

GEMS Y / N

- Will call with instructions
 - Return samples
 - Dispose after 30 days
- SAMPLE DISPOSAL**
- Rush charges authorized by: _____
- _____
Date (Weeks)
- _____
Signature
- ROUND TIME**

ANALYSES REQUESTED

Sample ID	Sample Location	Sample Depth	Lab ID	Date Sampled	Time Sampled	Matrix	# of Jars	NWTRPHDX	NWTRPHDX	BITER/SOILB	Notes
P06-02	P06	04	142	8-20-10	1425	S-11	95				Hold
P06-10	1	10	152		1495	S-11	95				Hold
P06-12		12	142		1440	S-1	95				Hold
20100820-P02	P02	18	1785		1120	W-1	5				
20100820-P03	P03	19	158		1315	W-1	5				
20100820-P04	P04	20	1420		1410	W-1	5				
20100820-P05	P05	21	1420		0905	W-1	5				
20100820-P06	P06	22	1420		1505	W-1	5				
P03-10		23	1420	8/20/10	1315	S	5				

Added 08/23

Friedman & Bruja, Inc
3012 16th Avenue West
Seattle, WA 98119

Ph (206) 285-8282

Fax (206) 283-5044

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
<i>[Signature]</i>	Est A. Hunsberger	SIS	8/20/10	1550
Retinquished by:				
Received by:				
Retinquished by:				
Received by:				



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

May 23, 2011

Mr. Sam Farrazaino
Equinox Development Unlimited, LLC
6545 Fifth Avenue South
Seattle, Washington 98108

SUBJECT: SUMMARY OF SUBSURFACE INVESTIGATION ACTIVITIES
Former Mastermark Printing Property – Vinyl Chloride Investigation
6545 Fifth Avenue South
Seattle, Washington
SoundEarth Project Number 0761-001-03

Dear Mr. Farrazaino:

SoundEarth Strategies, Inc. (SoundEarth) has prepared this summary letter to document the results of recent investigation activities completed by SoundEarth at the Former Mastermark Printing Property, a rectangular-shaped parcel located at 6545 Fifth Avenue South in Seattle, Washington (hereinafter referred to as the Property). The Property location is shown on Figure 1. 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.

The results of a previous subsurface investigation performed by SoundEarth in August 2010 and reported in the *Summary of Findings-Subsurface Investigation* (SoundEarth 2010) confirmed the presence of trace levels of vinyl chloride in groundwater in P03 beneath the central portion of the Property. Due to the nature of push-probe sampling techniques, it was noted that the concentrations of vinyl chloride observed in groundwater collected from borings P01 and P03 (up to 0.46 micrograms per liter) may be biased high due to the method of collection (geoprobe reconnaissance sample). Concentrations of chlorinated solvents were below their respective laboratory reporting limits and/or the Washington State Model Toxics Control Act (MTCA) Method A cleanup levels in the soil samples collected from P01 through P06 during the subsurface investigation in August 2010.

As established in Section 200 of Chapter 173-340 of the Washington Administrative Code (WAC 173-340-200), the "Site" is defined by the extent of vinyl chloride contamination in groundwater. Based on the information gathered in 2010, the Site appears to be limited to the vinyl chloride-contaminated groundwater beneath the central portion of the Property.

The scope of this current work summarized in the following sections included the installation of three monitoring wells on the Property to provide a more quantitative evaluation of the vinyl chloride concentrations in groundwater.

SUBSURFACE INVESTIGATION

The following subsections describe the field activities conducted to meet the objective of the subsurface investigation conducted by SoundEarth in April 2011.

Field Program

The scope of work associated with the subsurface investigation included the following:

- Preparing a health and safety plan in accordance with MTCA and Part 1910.120 of Title 29 of the Code of Federal Regulations prior to initiating field activities.
- Performing a utility locate at the proposed boring locations using a private utility location service and contacting the One-Call Center for utility location.
- Advancing three soil borings (B01 through B03) with hollow stem auger (HSA) on or near the Property and completing the borings as monitoring wells (MW01 through MW03, respectively) to verify the presence of vinyl chloride and to assess groundwater flow direction beneath the Property.
- Surveying the relative elevations of the top of each monitoring well casing and measuring depth to groundwater in each well to the nearest 0.01 foot to assess the local groundwater flow direction.
- Collecting soil samples from boring B02 for laboratory analysis. No soil samples were collected from borings B01 and B03 as these borings were developed as monitoring wells located adjacent to earlier borings (P03 and P04, respectively) from which soil analytical data was obtained in August 2010.
- Submitting a select soil sample from boring B02 for laboratory analysis for chlorinated solvents.
- Developing and sampling each of the newly installed monitoring wells MW01 through MW03.
- Submitting the collected groundwater samples from monitoring wells MW01 through MW03 for laboratory analysis of chlorinated volatile organic compounds (VOCs).
- Preparing this report.

A detailed description of the subsurface investigation activities is provided in the following subsections.

Field Activities

The activities conducted as part of this investigation were performed on April 5 and April 6, 2011. Drilling activities were conducted under the supervision of a SoundEarth geologist on April 5, 2011. Prior to investigation activities, a private utility location survey was conducted by Underground Detection Services of Seattle, Washington. Drilling services were provided by Geologic Drill Exploration, Inc. of Spokane, Washington.

Soil and Groundwater Sample Collection

To confirm the presence of vinyl chloride in groundwater at the Property, three soil borings (B01 through B03) were advanced to a maximum depth of 16.5 feet below ground surface (bgs), as shown on Figure 2. Boring B01 was advanced near the southern side of the existing building adjacent to SoundEarth's previous soil boring P04. Boring B02 was advanced near the exterior east side of the building, approximately 61 feet east of SoundEarth's previous soil boring P03. Boring B03 was advanced near the center of the Property, adjacent to SoundEarth's previous soil boring P03.

Soil Sample Collection

The soil borings were advanced using a limited-access, hollow-stem auger drill rig. Because of the proximity to previous borings, soil samples were not collected from borings B01 or B03. Boring B02 was sampled at approximately 5-foot intervals from ground surface to the total depth explored of 16.5 feet bgs. After the maximum depth was achieved in each sample interval, relatively undisturbed, discrete soil samples were collected from boring B02. The soil was classified using the Unified Soil Classification System. Soil characteristics, including moisture content, relative density, texture, and color, were recorded on the boring logs, which are provided as Attachment A. The depths at which changes in soil lithology were observed and where groundwater was first encountered are also included on the boring logs. Selected portions of recovered soil core samples were placed in a plastic bag so the presence or absence of VOCs could be quantified using a photoionization detector (PID). The soil sample submitted for analysis was selected based on the location of the sample proximate to the soil-groundwater interface because no field indications of potential contamination, including visual and olfactory indications of contamination or elevated PID readings, were observed in any of the soil samples recovered from boring B02. The soil sample selected for laboratory chemical analysis was placed into laboratory-prepared glassware in accordance with U.S. Environmental Protection Agency (EPA) Method 5035A guidelines.

As noted earlier, no soil sampling was performed during the advancement of borings B01 and B03 because these borings were situated adjacent to previous soil borings from which soil logging descriptions and analytical data were obtained in August 2010.

Borings B01 through B03 were each developed as 2-inch-diameter groundwater monitoring wells with 0.010-inch slot size screening from approximately 5 to 15 feet bgs. Each of the monitoring wells was constructed in conformance with WAC 173-160, Minimum Standards for Construction and Maintenance of Wells.

Groundwater Sample Collection

Upon arrival at the Site on April 6, 2011, SoundEarth personnel opened monitoring wells MW01 through MW03 in order to allow water levels to equilibrate with atmospheric pressure for a minimum of 30 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 in accordance with the EPA *Low-Flow (Minimal Drawdown) Ground-Water Sampling Procedures* (April 1996). Purging and sampling of the groundwater were performed using a peristaltic pump and dedicated polyethylene tubing at a maximum flow rate of 140 milliliters per minute. The tubing intake was placed approximately

0.5 to 3 feet below the surface of the groundwater, or mid-screen, in each well. 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.

Soil and Groundwater Sample Analysis

Selected soil and groundwater samples were labeled, placed on ice in a cooler, and delivered to Friedman & Bruya, Inc., of Seattle, Washington, under standard chain-of-custody protocols for laboratory analysis. Select soil and groundwater samples were submitted for laboratory analysis of chlorinated VOCs, including vinyl chloride, cis- and trans-1,2-dichloroethene, 1,2-dichloroethane, trichloroethene, and tetrachloroethene by EPA Method 8260C.

All non-dedicated field sampling equipment was cleaned and decontaminated between uses and prior to leaving the Property. Soil cuttings and decontamination wash water were contained on the Property in labeled 55-gallon drums pending waste profiling and proper disposal.

