g-logics

February 11, 2016
G-Logics File Number 01-0951-B

Ms. Jennifer Habu
Habu/Chinn
PO Box 84584
Seattle, WA 98124

SUBJECT: Workplan to Conduct Additional Site Explorations
Hollow-Stem Auger Equipment and Mobile-Analytical Laboratory
Commercial Property, Suns Mini Mart & Gas
9506 19th Ave. SE
Everett, WA 98206

Dear Ms. Habu:

G-Logics Inc. is pleased to present this workplan for additional site-exploration work. We understand that Habu/Chinn (HC) requires this exploration work to further characterize the vertical and lateral extent of petroleum contamination on the subject property (Figure 1).

A background of the property history, a summary of the completed explorations, and compiled analytical data are summarized in our letter dated July 20, 2015. This letter also identifies several broad tasks and budgets that are believed to be needed to adequately assess and remediate contamination at this property. The intended goal of this work would be to receive a No Further Action (NFA) determination from the Washington Department of Ecology (Ecology). The following workplan represents the initial efforts toward this goal, described as Task 1 in our letter.

G-Logics, Inc.
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Issaquah, WA 98027
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Proposed Scope of Services

In order to provide cost-effective, yet technically-defensible data, G-Logics recommends using hollow-stem-auger drilling and sampling equipment and a mobile-analytical laboratory. In addition to being less expensive, this approach will allow us to provide real-time data during the site exploration, allowing us to modify the field exploration if unexpected conditions are discovered (e.g., planned borings/depths can be adjusted to better define areas where contamination is discovered). Specifically, most analytical results are anticipated to be available within several hours of sample collection. This approach also allows us to collect additional data necessary to better understand the nature, extent, and origin of the subsurface contamination.

Additional details for this work are presented below. Please refer to Figure 2 for the planned exploration locations.

Underground Utility Clearance

Numerous subsurface utilities are present in the planned exploration areas. Before conducting the site exploration, G-Logics will contact public and private utility-locating services. Subsurface utility locations will be identified by marking their inferred location on the ground surface. This information will be used to aid in identifying boring locations. Actual boring locations (described below) will be identified upon completion of the utility locate and confirmation of access availability.

Soil Borings

For the planned exploration, nine to ten soil borings will be drilled in the areas identified on Figure 2. Actual boring locations may be adjusted based upon the identified locations of underground utilities and discovered site conditions.

Borings will be drilled to an anticipated depth of 25 to 30 feet below surface grade. Borings will be deepened if indications of contamination are still discovered at the planned sampling depths. A G-Logics geologist will be present during the drilling to observe and document soil conditions and to make these field judgments.

Soil Samples

Soil samples will be collected at 2.5 and 5-foot intervals (where possible) using split-spoon sampling equipment. Soils will be field screened for odors, soil staining, and/or discoloration. Samples of the soils also will be screened for the presence of volatile organic compounds by a photoionization detector (PID) with the vapor reading noted on our boring logs. Representative samples from the borings will be submitted for laboratory analysis, as presented on the Soil Analysis Table.

Groundwater Monitoring Wells

Two-inch PVC monitoring wells will be installed in four of the completed borings. The wells will be used for the collection of groundwater samples at the exploration locations and for the measurement of groundwater depths (assuming groundwater is discovered).

Groundwater Levels

Groundwater levels will be measured in the completed wells. Water-level measurements will be referenced to the top of the well casing. The static water level will be measured in the wells using a conductivity type water level probe (Solinst Model 101, Flat Tape Water Level Meter).

Groundwater Samples

Samples of groundwater will be collected from the completed wells to provide information regarding the potential for groundwater contamination at the property. Development, purging, and sampling of the wells will be conducted using standard procedures. The collected samples will be submitted for laboratory analysis, as presented on the Water Analysis Table.

Elevation Survey, Monitoring Wells

Following completion of the monitoring wells, G-Logics will survey the elevation of each well casing. This data will be used to convert groundwater depth measurements into elevation information such that potentiometric contours can be plotted to assess groundwater flow directions (a minimum of three “permanent” wells are required).

Quality Assurance/Quality Control

Quality Assurance/Quality Control (QA/QC) for the presented scope of work will include generally accepted procedures for sample collection, storage, tracking, and documentation. All sampling equipment will be washed and rinsed before the collection of the samples. All samples will be labeled with a sample number, date, time, and sampler name, and will be stored in an ice chest containing frozen “blue ice”. Appropriate chain-of-custody documentation will be completed.

