3981

UST REMOVAL
6515 WEST MARGINAL WAY SW
SEATTLE, WASHINGTON

FILCO PROJECT #15062

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Environmental Services

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6515 WEST MARGINAL WAY SW
SEATTLE, WASHINGTON
Filco Project 15062 – March 17, 2006

This report documents the activities, observations, findings and the results of laboratory analyses conducted as part of the subject underground storage tank (UST) removal and associated soil sampling.

1.0 Summary

The significant activities and findings of the project are summarized below:

One UST with an approximate capacity of 5,264 gallons that was formerly used to store gasoline was removed from the Subject Property.

Upon removal, the UST was observed to be in an almost new condition.

Two representative soil samples collected from the ends of the UST removal pit and two additional samples one collected from a stockpile of excavated soils were confirmed to be free of gasoline range total petroleum hydrocarbons (TPH-D) and the gasoline constituents Benzene, Toluene, Ethylbenzene and Total Xylenes (BTEX) along with total lead at concentrations exceeding the applicable Method A Cleanup Standards established by the Washington State Model Toxics Control Act (MTCA).

Based on the analytical results, the excavation was backfilled with the clean stockpiled soils along with clean imported fill material.

Groundwater was not encountered beneath the site during the course of the project.

This summary is presented for introductory purposes only and should be used in conjunction with the full text of the report. Detailed accounts of the UST removal, subsurface conditions, sampling activities and laboratory analyses are included in the text of the report. Summary tables of analytical results and copies of laboratory analytical certificates are included as attachments to this report.

2.0 Background

The Subject Property is located at 6515 West Marginal Way, SW in Seattle, Washington. The parcel includes one commercial structure and borders another commercial property to the north, West Marginal Way SW to the east, and undeveloped properties to the south and west. At the time the documented activities occurred, the property belonged to the Jerry Bolster Estate (Owner).

One UST with an approximate capacity with an approximate capacity initially believed to be 2,000 gallons that was formerly used to hold gasoline was buried beneath a concrete slab to the south of the commercial structure. The age of the tank was approximately 20 years. At the time of its removal, the tank contained approximately 200 gallons of water and petroleum product. It was not known how long the tank had been in that condition. One fuel dispenser was mounted directly above the northeast corner of the tank.

The Owner hired Filco Company, Inc. (Filco) to remove the tank and address any petroleum-impacted soils encountered in the vicinity of the tank. At the request of the Owner, Filco: 1) pumped the remaining liquids from the UST, 2) removed the tank from the ground, 3) sent the tank offsite for proper cleaning and disposal, 4) collected representative samples of the soils in the tank removal pit and excavated soils stockpile, 5) submitted the soil samples for analysis by a State-certified laboratory, 5) backfilled the excavation with clean soils, and 6) generated this report.

3.0 UST Removal and Initial Soil Sampling

After approximately 200 gallons of water and petroleum product were removed from the tank, a Marine Chemist inerted the interior of the tank with gaseous nitrogen and certified the inert condition of the tank. A Filco operator then used heavy equipment to remove the fuel dispenser and to break up the reinforced concrete slab.

After the slab was removed, the Filco operator used a tracked excavator to expose and remove the tank. Soils removed from above the tank were temporarily stockpiled on site.

The removed tank was observed to be in a "like new" condition. There were no holes or surface corrosion and the cathodic protection anode, adhesive labels and an ID number written on one end of the tank with a marker were still intact. The tank was loaded onto an equipment trailer and transported to the Marine Vacuum Services facility in Seattle where it was thoroughly cleaned before being taken to Seattle Iron and Metals to be dismantled.

Soils in the vicinity of the tank were moist gray/brown sands with no petroleum odor. After the tank was removed, storm runoff from the adjoining hillside along accumulated in the bottom of the excavation. Groundwater was not encountered in the excavation.

A Filco Site Assessor collected two representative soil samples from the ends of the excavation prior to the inrush of water. Two additional samples were collected from the stockpile of soils removed from over the tank. Each sample was packed into laboratory-provided VOA containers with Teflon-gasketed lids, given an identifying label and delivered for analysis by Friedman & Bruya, a State-certified analytical laboratory.