RESULTS

The following sections summarize the results of the subsurface investigation conducted at the Property in April 2011. The analytical results for the soil sample collected during this current investigation at the Property and soil samples from the previous investigation in August 2010 are presented in Table 1. The groundwater sampling results are provided in Table 2. Laboratory analytical reports for the soil and groundwater samples collected during the subsurface investigation are included as Attachment B.

Subsurface Conditions

Soil encountered during drilling activities for boring B02 consisted of silty sand or fine sandy silt within the maximum explored depth of 16.5 feet bgs. No hydrocarbon odors or elevated PID readings were observed for the soil samples recovered from boring B02.

Sand or silty sand was observed in drill cuttings or reported by the driller during the advancement of borings B01 and B03. Bentonite was observed in drill cuttings from boring B01 and is interpreted to be from the adjacent abandoned previous soil boring P04.

Groundwater was encountered at depths ranging from approximately 4 to 7 feet bgs during drilling.

Water Table Survey

A survey of the groundwater monitoring well top of casing elevations was performed on April 6, 2011 (Table 2). Groundwater levels measured on April 6, 2011 ranged from 3.17 feet (MW03) to 5.71 feet (monitoring well MW01) below the top of the monitoring well casings (Table 2). Groundwater elevations were contoured using the groundwater level measurements collected on April 6, 2011 (Figure 2, Table 2). The groundwater contours indicate a groundwater flow direction generally toward the south, with a gradient of approximately 0.0004 feet per foot between wells MW01 and MW03 (Figure 2).

Soil

The soil sample collected from boring B02 at a depth of 5 feet bgs did not contain detectable concentrations of chlorinated VOCs above the laboratory reporting limits (Table 1).

Groundwater

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

- Concentrations of vinyl chloride and other chlorinated compounds were not detected above the laboratory reporting limits in the groundwater samples collected from monitoring wells MW01 and MW02.
- MW01 and MW02 was non-detect for tetrachloroethylene (PCE), trichloroethylene (TCE), and dichloroethene (DCE).
- The concentration of vinyl chloride slightly exceeded the MTCA Method A cleanup level in the groundwater sample collected from monitoring well MW03. Concentrations of other chlorinated solvents in that sample remained below applicable MTCA cleanup levels and/or laboratory reporting limits.

Data Quality Review

SoundEarth reviewed laboratory quality control data provided with the Friedman & Bruya, Inc., reports to evaluate the usability of the analytical results.

The analytical results for all soil and groundwater samples are considered to be usable for the purposes intended. Copies of the laboratory analytical reports are provided as Attachment B.

CONCLUSION

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 chlorinated solvents into groundwater. To date, no existing source area of chlorinated solvents in soil at the Property has been identified.

Based on the findings of the subsurface investigation, the extent of the chlorinated solvent-contaminated groundwater appears to be limited to the center of the Property, and is represented only by a single vinyl chloride value slightly above cleanup limits (CULs) for potable drinking water.

With respect to the presence of vinyl chloride slightly above the MTCA cleanup level in groundwater sampled from monitoring well MW03, SoundEarth considers the value to be potentially anomalous. Therefore, we recommend sampling all wells, MW01 through MW03, for an additional quarter to assess whether vinyl chloride concentrations may still be biased high for MW03 due to the relatively short time span between the well installation, and the sampling of the new well. In the event that chlorinated solvent concentrations are below MTCA cleanup levels for all three wells during the additional quarter of groundwater sampling, SoundEarth would then recommend continued quarterly groundwater monitoring in an effort to achieve four consecutive quarters of groundwater quality compliance. However, if chlorinated solvent concentrations remain above MTCA cleanup levels in groundwater, then additional remediation technologies may be recommended followed by continued quarterly groundwater monitoring in an effort to achieve regulatory compliance. At the time that four consecutive quarters of groundwater monitoring results demonstrate compliance with MTCA cleanup levels for chlorinated solvents, a determination of No Further Action will be requested from the Washington State Department of Ecology.

LIMITATIONS

The findings and conclusions documented in this report have been prepared for the specific application to this project and have been developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area. Sampling was conducted at widely spaced boring locations and depths, and a potential always remains for unknown, unidentified, or unforeseen subsurface contamination to exist on portions of the Property that were not accessed in the course of this investigation. No warranty, expressed or implied, is made. This report is intended for the exclusive use of Equinox Development Unlimited, LLC.

CLOSING

SoundEarth appreciates the opportunity to work with you on this project. Please contact the undersigned at (206) 306-1900 if you have any questions or require additional information.

Respectfully,
SoundEarth Strategies, Inc.



Chris G. Cass, LG
Project Geologist



John R. Funderburk, MSPH
Principal



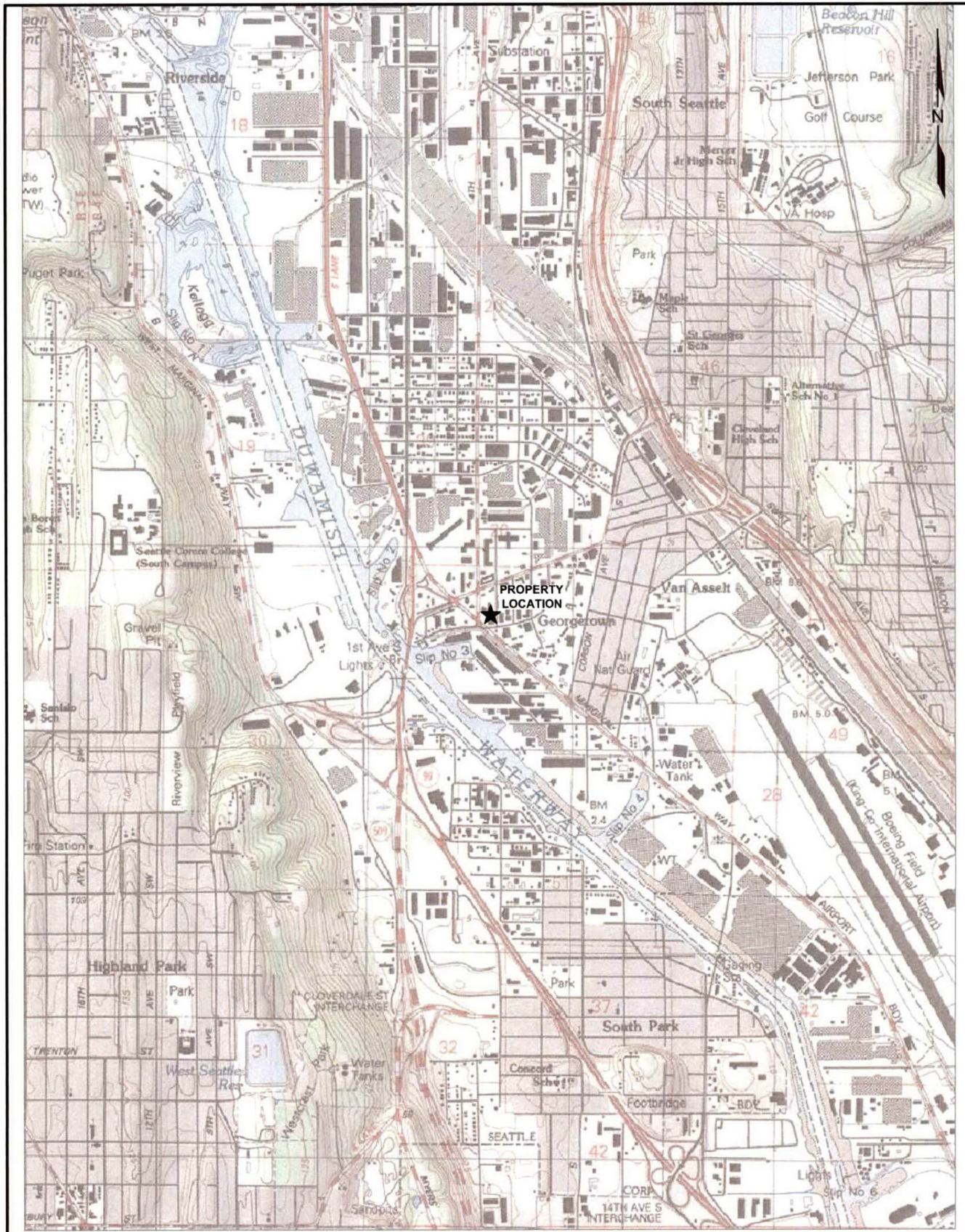
Erin K. Rothman, MS
Senior Scientist

Attachments: Figure 1, Property Location Map
Figure 2, Groundwater Contour Map with Analytical Results
Table 1, Summary of Soil Analytical Results
Table 2, Summary of Groundwater Analytical Data
Attachment A, Boring Logs
Attachment B, Laboratory Analytical Reports
Friedman & Bruya, Inc. # 104046
Friedman & Bruya, Inc. #104052