Report Preparation

A report will be prepared and will include the findings of the exploration. The report will include site diagrams showing exploration locations, as well as current and identified former site features. Boring logs, laboratory analytical results, and a discussion of our findings also will be included. Analytical results will be compared to the cleanup levels Analytical results will be compared to the cleanup levels (Method “A” or “B” Cleanup Levels) set by Ecology under the Model Toxics Control Act (MTCA) Cleanup Regulation, dated November 2007, revised in 2013.

Our report also will include geologic cross-sections, groundwater-contour mapping, and potentiometric (concentration) maps. The report also will include our conclusions regarding the nature, extent, and origin of subsurface contamination on the subject property, as well as recommendations regarding further work, if warranted. An updated discussion regarding site-cleanup requirements and preliminary estimates of costs also can be provided (revisions to those presented in our letter of July 20, 2015).

G-Logics will prepare a final report following review and comment on the draft report. We also will attend one meeting to present the findings and recommendations of this work.

Project Parameters

The schedule and budget estimate for the exploration, as described above, is based on the following assumptions:

- Site access will be available to G-Logics personnel and all G-Logics subcontractors.
- Drilling at off-property locations, including streets and right-of-ways, will not be conducted as part of this project.
- Concrete cores will not be necessary.
- Low-height drilling equipment will not be necessary.
- Hollow-stem Auger sampling equipment can be successfully used.
- On-site drilling and soil sampling will be completed within three ten-hour days. (Note: Based on the findings of our assessment, installation and sampling of additional borings and/or groundwater monitoring wells may be prudent.).
- Nine to ten soil borings will be completed.
- Groundwater samples will be collect from the monitoring wells, assuming that groundwater is discovered.
- Well development, groundwater-depth measurement, and groundwater-sampling activities will be completed in one additional ten-hour day.
- Weekend and/or night work will not be required.
- G-Logics will provide all sampling equipment and sample containers.
- G-Logics will provide 55-gallon drums for containing soil cuttings, equipment-decontamination water, and purge water from the wells. Approximate costs for the disposal of soil and water are **included** in our estimate.
- Mobile laboratory analyses should be available within one hour of sample collection/submittal. For any analyses that the mobile lab cannot conduct, sample analysis will be performed at a two-week schedule (non-rush basis). If expedited analyses are required, G-Logics should be notified. Expedited laboratory data will result in increased laboratory fees.
- G-Logics will attend one meeting with team members to present the results of this work.

Project Costs

The estimates of fees required to complete the exploration are presented below. The task budgets are shown to illustrate the relative complexity of each task. Although we have listed, discussed, and estimated each task separately, the tasks must be considered as part of an integrated study and cannot be performed individually.

Task Activity	Estimate
Workplan Preparation (this document)	$0
Field Labor (five, 10-hour days) and setup	$5,800
Field Equipment and Mileage	$650
Private Utility Locate *	$400
Driller (estimate attached) *	$19,623
Soil Sample Analyses **(see cost detail below) ***	$4,480
Groundwater Sample Analyses **(see cost detail below) ***	$2,390
IDW (soil and groundwater) disposal *	$4,000
Report Preparation, Project Management, and One Meeting	$8,800
Estimated TOTAL (including the lab fees detailed below)	**$46,143**

* Subcontractor costs to be invoiced directly (no markup).

Collected soil samples will be submitted for the following analyses. **These costs are included in our project estimate above**. Other collected soil samples will be archived and analyzed only if additional site information is found to be necessary and as authorized by HC.

Soil Analyses – MOBILE LAB	Quantity	$/Sample	Cost
Mobile Laboratory Days(includes Travel/Setup)	2	$2,150	$4,300
Total Petroleum Hydrocarbons as Gasoline (NWTPH-Gx), by Mobile Laboratory	20	$ 0	$ 0
BTEX (EPA 8021B), by Mobile Laboratory	20	$ 0	$ 0
Lead	6	$ 30	$ 180
Total Soil Analytical	**(costs are included in summary table above)**		**$4,480**

Collected groundwater samples will be submitted for the following analyses. **These costs also are included in our project estimate above**. Other sampling and analysis will be conducted if additional site information is found to be necessary and as authorized.