Friedman & Bruya analyzed the samples for total petroleum hydrocarbons in the gasoline range along with the gasoline constituents Benzene, Toluene, Ethylbenzene and Total Xylenes (TPH-G/BTEX) according to Washington State Department of Ecology Analytical Method NWTPH-Gx/BTEX. In addition, the sample collected from the south end of the pit bottom was analyzed for total lead according to EPA Analytical Method 6010.

TPH-G was detected only in the sample collected from the south end of the tank excavation and in Stockpile Sample #1. The two samples contained the targeted analyte at

concentrations of 31 micrograms/gram (parts/million or ppm) and 11 ppm, respectively. Ethylbenzene and total Xylenes were also present in the sample collected from the south end of the pit bottom. The detected concentrations were 0.036 and 0.23 ppm, respectively. Both concentrations were below their applicable Method A Cleanup Standards established by the Washington State Model Toxics Control Act (MTCA).

As Benzene was not detected in either of the samples containing TPH-G, and the combined concentrations of Toluene, Ethylbenzene and total Xylenes in the sample collected from the south end of the excavation was below 1% of the total gasoline mixture, the applicable Method A Cleanup Standard for TPH-G in site soils was 100 ppm. Thus, the detected concentrations in both of the samples were below the applicable cleanup standard. Total lead was not detected in the sample collected from the south end of the tank pit.

Based on the analytical results, no remedial action was required, and the tank removal pit was backfilled with the stockpiled soils along with clean imported Type-17 pit run.

A site diagram showing each soil sample location and a summary of all laboratory analytical results are included as attachments to this report. A copy of the corresponding laboratory certificate is also attached.

4.0 Conclusions

One UST with an approximate capacity of 5,264 gallons that was formerly used to gasoline was removed from the Subject Property. Analysis of soil samples collected from beneath the bottom of the UST pit and stockpiled excavated soils were confirmed to be free of all targeted analytes at concentrations exceeding the applicable MTCA Method A Cleanup Standards. Based on the analytical results, the pit was backfilled with the excavated soils along with clean imported material. Groundwater was not encountered during the course of the project.

Work by Filco associated with this task was performed, and this report was prepared in accordance with generally accepted professional practices for work of this nature, at the time it was performed. No warranty, expressed or implied, is made. Should you have any questions regarding this report or any of the activities and analytical results documented herein, please do not hesitate to contact me.

Respectfully submitted:

James C. Leonard, ICC Certified Site Assessor — March 17, 2006

Phil Suetens, President

References

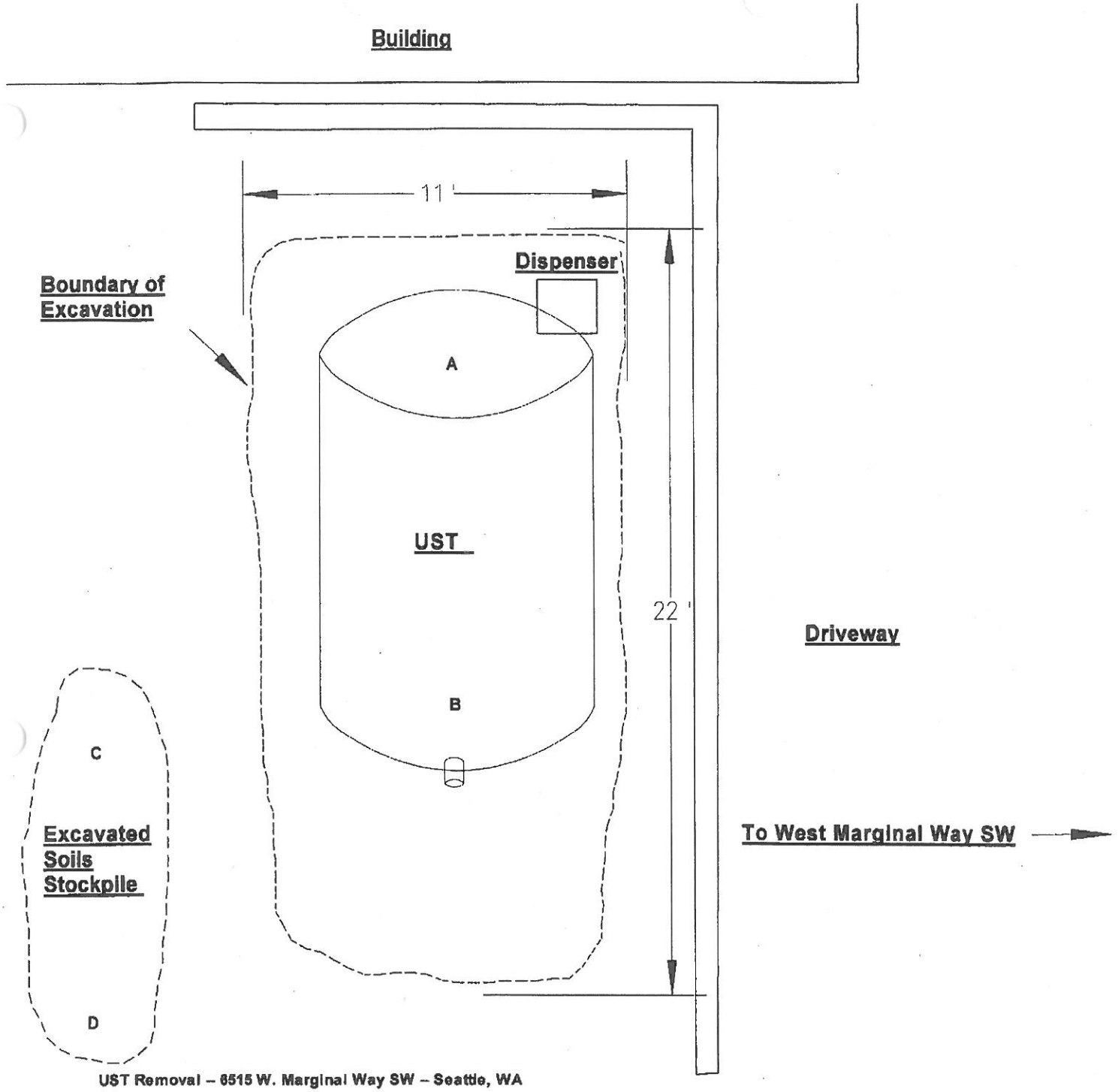
1. Guidance for Remediation of Petroleum Contaminated Soils – Washington State Department of Ecology Toxics Cleanup Program, Revised April 1994

2. Guidance for Remediation of Releases from Underground Storage Tanks – Washington State Department of Ecology Toxics Cleanup Program, July 1991

3. Guidance for Site Checks and Site Assessments for Underground Storage Tanks – Washington State Department of Ecology, Revised October 1992

4. Washington State Model Toxics Control Act – Chapter 173-340 WAC

5. Underground Storage Tank Regulations – Chapter 173-360 WAC



UST Removal – 6515 W. Marginal Way SW – Seattle, WA

Sample Location on Project Detail Diagram	Sample ID	Sample Date	WTPH-G	Benzene	Toluene	Ethylbenzene	Total Xylenes	Total Lead
A	North End	3/9/2006	<1	<0.02	<0.02	<0.02	<0.06	NA
B	South End	3/9/2006	31	<0.02	<0.02	0.036	0.23	<1
C	Stockpile 1	3/9/2006	11	<0.02	<0.02	<0.02	<0.06	NA
D	Stockpile 2	3/9/2006	5	<0.02	<0.02	<0.02	<0.06	NA
	MTCA Cleanup Standard		*100**	*0.03*	*7*	*6*	*9*	*250*

All Results in milligrams/kilogram
NA = The sample was not analyzed for this constituent
* Applicable cleanup standard = 100 mg/kg as Benzene was not present and the total of Tolune, Ethylbenzene and. Total Xylenes was less than 1% of the gasoline mixture.

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