CGC/EKR:syh

FIGURES

P:\0761 EQUINOX DEVELOPMENT UNLIMITED\0761-001 FORMER MASTERMARK PRINTING\TECHNICAL\CAD\2011\0761-001_FIG 1_F.DWG



Printed from TOPO! ©2001 National Geographic Holdings (www.topo.com)

APPROXIMATE SCALE: 1:24,000



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

www.soundearthinc.com



LEGEND	
	MW02 MONITORING WELL
	P05 SOIL BORING
	PROPERTY BOUNDARY
	PARCEL BOUNDARY
	SEWER LINE
	FORMER SITE FEATURES
	0.02-FOOT-INTERVAL GROUNDWATER CONTOUR
	DIRECTION OF GROUNDWATER FLOW (APRIL 6, 2011)
	GWE GROUNDWATER ELEVATION (APRIL 6, 2011)
	VC VINYL CHLORIDE CONCENTRATION IN GROUNDWATER (APRIL 6, 2011)
	CONCENTRATION OF VINYL CHLORIDE EXCEEDS MTCA METHOD A CLEANUP LEVEL FOR GROUNDWATER
	MTCA WASHINGTON STATE MODEL TOXICS CONTROL ACT METHOD A CLEANUP LEVEL
	ug/L MICROGRAMS PER LITER



DATE: 04/29/11
 DRAWN BY: VPB/JQC
 CHECKED BY: CGC
 CAD FILE: 0761-001_2011Q1_GD

PROJECT NAME: FORMER MASTERMARK PRINTING
 PROJECT NUMBER: 0761-001-03
 STREET ADDRESS: 6545 5TH AVENUE SOUTH
 CITY, STATE: SEATTLE, WASHINGTON

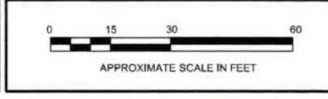
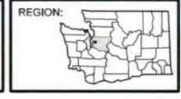


FIGURE 2
 GROUNDWATER CONTOUR MAP WITH ANALYTICAL RESULTS



Table 1
Summary of Soil Analytical Results
Former Mastermark Printing Property
6545 Fifth Avenue South
Seattle, Washington

Boring ID	Soil Sample ID	Date Sampled	Depth (feet bgs)	Analytical Results ¹ (mg/kg)					
				Vinyl Chloride	1,2-Dichloroethane	trans- 1,2-Dichloroethene	cis- 1,2-Dichloroethene	Trichloroethene	Tetrachloroethene
P01	P01-10	08/20/10	10	<0.05	<0.05	<0.05	<0.05	<0.03	<0.025
P02	P02-07	08/20/10	7	<0.05	<0.05	<0.05	<0.05	<0.03	<0.025
P03	P03-07	08/20/10	7	<0.05	<0.05	<0.05	<0.05	<0.03	<0.025
P04	P04-07	08/20/10	7	<0.05	<0.05	<0.05	<0.05	<0.03	<0.025
P05	P05-07	08/20/10	7	<0.05	<0.05	<0.05	<0.05	<0.03	<0.025
P06	P06-10	08/20/10	10	<0.05	<0.05	<0.05	<0.05	<0.03	<0.025
B02	B02-05	04/05/11	5	<0.05	<0.05	<0.05	<0.05	<0.03	<0.025
MTCA Soil Cleanup Levels				1.4^a	11^a	1,600^b	160^b	0.03^c	0.05^c

NOTES:

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

¹Analyzed by U.S. Environmental Protection Agency Method 8260C.

^aMTCA 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>>.

^bMTCA 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>>.

^cMTCA Method A Cleanup Levels, Table 740-1 of Section 900 of Chapter 173-340 of WAC, revised November 2007.

< = not detected at a concentration exceeding the laboratory reporting limit

bgs = below ground surface

CLARC = Cleanup Levels and Risk Calculations

mg/kg = milligrams per kilogram

MTCA = Washington State Model Toxics Control Act

WAC = Washington Administrative Code



Table 2
Summary of Groundwater Analytical Data
Former Mastermark Printing Property
6545 Fifth Avenue South
Seattle, Washington

Well ID	Date	Depth to Groundwater ¹ (feet)	Groundwater Elevation ² (feet)	Analytical Results ³ (µg/L)					
				Vinyl Chloride	1,2-Dichloroethane	trans-1,2-Dichloroethene	cis-1,2-Dichloroethene	Trichloroethene	Tetrachloroethene
MW01 TOC: 97.60 feet	04/06/11	5.71	91.89	<0.2	<1	<1	<1	<1	<1
MW02 TOC: 96.54 feet	04/06/11	4.59	91.95	<0.2	<1	<1	<1	<1	<1
MW03 TOC: 95.11 feet	04/06/11	3.17	91.94	0.26	<1	<1	2.4	2.3	<1
MTCA Cleanup Level for Groundwater				0.2^a	5^a	160^b	16^b	5^a	5^a

NOTES:

Red denotes concentration in excess of MTCA Method A Cleanup Level for Groundwater.

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

Analyzed by U.S. Environmental Protection Agency Method 8260C.

¹As measured in feet below a fixed spot on the well casing rim.

²Measured 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.

^aMTCA Method A Cleanup Levels, Table 720-1, Section 900, Chapter 173-340 of the Washington Administrative Code, revised November 2007.

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

< = not detected at a concentration exceeding the laboratory reporting limit

µg/L = micrograms per liter

CLARC = Cleanup Levels and Risk Calculations

MTCA = Washington State Model Toxics Control Act

TOC = top of casing elevation

**ATTACHMENT A
BORING LOGS**



Project: Former Mastermark Printing
Project Number: 0761-002
Logged by: D. Mendel
Date Started: 4/5/2011
Surface Conditions: Dirt
Well Location N/S: 10' South of SE corner of building
Well Location E/W: 48' West of SE corner of building
Reviewed by: EKR
Date Completed: 4/5/2011

BORING LOG | **B01**
 MW01
Site Address: 6545 5th Avenue South
 Seattle, Washington

Water Depth At Time of Drilling: 6.5 feet bgs
Water Depth After Completion: 5.71 feet bgs

Depth (feet bgs)	Interval	Blow Count	% Recovery	PID (ppmv)	Sample ID	USCS Class	Graphic	Lithologic Description	Well Construction Detail
0								<p>Boring advanced to depth without sampling at exact location of P04 to set monitoring well MW01.</p>	
5							<p>Driller reports sand.</p>		
							<p>Driller reports water.</p>		
10								<p>Bentonite coming up with silty SAND in cuttings.</p>	
15									

Drilling Co./Driller: GDE/Wade
Drilling Equipment: HSA LAR
Sampler Type: n/a
Hammer Type/Weight: n/a lbs
Total Boring Depth: 15 feet bgs
Total Well Depth: 15 feet bgs
State Well ID No.: BCA 848

Well/Auger Diameter: 2 3/4 inches
Well Screened Interval: 5 to 15 feet bgs
Screen Slot Size: 0.010 inches
Filter Pack Used: Silica Sand
Surface Seal: Concrete
Annular Seal: Bentonite Chips
Monument Type: Flush Mount

Notes/Comments:
 Boring completed as monitoring well MW01 as shown in well construction detail.



Project: Former Mastermark Printing
Project Number: 0761-002
Logged by: D. Mendel
Date Started: 4/5/2011
Surface Conditions: Concrete
Well Location N/S: 61' South of NE corner of building
Well Location E/W: 3.6' East of NE corner of building
Reviewed by: EKR
Date Completed: 4/5/2011

BORING LOG | **B02**
 MW02

Site Address: 6545 5th Avenue South
 Seattle, Washington

Water Depth At Time of Drilling: 7 feet bgs
Water Depth After Completion: 4.59 feet bgs

Depth (feet bgs)	Interval	Blow Count	% Recovery	PID (ppmv)	Sample ID	USCS Class	Graphic	Lithologic Description	Well Construction Detail
0								6.25" of concrete cored at surface prior to boring.	
5	1 0 1		100	0.6	B02-05	ML		Moist, very soft, fine sandy SILT, light brown with some oxidation, no hydrocarbon odor.	
10	0 2 3		100	0.2	B02-11	SP-SM		Wet, very loose, silty fine to medium SAND, dark brown/black, no hydrocarbon odor.	
15									

Drilling Co./Driller: GDE/Wade
Drilling Equipment: HSA LAR
Sampler Type: Split-Spoon
Hammer Type/Weight: 140 lbs
Total Boring Depth: 16.5 feet bgs
Total Well Depth: 15 feet bgs
State Well ID No.: BCA 849

Well/Auger Diameter: 2; 3 1/4 inches
Well Screened Interval: 5 to 15 feet bgs
Screen Slot Size: 0.010 inches
Filter Pack Used: Silica Sand
Surface Seal: Concrete
Annular Seal: Bentonite Chips
Monument Type: Flush Mount

Notes/Comments:
 Boring completed as monitoring well MW02.