Groundwater Analyses – MOBILE LAB	Quantity	$/Sample	Cost
Mobile Laboratory Days(includes Travel/Setup)	1	$2,150	$2,150
Total Petroleum Hydrocarbons as Gasoline (NWTPH-Gx), by Mobile Laboratory	10	$ 0	$ 0
BTEX (EPA 8021B), by Mobile Laboratory	10	$ 0	$ 0
MTBE, EDB, EDC, by Mobile Laboratory	4	$ 0	$ 0
Lead (total and dissolved)	8	$ 30	$ 240
Total Groundwater Analytical	**(costs are included in summary table above)**		**$2,390**

The costs presented above are based on our current understanding of site conditions. The presented costs do not include other items not specifically identified in this document. All charges for our services will be on a time-and-materials basis, in accordance with our Environmental Services Fee Schedule (attached. Our total fee for this project will not exceed our estimate without a change in the presented scope of services and only with HC's authorization. Invoices will be submitted on a monthly basis, payable upon receipt of the invoice date, in accordance with our existing agreement with HC.

Project Schedule

Fieldwork is anticipated to begin approximately three to four weeks following your authorization, given current drilling-company backlogs. We anticipate receipt of draft laboratory results shortly after submittal (mobile lab) and seven days after sample submittal (lead analyses), followed by a draft report within two weeks of analytical-laboratory results. We will prepare a final report within approximately five days of receipt of your comments on the draft report. Additionally, we will keep you informed of conditions as they develop and will provide periodic verbal summary reports during our work.

Additional Services

Costs for items such as additional office meetings, written status reports, or added work items not described above would be billed as incurred. These services would be performed only after HC approval.

Limitations

The proposed scope of services is intended to provide an additional assessment of contamination of soil and possibly groundwater on the property. However, this assessment is not designed to identify all potential concerns or to eliminate all risk associated with the subject property. Even the most rigorous of professional assessments may fail to identify all existing conditions. This assessment will not provide a guarantee regarding site contamination and may not generate sufficient data to accurately define the lateral and vertical extent of contamination, if present. This assessment will not include other services not specifically described above.

Unless otherwise identified, our report will be prepared for the sole use of our client. The scope of services performed during this assessment may not be appropriate for the needs of other users, and re-use of our findings, conclusions, or recommendations presented in our report is at the sole risk of said user(s). Any party other than our client who would like to use this report shall notify G-Logics of such intended use. Non-compliance with this requirement will release G-Logics from any liability resulting from the use of our report by any unauthorized party.

Washington law requires that we inform the state if a situation is encountered that can be considered an immediate endangerment to the environment or to the public's health or welfare. All information gathered during G-Logics review is considered confidential and will be released only upon written authorization of the client or as required by law.

No warranty, express or implied, is made.

Authorization

The proposed scope of services, presented limitations, and our existing agreement with Habu/Chinn are the basis for the proposed fee. A signed copy of this workplan, a work order, or similar document, returned to us, will serve as a formal authorization to proceed. We will return an executed copy to you for your records. Your signed authorization will

document your concurrence with the presented scope of services, assumptions, schedule, estimated fees, and limitations of this assessment.

Closing

We appreciate this opportunity to provide our services to HC. Please contact us if you have questions regarding the scope of services, the work schedule, or costs described in this workplan.

Sincerely,
G-Logics, Inc.

Rory L. Galloway, LG, LHG
Principal

_____ _____

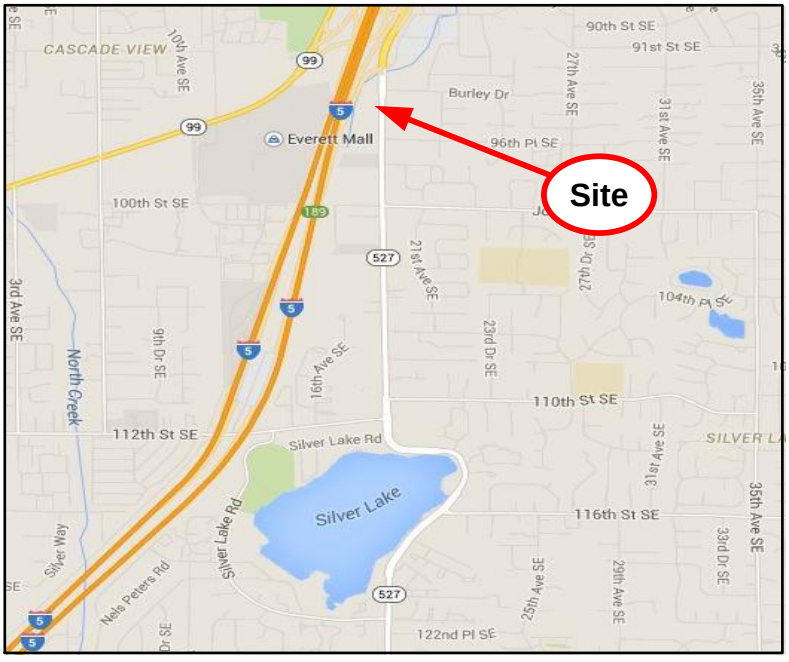
Workplan accepted by (signature)
Habu/Chinn