Project: Former Mastermark Printing
Project Number: 0761-002
Logged by: D. Mendel
Date Started: 4/5/2011
Surface Conditions: Concrete
Well Location N/S: 61' South of NE corner of building
Well Location E/W: 3.6' East of NE corner of building
Reviewed by: EKR
Date Completed: 4/5/2011

BORING LOG | **B02**
 MW02

Site Address: 6545 5th Avenue South
 Seattle, Washington

Water Depth At Time of Drilling: 7 feet bgs
Water Depth After Completion: 4.59 feet bgs

Depth (feet bgs)	Interval	Blow Count	% Recovery	PID (ppmv)	Sample ID	USCS Class	Graphic	Lithologic Description	Well Construction Detail
15	2 2 2		100	0.1	B02-16	SP-SM		Wet, very loose, silty fine to medium SAND, dark brown, no hydrocarbon odor.	
								Boring terminated at 16.5' bgs and completed as monitoring well MW02 as shown in well construction detail.	
20									
25									
30									

Drilling Co./Driller: GDE/Wade
Drilling Equipment: HSA LAR
Sampler Type: Split-Spoon
Hammer Type/Weight: 140 lbs
Total Boring Depth: 16.5 feet bgs
Total Well Depth: 15 feet bgs
State Well ID No.: BCA 849

Well/Auger Diameter: 2; 3 1/4 inches
Well Screened Interval: 5 to 15 feet bgs
Screen Slot Size: 0.010 inches
Filter Pack Used: Silica Sand
Surface Seal: Concrete
Annular Seal: Bentonite Chips
Monument Type: Flush Mount

Notes/Comments:
 Boring completed as monitoring well MW02.

Log of Exploratory Boring:

Notes
Sampler Type Split Spoon

Drilling Co./Driller:	ESN / Nole
Drilling Method:	LAR DIRECT PUSH
Location:	Inside warehouse former printing and machine shop south and central location.
Surface Condition:	Concrete
Total Depth:	10
First GW Depth:	10

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
 ▼ After Completion
 ▽ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0							CONC	Concrete 1" thick		
1		1.5	100				SP	Damp, loose, fine to medium SAND, brown. No hydrocarbon odor. Fill material.		
2										
3		1.5	50				ML	Damp, loose, SILT with trace fine sand, brown. No hydrocarbon odor. Fill material.		
4					P01-04					
5		1.8	50				ML	Moist, loose, SILT with trace fine sand, brown. No hydrocarbon odor. Fill material.		
6										
7		1.4	50				SM	Moist, loose silty SAND, dark brown. No hydrocarbon odor. Fill material.		
8										
9		1.4	50				SP	Wet, loose, medium to fine SAND, black. No hydrocarbon odor. Native material.		
10		0.0			P01-10				▽	
11								Temporary screen 7' to 10' bgs. Boring backfilled with bentonite and finished with concrete at ground surface.		
12										
13										
14										
15										



6545 5th Avenue South
Former Mastermark Property
Seattle, Washington

Date Started: 8/20/2010
Date Finished: 8/20/2010
Logged By: RAH
Chk By: EKR
SES Project No.: 0761-001-01

BORING LOG
P01
Page 1 of 1

Log of Exploratory Boring:

Notes
Sampler Type Split Spoon

Drilling Co./Driller:	ESN / Nole
Drilling Method:	LAR DIRECT PUSH
Location:	Inside warehouse metal fabrication shop south western location
Surface Condition:	Concrete 3 inch thick
Total Depth:	12
First GW Depth:	7.5

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
 ▼ After Completion
 ∇ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0							CONC	Concrete 3" thick.		
1								Damp, loose, fine to medium SAND, brown. No hydrocarbon odor. Fill material.		
2		0.0	100							
3							SP			
4					P02-04					
5										
6		0.0	100				SM	Moist, loose, silty SAND, dark brown. No hydrocarbon odor. Fill material.		
7		0.0			P02-07					
8								Wet, loose, silty SAND, dark brown. No hydrocarbon odor. Native material.	∇	
9										
10		0.0	100				SM			
11		0.0			P02-11					
12										
13								Temporary screen 7' to 11' bgs. Boring backfilled with bentonite and finished with concrete at ground surface.		
14										
15										



6545 5th Avenue South
Former Mastermark Property
Seattle, Washington

Date Started: 8/20/2010
Date Finished: 8/20/2010
Logged By: RAH
Chk By: EKR
SES Project No.: 0761-001-01

BORING LOG
P02

Log of Exploratory Boring:

Notes
Sampler Type Split Spoon

Drilling Co./Driller:	ESN / Nole
Drilling Method:	LAR DIRECT PUSH
Location:	Inside warehouse metal fabrication shop west of steel covered vault
Surface Condition:	Concrete
Total Depth:	10
First GW Depth:	7

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
 ▼ After Completion
 ▽ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0							CONC	Concrete		
1								Damp, loose, fine to medium SAND, brown. No hydrocarbon odor. Fill material.		
2		0.0								
3							SP			
4					P03-04					
5										
6		0.0					SM	Moist, loose, silty SAND, dark brown. No hydrocarbon odor. Fill material.		
7		0.0			P03-07				▽	
8							SP	Wet, loose, medium to fine SAND, brown. No hydrocarbon odor. Native material.		
9		0.0								
10										
11								Temporary screen 6' to 10' bgs. Boring backfilled with bentonite and finished with concrete at ground surface.		
12										
13										
14										
15										



6545 5th Avenue South
Former Mastermark Property
Seattle, Washington

Date Started: 8/20/2010
Date Finished: 8/20/2010
Logged By: RAH
Chk By: EKR
SES Project No.: 0761-001-01

BORING LOG
P03
Page 1 of 1

Log of Exploratory Boring:

Notes

Sampler Type Split Spoon

Drilling Co./Driller: ESN / Nole

Drilling Method: LAR DIRECT PUSH

Location: 5.5 feet south of roof drain.

Moisture Content:

Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Water Levels

▼ After Completion

▽ During Drilling

Surface Condition: Gravel

Total Depth: 11

First GW Depth: 7.5

Hydrocarbon Odor: NO = no odor, VFO = very faint odor

WO = weak odor, MO = moderate odor, SO = strong odor

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0								Damp, loose, fine to medium SAND, brown. No hydrocarbon odor. Fill material.		
1							SP			
2		0.0								
3										
4					P04-04		ML	Damp, loose, SILT with trace fine sand, light brown. No hydrocarbon odor. Fill material.		
5							SP	Damp, loose, fine to medium SAND, brown. No hydrocarbon odor. Fill material.		
6		0.0								
7		0.0			P04-07			Moist, loose, silty SAND, brown. NO hydrocarbon odor. Native material.	▽	
8							SM			
9		0.0								
10										
11		0.0			P04-11					
12								Temporary screen 7' to 11' bgs. Boring backfilled with bentonite and finished with concrete at ground surface.		
13										
14										
15										



6545 5th Avenue South
Former Mastermark Property
Seattle, Washington

Date Started: 8/20/2010
Date Finished: 8/20/2010
Logged By: RAH
Chk By: EKR
SES Project No.: 0761-001-01

BORING LOG
P04

Log of Exploratory Boring:

Drilling Co./Driller:	ESN / Nole
Drilling Method:	LAR DIRECT PUSH
Location:	6 feet east and 8 feet south of northeast corner of the warehouse
Surface Condition:	Gravel/ Soil
Total Depth:	12
First GW Depth:	7.5

Notes
Sampler Type Split Spoon

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels

∇ After Completion
∇ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0										
1										
2		3.3	100		P05-03		SP	Damp, dense, fine to medium SAND with brick fragments, dark brown. No hydrocarbon odor. Fill material.		
3		3.3								
4										
5										
6		0.5	100		P05-07		ML	Moist, dense, SILT with trace fine sand, dark grey. Moderate hydrocarbon odor. Hydrocarbon sheen on soil at 7' bgs. Fill material.		
7		75.8					ML	Moist, dense, SILT with trace fine sand, dark grey. Moderate hydrocarbon odor. Fill material.	∇	
8										
9										
10		8.2	100				SM	Wet, dense, silty SAND, dark grey. No hydrocarbon odor. Native material.		
11										
12		4.7			P05-12			Temporary screen 7' to 11' bgs. Boring backfilled with bentonite and finished with concrete at ground surface.		
13										
14										
15										



6545 5th Avenue South
Former Mastermark Property
Seattle, Washington

Date Started: 8/20/2010
Date Finished: 8/20/2010
Logged By: RAH
Chk By: EKR
SES Project No.: 0761-001-01

BORING LOG
P05
Page 1 of 1

Log of Exploratory Boring:

Notes

Sampler Type Split Spoon

Drilling Co./Driller:	ESN / Nole
Drilling Method:	LAR DIRECT PUSH
Location:	4 feet west of southwest corner of the warehouse
Surface Condition:	Asphlt
Total Depth:	12
First GW Depth:	10

Moisture Content:

Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Water Levels

▼ After Completion
 ∇ During Drilling

Hydrocarbon Odor: NO = no odor, VFO = very faint odor

WO = weak odor, MO = moderate odor, SO = strong odor

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0							FILL	Asphalt 3" thick.		
1								Damp, fine to medium SAND with brick fragments, brown. No hydrocarbon odor. Fill material.		
2		0.0								
3										
4					P06-04		SP			
5										
6		0.0								
7										
8										
9										
10		0.0			P06-10		SP	Moist, loose, fine to medium SAND, brown. No hydrocarbon odor. Native material.	∇	
11										
12		0.0			P06-12		SM	Wet, loose, silty SAND, gray brown. No hydrocarbon odor. Native material.		
13								Temporary screen 8' to 12' bgs. Boring backfilled with bentonite and finished with concrete at ground surface.		
14										
15										



6545 5th Avenue South
 Former Mastermark Property
 Seattle, Washington

Date Started: 8/20/2010
 Date Finished: 8/20/2010
 Logged By: RAH
 Chk By: EKR
 SES Project No.: 0761-001-01

BORING LOG
 P06

ATTACHMENT B
LABORATORY ANALYTICAL REPORTS

Friedman & Bruya, Inc. #104046

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Morrow, M.S.
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
FAX: (206) 283-5044
e-mail: fbi@isomedia.com

April 20, 2011

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 April 6, 2011 from the SOU_0761_20110406, F&BI 104046 project. There are 5 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
SOU0420R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on April 6, 2011 by Friedman & Bruya, Inc. from the SoundEarth Strategies SOU_0761_20110406, F&BI 104046 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>SoundEarth Strategies</u>
104046-01	B02-05
104046-02	B02-11
104046-03	B02-16

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	B02-05	Client:	SoundEarth Strategies
Date Received:	04/06/11	Project:	SOU_0761_20110406, F&BI 104046
Date Extracted:	04/06/11	Lab ID:	104046-01
Date Analyzed:	04/06/11	Data File:	040607.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	98	42	158
Toluene-d8	97	42	159
4-Bromofluorobenzene	100	36	160

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.5
1,1-Dichloroethene	<0.05
Methylene chloride	<0.5
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.03
Tetrachloroethene	<0.025

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_20110406, F&BI 104046
Date Extracted:	04/06/11	Lab ID:	01-507 mb
Date Analyzed:	04/06/11	Data File:	040606.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	100	42	158
Toluene-d8	97	42	159
4-Bromofluorobenzene	98	36	160

Compounds:	Concentration mg/kg (ppm)
Vinyl chloride	<0.05
Chloroethane	<0.5
1,1-Dichloroethene	<0.05
Methylene chloride	<0.5
trans-1,2-Dichloroethene	<0.05
1,1-Dichloroethane	<0.05
cis-1,2-Dichloroethene	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,1,1-Trichloroethane	<0.05
Trichloroethene	<0.03
Tetrachloroethene	<0.025

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 04/20/11

Date Received: 04/06/11

Project: SOU_0761_20110406, F&BI 104046

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

Laboratory Code: 104046-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent	
				Recovery MS	Acceptance Criteria
Vinyl chloride	mg/kg (ppm)	2.5	<0.05	38	10-166
Chloroethane	mg/kg (ppm)	2.5	<0.5	58	10-161
1,1-Dichloroethene	mg/kg (ppm)	2.5	<0.05	56	10-168
Methylene chloride	mg/kg (ppm)	2.5	<0.5	61	21-149
trans-1,2-Dichloroethene	mg/kg (ppm)	2.5	<0.05	55	20-150
1,1-Dichloroethane	mg/kg (ppm)	2.5	<0.05	55	30-114
cis-1,2-Dichloroethene	mg/kg (ppm)	2.5	<0.05	58	36-111
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2.5	<0.05	67	38-116
1,1,1-Trichloroethane	mg/kg (ppm)	2.5	<0.05	59	27-119
Trichloroethene	mg/kg (ppm)	2.5	<0.03	59	36-113
Tetrachloroethene	mg/kg (ppm)	2.5	<0.025	59	29-117

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent		Acceptance Criteria	RPD (Limit 20)
			Recovery LCS	Recovery LCSD		
Vinyl chloride	mg/kg (ppm)	2.5	76	87	29-135	13
Chloroethane	mg/kg (ppm)	2.5	94	107	10-281	13
1,1-Dichloroethene	mg/kg (ppm)	2.5	101	103	22-151	2
Methylene chloride	mg/kg (ppm)	2.5	94	104	42-144	10
trans-1,2-Dichloroethene	mg/kg (ppm)	2.5	95	101	60-125	6
1,1-Dichloroethane	mg/kg (ppm)	2.5	94	99	66-123	5
cis-1,2-Dichloroethene	mg/kg (ppm)	2.5	94	100	72-118	6
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2.5	110	114	60-124	4
1,1,1-Trichloroethane	mg/kg (ppm)	2.5	103	108	68-128	5
Trichloroethene	mg/kg (ppm)	2.5	98	105	71-122	7
Tetrachloroethene	mg/kg (ppm)	2.5	101	107	69-125	6

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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.

104046

SAMPLE CHAIN OF CUSTODY

ME 04/06/11 USI/CEI

Send Report To E. Rothman
 Company SoundEarth Strategies
 Address 2811 Fairview Ave E Suite 2000
 City, State, ZIP Seattle, WA 98103
 Phone # 206.306.1400 Fax # 206.306.1907

SAMPLERS (signature) [Signature]
 PROJECT NAME/NO. 0761 PO # _____
 REMARKS _____ GEMS Y/N _____

Page # _____ of _____
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							Notes	
								NWTPH-Dx	NWTPH-Gx	BTEX by 8021B	VOC's by 8260	SVOC's by 8270	RCRA-8 Metals			
B02-05	B02	5	01 A.E	4/5/11	0955	Soil	5				X					Hold
B02-11	B02	11	02 A.E	4/5/11	1005	Soil	5									Hold
B02-16	B02	16	03 A.E	4/5/11	1015	Soil	5									Hold

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: <u>[Signature]</u>	Robert A. Hordigan	SES	4/5/11	0915
Received by: <u>[Signature]</u>	Nhan Phan	FCS I	4/6/11	✓
Relinquished by:			2	
Received by:		Sample received at:		

Friedman & Bruya, Inc. #104052

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Morrow, M.S.
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
FAX: (206) 283-5044
e-mail: fbi@isomedia.com

April 20, 2011

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 April 6, 2011 from the SOU_0761_20110406, F&BI 104052 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
SOU0420R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on April 6, 2011 by Friedman & Bruya, Inc. from the SoundEarth Strategies SOU_0761_20110406, F&BI 104052 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>SoundEarth Strategies</u>
104052-01	MW01-20110406
104052-02	MW02-20110406
104052-03	MW03-20110406

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW01-20110406	Client:	SoundEarth Strategies
Date Received:	04/06/11	Project:	SOU_0761_20110406, F&BI 104052
Date Extracted:	04/08/11	Lab ID:	104052-01
Date Analyzed:	04/09/11	Data File:	040833.D
Matrix:	Water	Instrument:	GCMS5
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	94	63	127
Toluene-d8	95	65	127
4-Bromofluorobenzene	95	40	157

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:	MW02-20110406	Client:	SoundEarth Strategies
Date Received:	04/06/11	Project:	SOU_0761_20110406, F&BI 104052
Date Extracted:	04/08/11	Lab ID:	104052-02
Date Analyzed:	04/09/11	Data File:	040834.D
Matrix:	Water	Instrument:	GCMS5
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	102	63	127
Toluene-d8	102	65	127
4-Bromofluorobenzene	103	40	157

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:	MW03-20110406	Client:	SoundEarth Strategies
Date Received:	04/06/11	Project:	SOU_0761_20110406, F&BI 104052
Date Extracted:	04/08/11	Lab ID:	104052-03
Date Analyzed:	04/09/11	Data File:	040835.D
Matrix:	Water	Instrument:	GCMS5
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	106	63	127
Toluene-d8	103	65	127
4-Bromofluorobenzene	103	40	157