Date

cc Kim Johannessen
Wendy Watson

Attachments
Figure 1, Site Location Maps
Figure 2, Site Diagram, Exploration Locations
G-Logics Fee Schedule
Driller's Estimate

FIGURES



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Site Location Maps

Former Suns Mini Mart & Gas
9506 19th Ave SE
Everett, Washington

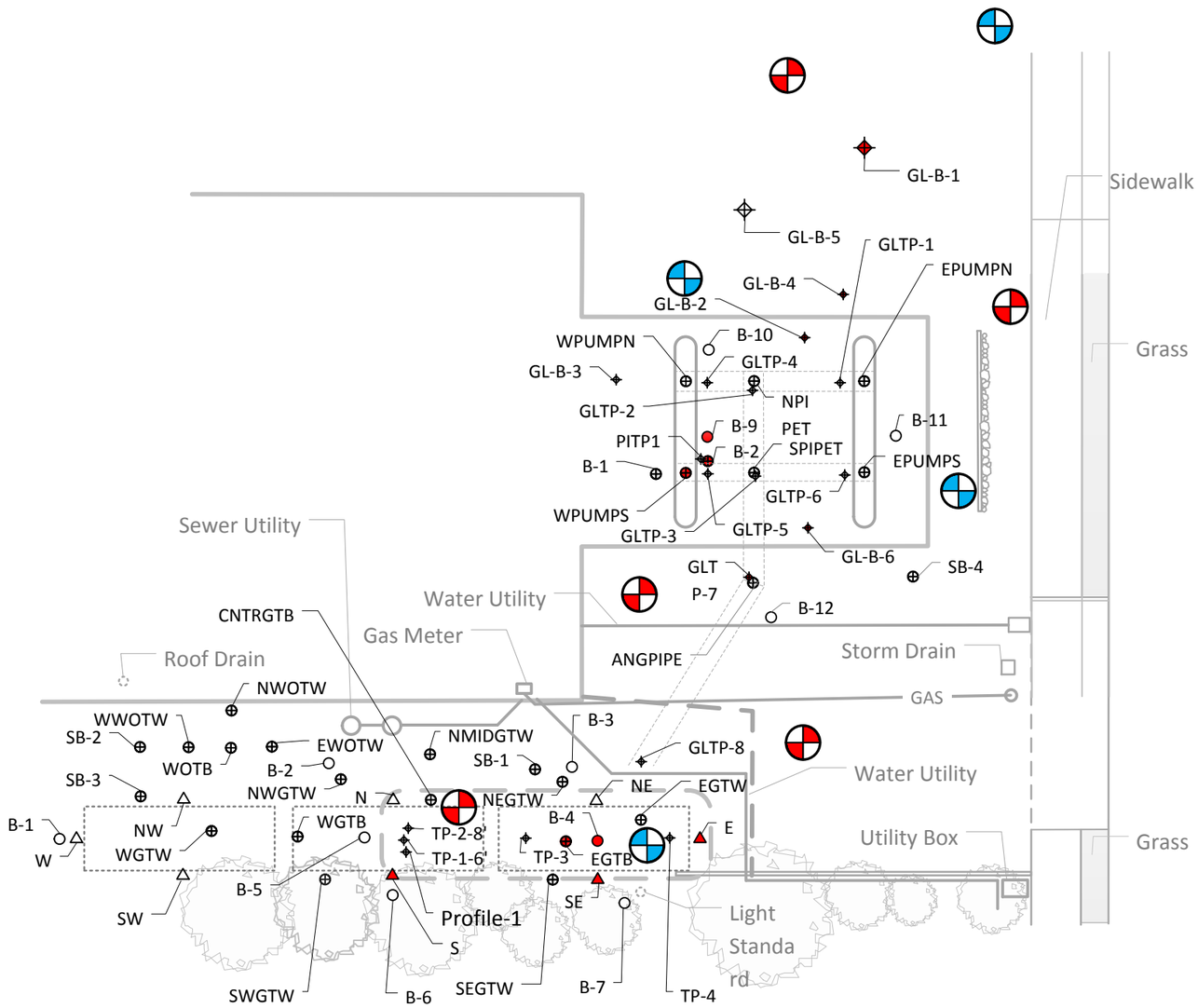
Figure
1

Project File: 01-0951-B-F1T1.vsd

Mapping Reference: Google Maps, De Lorme

Legend

- EMCON Sample Locations
- Eco Compliance Corp.
- Aerotech Boring Locations
- G-Logics Sample Locations
- Locations Marked Red Indicate Analytical Results Exceeding MTCA Cleanup Levels
- Dispenser-Piping Trench
- Former Gasoline UST Location
- Proposed Soil Boring
- Proposed Monitoring Well



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Note: This figure contains information in color. Black & white photocopies may not be suitable for review.

Approximate Drawing Scale: 1" = 20'

0 ft. 12 ft. 20 ft. 40 ft.

Site Diagram, Exploration Locations
Former Suns Mini Mart & Gas
9506 19th Ave SE
Everett, Washington

Figure 2

Mapping Reference: EMCON Northwest, Eco Compliance Corp., Aerotech Environmental Consulting, G-Logics Field Measurements, Google Earth

ATTACHMENTS

Environmental Services
2016-2017 Fee Schedule

BASIS OF CHARGES

1. Fees for environmental services typically performed by G-Logics are presented below. Fees for other services not listed here can be presented upon request.
2. G-Logics will invoice our Client periodically for the services performed. Client shall pay such invoices upon receipt. Invoices not paid within thirty (30) days of the invoice date shall be subject to a late payment charge of 1.5 percent per month. The invoice amounts shall be presumed to be correct unless Client notifies G-Logics in writing within fourteen (14) days of receipt. Client agrees to pay attorney fees and costs necessary to collect on past due accounts.
3. Client agrees to limit G-Logics liability due to professional negligence and to any liability arising out of or relating to G-Logics' services to one hundred thousand dollars ($100,000) or the amount of G-Logics fee, whichever is greater. This limit applies to all services on this Project, regardless of when provided, unless modified in writing, agreed to, and signed by authorized representatives of Client and G-Logics.