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	0.26
Chloroethane	<1
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	2.4
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	2.3
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_20110406, F&BI 104052
Date Extracted:	04/08/11	Lab ID:	01-515 mb
Date Analyzed:	04/08/11	Data File:	040823.D
Matrix:	Water	Instrument:	GCMS5
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	105	63	127
Toluene-d8	106	65	127
4-Bromofluorobenzene	105	40	157

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

Date of Report: 04/20/11
 Date Received: 04/06/11
 Project: SOU_0761_20110406, F&BI 104052

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

Laboratory Code: 104052-03 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent	
				Recovery MS	Acceptance Criteria
Vinyl chloride	ug/L (ppb)	50	0.26	105	10-185
Chloroethane	ug/L (ppb)	50	<1	98	10-172
1,1-Dichloroethene	ug/L (ppb)	50	<1	95	35-149
Methylene chloride	ug/L (ppb)	50	<5	93	61-138
trans-1,2-Dichloroethene	ug/L (ppb)	50	<1	100	65-128
1,1-Dichloroethane	ug/L (ppb)	50	<1	100	67-127
cis-1,2-Dichloroethene	ug/L (ppb)	50	2.4	103	65-139
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	<1	92	68-132
1,1,1-Trichloroethane	ug/L (ppb)	50	<1	97	63-135
Trichloroethene	ug/L (ppb)	50	2.3	100	66-121
Tetrachloroethene	ug/L (ppb)	50	<1	99	64-132

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent		Acceptance Criteria	RPD (Limit 20)
			Recovery LCS	Recovery LCSD		
Vinyl chloride	ug/L (ppb)	50	104	102	53-131	2
Chloroethane	ug/L (ppb)	50	91	96	30-176	5
1,1-Dichloroethene	ug/L (ppb)	50	91	91	65-157	0
Methylene chloride	ug/L (ppb)	50	90	90	17-177	0
trans-1,2-Dichloroethene	ug/L (ppb)	50	95	95	71-128	0
1,1-Dichloroethane	ug/L (ppb)	50	97	97	74-118	0
cis-1,2-Dichloroethene	ug/L (ppb)	50	99	100	74-126	1
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	89	88	71-135	1
1,1,1-Trichloroethane	ug/L (ppb)	50	93	93	77-123	0
Trichloroethene	ug/L (ppb)	50	97	96	74-119	1
Tetrachloroethene	ug/L (ppb)	50	99	100	83-113	1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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.

104052

SAMPLE CHAIN OF CUSTODY

ME 04-06-11

1/2

Send Report To E. Rothman
 Company SundEarth Strategies
 Address 2811 Fairview Ave E Suite 2000
 City, State, ZIP Seattle, WA 98103
 Phone # 206.366.1900 Fax # 206.366.1907

SAMPLERS (signature) David Mandel
 PROJECT NAME/NO. 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							Notes			
								NWTPH-Dx	NWTPH-Gx	BTEX by 8021B	VOC's by 8260	SVOC's by 8270	RCRA-8 Metals	Chlorinated Solvents				
MW01-2010406	MW01	5	01A-D	4/6/11	1007	H2O	4											
MW02-2010406	MW02	10	02A-D	↓	1053	↓	4											
MW03-2010406	MW03	10	03A-D	↓	1109	↓	4											
4/6/11																		
Samples received 4/6/11																		

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: <u>David Mandel</u>	David Mandel	SES	4/6/11	1325
Received by: <u>[Signature]</u>	DO ID	F+BI	"	"
Relinquished by:				
Received by:				



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

Date: August 9, 2011

GROUNDWATER MONITORING REPORT

Third Quarter 2011

Equinox Studios LLC

Former Mastermark Printing

Seattle, Washington

Property Address:	<u>6555 Fifth Avenue South, Seattle, Washington</u>
Client Contact:	<u>Mr. Sam Farrazaino</u>
Primary Regulatory Agency/ID:	<u>Washington State Department of Ecology</u>
Project Number:	<u>0761-001</u>
Project Manager:	<u>Erin Rothman</u>
Frequency of Groundwater Sampling:	<u>Quarterly</u>
Property Owner/Land Use	<u>Equinox Studios LLC</u>
Off-Property Land Use	<u>Commercial/Industrial</u>

SoundEarth Strategies, Inc. (SoundEarth) prepared this report to present the results of the third quarter 2011 groundwater monitoring event (monitoring event) conducted at the Equinox Development Unlimited, LLC property located at 6555 5th Avenue South, Seattle, Washington (the Property) (Figure 1).

The Property was first developed with a machine shop in 1941. Mastermark Printing operated at the Property from 1970 to approximately 2000. The ground floor of the Property is 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. Subsurface investigations conducted on the Property since 2010 revealed trace levels of vinyl chloride in groundwater beneath the center of the Property.

As established in Section 200 of Chapter 173-340 of the Washington Administrative Code, the "Site" is defined by the full lateral and vertical extent of contamination, which resulted from the former operation of a printer on the Property. Based on information gathered to date, the Site is contained to groundwater below the center of the Property.

The monitoring event was conducted on July 20, 2011 to evaluate the environmental quality, flow direction, and gradient of groundwater beneath the Site and to eventually demonstrate compliance with the Washington State Model Toxics Control Act (MTCA) Cleanup Regulations. The monitoring event included measuring depth to groundwater and collecting groundwater samples from monitoring wells MW01, MW02, and MW03 (Figure 2).

This report presents field activities performed during the monitoring event, laboratory analytical results, and a description of upcoming work.

FIELD ACTIVITIES

Upon arrival at the Site on July 20, 2011, SoundEarth personnel opened monitoring wells MW01, MW02, and MW03. Water levels were permitted to equilibrate with atmospheric pressure for a minimum of 15 minutes before groundwater level measurements were obtained. Groundwater levels were measured relative to the top of well casing to an accuracy of 0.01 feet using an electronic water level meter.

On July 20, 2011, groundwater samples were collected from each of the wells according to the United States Environmental Protection Agency (EPA) *Low-Flow (Minimal Drawdown) Groundwater Sampling Procedures* (April 1996). Purging and sampling of each monitoring well were performed using a peristaltic pump and dedicated polyethylene tubing at a maximum flow rate of 300 milliliters per minute. The tubing intake was placed approximately 2 to 3 feet below the surface of the groundwater or mid-screen in each monitoring well. During purging, water quality was monitored using a Hydrolab Quanta water quality meter equipped with a flow-through cell. The water quality parameters that were monitored and recorded included temperature, pH, specific conductance, dissolved oxygen, turbidity, and oxidation-reduction potential. Each monitoring well was purged until pH, specific conductance, and turbidity and/or dissolved oxygen water quality parameters stabilized.

Following purging, 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. Each container was labeled with a unique sample identification number, placed on ice in a cooler, and transported to Friedman & Bruya, Inc. of Seattle, Washington, under standard chain-of-custody protocols for laboratory analysis. The groundwater samples were submitted for analysis of chlorinated solvents by EPA method 8260C.

RESULTS

Groundwater levels measured on July 20, 2011 ranged from 4.21 feet (monitoring well MW03) to 6.72 feet (monitoring well MW01) below the top of the monitoring well casings (Table 1). Although a slight gradient to the south was observed, the groundwater gradient across the Property appeared relatively flat.

Laboratory analytical results from the monitoring event were compared to applicable MTCA Method A cleanup levels for groundwater and are summarized below (Figure 2, Table 1):

- 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 their respective laboratory reporting limits in the groundwater samples collected from monitoring wells MW02 and MW03.
- Concentrations of trans-1,2-dichloroethylene, cis-1,2-dichloroethylene, trichloroethylene, and tetrachloroethylene in the groundwater samples collected from monitoring wells MW01,

MW02, and MW03 were below their respective laboratory reporting limits and/or MTCA Method A cleanup levels.

DATA QUALITY REVIEW

SoundEarth performed a quality assurance/quality control review of the analytical results, which included a review of accuracy and precision of the data supplied by the laboratory. All quality control criteria are acceptable for the groundwater samples; therefore, no action is required and analytical results are usable to meet the project objectives. A copy of the laboratory analytical report is provided in Attachment A.

WORK PLANNED

SoundEarth will present a proposal for remediation options directed at reducing vinyl chloride concentrations in the groundwater below the center of the Property.

CLOSING

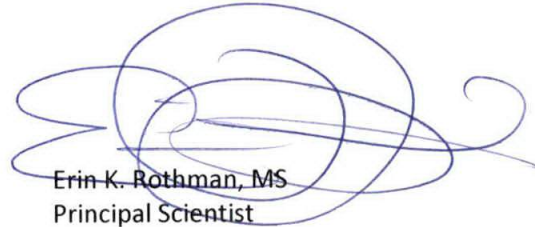
SoundEarth appreciates the opportunity to work with you on this project. Please contact the undersigned at (206) 306-1900 if you have any questions or require additional information.

Respectfully,

SoundEarth Strategies, Inc.



David Mendel
Staff Geologist



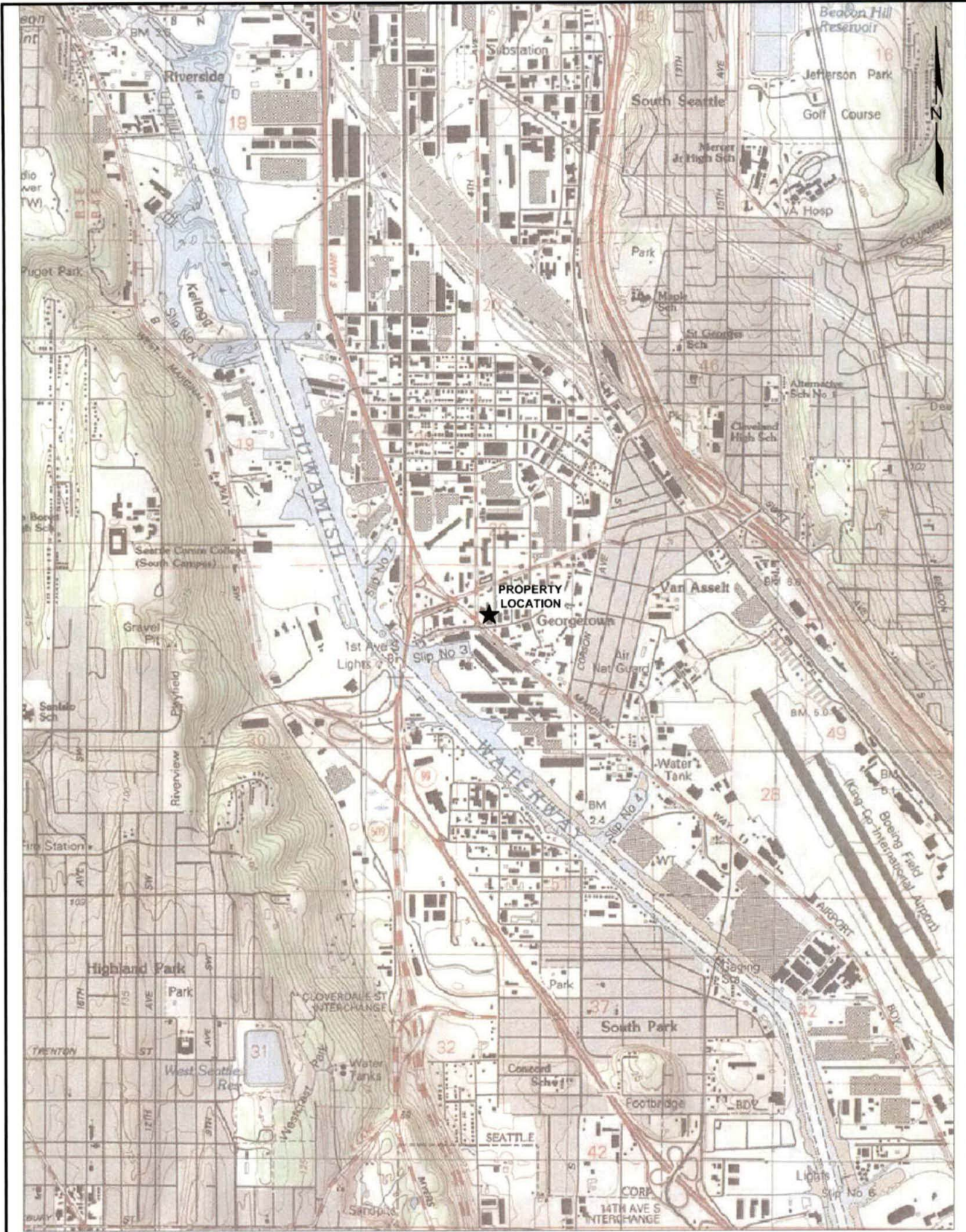
Erin K. Rothman, MS
Principal Scientist

- Attachments: Figure 1, Property Location Map
Figure 2, Groundwater Analytical Results
Table 1, Summary of Groundwater Data
Attachment A, Laboratory Analytical Report
Friedman & Bruya, Inc. #107250

DM:EKR/hsc

FIGURES

P:\0761 EQUINOX DEVELOPMENT UNLIMITED\0761-001 FORMER MASTERMARK PRINTING\TECHNICAL\CAD\2011\Q3\0761-001_FIG 1_F.DWG



Printed from TOPO! ©2001 National Geographic Holdings (www.topo.com)

APPROXIMATE SCALE: 1:24,000

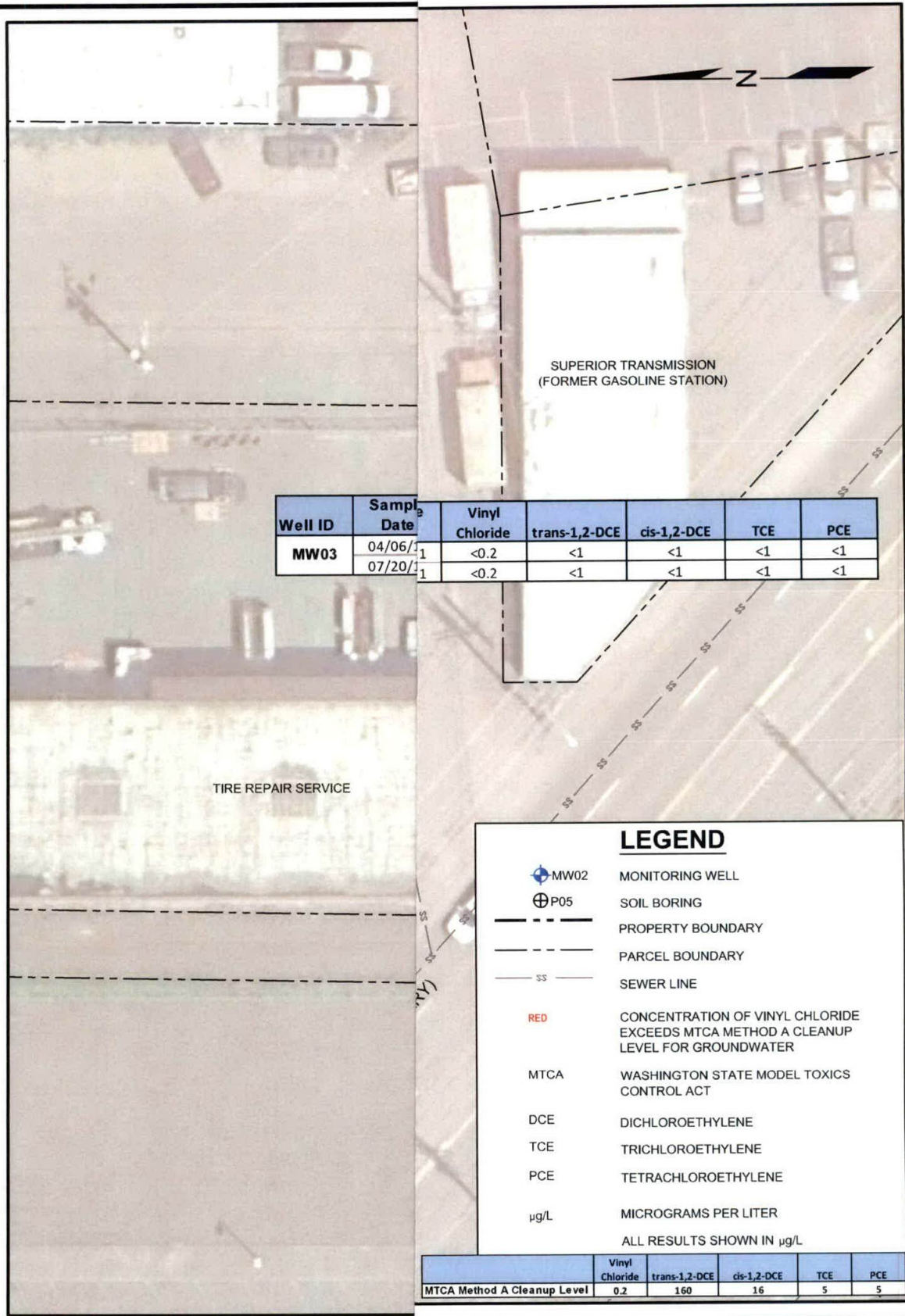


DATE: _____ 04/29/11
 DRAWN BY: _____ V. BACHMANN
 CHECKED BY: _____ E. ROTHMAN
 CAD FILE: _____ 0761-001_FIG 1

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

FIGURE 1
 PROPERTY LOCATION MAP

www.SOUNDEARTHINC.COM



DATE: _____ 08/11
 DRAWN BY: _____ NA
 CHECKED BY: _____ CG
 CAD FILE: _____ 0761

FIGURE 2
 GROUNDWATER ANALYTICAL RESULTS

TABLE



Table 1
Summary of Groundwater Data
Former Mastermark Printing Property
6555 Fifth Avenue South
Seattle, Washington