4. Outside services will include a 20% markup unless otherwise noted.
5. Per Diem will be charged at a rate of $100 per day per person or expenses plus markup, to be charged for all projects in excess of 100 miles from the nearest G-Logics office.
6. Applicable taxes (e.g., state and local sales taxes, etc.) will be added to submitted invoices for all services provided.
7. G-Logics is protected by Workers' Compensation Insurance, Employers' Liability Insurance, General Liability Insurance, and Automobile Liability Insurance for bodily injury and property damage. G-Logics will furnish evidence thereof upon request. G-Logics assumes the risk of damage only to its own supplies and equipment.
8. If Client's contract or purchase order places greater responsibilities upon G-Logics or requires further insurance coverage, G-Logics as specifically directed by Client will purchase additional insurance (if procurable) to protect G-Logics and as an additional Client expense. However, G-Logics shall not be responsible for damages from any cause beyond the amounts of coverage of G-Logics insurance.
9. G-Logics is not responsible for the completion or quality of work that is dependent upon or performed by Client or third parties not under the direct control of G-Logics, nor is G-Logics responsible for their acts or omissions or for any damages resulting there from.
10. The terms presented above will prevail over any different or additional terms in Client's purchase order or other forms unless agreed in writing by G-Logics. Any modifications shall be in writing and signed by authorized representatives of Client and G-Logics. One or more waivers of any term, condition, or covenant by either party shall not be construed as a waiver of any other term, condition, or covenant.

STAFF RATES

Administrative	$ 60 / hour
Project Administrator	$ 70 / hour
Technician	$ 70 / hour
Draftsperson	$ 85 / hour
Staff Professional	$ 85 / hour
Project Professional	$ 100 / hour
Database Manager	$ 115 / hour
Project Manager	$ 125 / hour
Senior Professional	$ 145 / hour
Senior Project Manager	$ 155 / hour
Principal Professional	$ 175 / hour

Rates for deposition or testimony are 50% higher than standard fee schedule.