Well ID	Date	Depth to Groundwater ¹ (feet)	Groundwater Elevation ² (feet)	Analytical Results (µg/L)				
				Vinyl Chloride	trans-1,2-dichloroethylene	cis-1,2-dichloroethylene	Trichloroethylene	Tetrachloroethylene
MW01 TOC: 97.60 feet	04/06/11	5.71	91.89	<0.2	<1	<1	<1	<1
	07/20/11	6.72	90.88	<0.2	<1	<1	<1	<1
MW02 TOC: 96.54 feet	04/06/11	4.59	91.95	<0.2	<1	<1	<1	<1
	07/20/11	5.54	91.00	<0.2	<1	<1	<1	<1
MW03 TOC: 95.11 feet	04/06/11	3.17	91.94	0.26	<1	2.4	2.3	<1
	07/20/11	4.21	90.90	2.9	<1	3.6	2.6	<1
MTCA Cleanup Level for Groundwater				0.2^a	160^b	16^b	5^a	5^a

NOTES:

Red denotes concentration in excess of MTCA Method A Cleanup Level for Groundwater.

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

Analyzed by U.S. Environmental Protection Agency Method 8260C.

¹As measured in feet below a fixed spot on the well casing rim.

²Measured 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.

^aMTCA Method A Cleanup Levels, Table 720-1, Section 900, Chapter 173-340 of the Washington Administrative Code, revised November 2007.

^bMTCA Cleanup Regulation, CLARC, Groundwater, Method B, Non-carcinogen, Standard Formula Value, CLARC Website <<https://fortress.wa.gov/ecy/clarc/CLARHome.aspx>>.

< = not detected at a concentration exceeding the laboratory reporting limit

µg/L = micrograms per liter

CLARC = Cleanup Levels and Risk Calculations

MTCA = Washington State Model Toxics Control Act

TOC = top of casing elevation

**ATTACHMENT A
LABORATORY ANALYTICAL REPORT**

Friedman & Bruya, Inc. #107250

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Morrow, M.S.
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
FAX: (206) 283-5044
e-mail: fbi@isomedia.com

July 26, 2011

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 July 20, 2011 from the SOU_0761_20110720, F&BI 107250 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
SOU0726R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on July 20, 2011 by Friedman & Bruya, Inc. from the SoundEarth Strategies SOU_0761_20110720, F&BI 107250 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>SoundEarth Strategies</u>
107250-01	MW01-20110720
107250-02	MW02-20110720
107250-03	MW03-20110720

The 8260C calibration standard failed the acceptance criteria for chloroethane. The data were flagged accordingly.

All other quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260C

Client Sample ID:	MW01-20110720	Client:	SoundEarth Strategies
Date Received:	07/20/11	Project:	SOU_0761_20110720, F&BI 107250
Date Extracted:	07/20/11	Lab ID:	107250-01
Date Analyzed:	07/20/11	Data File:	072011.D
Matrix:	Water	Instrument:	GCMS5
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	98	63	127
Toluene-d8	100	65	127
4-Bromofluorobenzene	98	40	157

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1 ca
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:	MW02-20110720	Client:	SoundEarth Strategies
Date Received:	07/20/11	Project:	SOU_0761_20110720, F&BI 107250
Date Extracted:	07/20/11	Lab ID:	107250-02
Date Analyzed:	07/20/11	Data File:	072009.D
Matrix:	Water	Instrument:	GCMS5
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	101	63	127
Toluene-d8	101	65	127
4-Bromofluorobenzene	99	40	157

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1 ca
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:	MW03-20110720	Client:	SoundEarth Strategies
Date Received:	07/20/11	Project:	SOU_0761_20110720, F&BI 107250
Date Extracted:	07/20/11	Lab ID:	107250-03
Date Analyzed:	07/20/11	Data File:	072010.D
Matrix:	Water	Instrument:	GCMS5
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	100	63	127
Toluene-d8	101	65	127
4-Bromofluorobenzene	98	40	157

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	2.9
Chloroethane	<1 ca
1,1-Dichloroethene	<1
Methylene chloride	<5
trans-1,2-Dichloroethene	<1
1,1-Dichloroethane	<1
cis-1,2-Dichloroethene	3.6
1,2-Dichloroethane (EDC)	<1
1,1,1-Trichloroethane	<1
Trichloroethene	2.6
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_20110720, F&BI 107250
Date Extracted:	07/20/11	Lab ID:	01-1254 mb
Date Analyzed:	07/20/11	Data File:	072008.D
Matrix:	Water	Instrument:	GCMS5
Units:	ug/L (ppb)	Operator:	JS

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
1,2-Dichloroethane-d4	101	63	127
Toluene-d8	102	65	127
4-Bromofluorobenzene	99	40	157

Compounds:	Concentration ug/L (ppb)
Vinyl chloride	<0.2
Chloroethane	<1 ca
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

Date of Report: 07/26/11

Date Received: 07/20/11

Project: SOU_0761_20110720, F&BI 107250

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

Laboratory Code: 107239-07 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
Vinyl chloride	ug/L (ppb)	50	<0.2	121	10-185
Chloroethane	ug/L (ppb)	50	<1	124	10-172
1,1-Dichloroethene	ug/L (ppb)	50	<1	120	35-149
Methylene chloride	ug/L (ppb)	50	<5	107	61-138
trans-1,2-Dichloroethene	ug/L (ppb)	50	<1	108	65-128
1,1-Dichloroethane	ug/L (ppb)	50	<1	102	67-127
cis-1,2-Dichloroethene	ug/L (ppb)	50	<1	103	65-139
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	<1	99	68-132
1,1,1-Trichloroethane	ug/L (ppb)	50	<1	103	63-135
Trichloroethene	ug/L (ppb)	50	<1	105	66-121
Tetrachloroethene	ug/L (ppb)	50	<1	102	64-132

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	100	108	53-131	8
Chloroethane	ug/L (ppb)	50	94	108	30-176	14
1,1-Dichloroethene	ug/L (ppb)	50	99	106	65-157	7
Methylene chloride	ug/L (ppb)	50	92	98	17-177	6
trans-1,2-Dichloroethene	ug/L (ppb)	50	98	103	71-128	5
1,1-Dichloroethane	ug/L (ppb)	50	96	101	74-118	5
cis-1,2-Dichloroethene	ug/L (ppb)	50	97	101	74-126	4
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	97	98	71-135	1
1,1,1-Trichloroethane	ug/L (ppb)	50	98	104	77-123	6
Trichloroethene	ug/L (ppb)	50	106	106	74-119	0
Tetrachloroethene	ug/L (ppb)	50	103	101	83-113	2

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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.

107250

SAMPLE CHAIN OF CUSTODY

ME 7/20/11 VI 1 of 1

Send Report To E. Rothman
 Company SoundEarth Strategies
 Address 2811 Fairview Ave E Suite 2000
 City, State, ZIP Seattle, WA 98109
 Phone # 206.306.1900 Fax # 206.306.1907

SAMPLERS (signature) <u>[Signature]</u>		Page # <u>1</u> of <u>1</u>
PROJECT NAME/NO. <u>0761</u>	PO #	TURNAROUND TIME <input checked="" type="checkbox"/> Standard (2 Weeks) <input type="checkbox"/> RUSH Rush charges authorized by:
REMARKS	GEMS Y / N	SAMPLE DISPOSAL <input checked="" type="checkbox"/> Dispose after 30 days <input type="checkbox"/> Return samples <input type="checkbox"/> Will call with instructions

Sample ID	Sample Location	Sample Depth	Lab ID	Date Sampled	Time Sampled	Matrix	# of jars	ANALYSES REQUESTED							Notes			
								NWTPH-Dx	NWTPH-Gx	BTEX by 8021B	VOC's by 8260	SVOC's by 8270	RCRA-8 Metals	Chlorinated Solvents by 8260C				
MW01-20110720	MW01	9	01A	7/20/11	1057	H2O	3											
MW02-20110730	MW02	9	02A	↓	1134	↓	↓											
MW03-20110720	MW03	10	03A	↓	1209	↓	↓											
2																		

Friedman & Bruya, Inc.
 3012 16th Avenue West
 Seattle, WA 98119-2000
 Ph. (206) 285-8282
 Fax (206) 283-5044

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: <u>[Signature]</u>	David Mendel	SES	7/20/11	1300
Received by: <u>[Signature]</u>	Nhan Phan	FEBT	7/20/11	1300
Relinquished by:				
Received by:				