Rates for fieldwork greater than 40 hours per week may be charged at 50% higher than standard fee schedule.

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40 2nd Avenue SE
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T: 425-391-6874, F: 425-313-3074

Environmental Services
2016-2017 Fee Schedule
(Continued)

FIELD EQUIPMENT

Air Sampling Pump	$ 20 / day
Air Sparge / Soil Vapor Extraction Test Equipment	$ 500 / day
Asbestos Sampling Kit	$ 25 / day
Centrifugal Water Pump	$ 30 / day
Compressor	$ 40 / day
Conductivity, pH, and Temperature Monitor	$ 30 / day
Digital/Video Camera	$ 20 / day
Disposable Bailers	$ 15 / each
Dissolved Oxygen Meter	$ 50 / day
Distance Meter (Laser)	$ 35 / day
Drum (55-gallon)	$ 70 / each
Drum Dolly	$ 75 / day
Field Radio	$ 10 / day
Generator and Fuel	$ 75 / day
Hand Auger	$ 35 / day
Hand Tools	$ 50 / day
Hot Wire Anemometer	$ 40 / day
Ladder	$ 10 / day
Laptop Computer	$ 30 / day
LEL, CO2, and O2 Meter	$ 50 / day
LEL, CO2, O2 Meter, and Photoionization Detector (PID)	$ 250 / day
Lighting System	$ 30 / day
Mileage	IRS + 10%
Oil/Water Interface Probe	$ 40 / day
Peristaltic Pump	$ 40 / day
pH/Temperature Meter	$ 20 / day
Power Inverter	$ 5 / day
Rotohammer	$ 50 / day
Soil Sampling Kit	$ 25 / day
Soil Vapor Sampling Shroud and Tracer Gas	$ 25 / each
Submersible Pump, DC Powered	$ 35 / day
Submersible Pump, Grundfos	$ 125 / day
Survey Marking Equipment (Paint & Flags)	$ 5 / day
Surveying Equipment (laser level)	$ 100 / day
Tedlar Bag (1 Liter)	$ 30 / each
Turbidimeter	$ 40 / day
Tubing (Groundwater Sampling, PVC)	$ .65 / foot
Tubing (Groundwater Sampling, Silicone)	$ 5 / foot
Tubing (Air Sampling, Teflon)	$ 5 / foot
Utility Trailer and Tow Hitch	$ 300 / day
Vehicle (2-wheel drive)	$ 80 / day
Vehicle (4-wheel drive)	$ 100 / day
Water Level Indicator	$ 25 / day

Weekly, monthly, and longer rates are available.

GEOPROBE SAMPLING

Geoprobe Sampling Tools	$ 500 / day
Soil Sampling Liners	$ 1 / foot
Soil Catchers	$1.50 / each
Expendable Vapor Points	$ 15 / each
Stainless Steel Vapor Implant (Small)	$ 40 / each
Stainless Steel Vapor Implant (6″)	$ 60 / each
Stainless Steel Vapor Implant (12″)	$ 85 / each

WELL ABANDONMENT

Well Abandonment Material (Bentonite/Concrete)	$ 10 / foot
Well Decommissioning (≤ 2" diameter, ≤ 30' depth)	$ 500 / each

WELL POINTS

1" Locking Expansion Cap	$ 6 / each
2″ Locking Expansion Cap	$ 10 / each
4″ Locking Expansion Cap	$ 20 / each
5″ Monuments	$ 60 / each
8″ Monuments	$ 85 / each
8″ Monument Repair Kit (Lid, Seal, 3 Bolts)	$ 40 / each
12″ Monuments	$ 150 / each
PVC Blank (3/4", 1". 2")	$ 4 / foot
PVC Screen (3/4", 1". 2")	$ 5 / foot
PVC Threaded Cap or Plug	$ 7 / each
Prepack Screen (5') (3/4" or 1")	$ 65 / each
Vapor Sampling Port Cap	$ 50 / each

HEALTH AND SAFETY

Portable Personnel Decontamination Trailer	$ 500 / day
Personnel Air Sampling Pump	$ 80 / day
Limited Level D Protection	$ 15 / day
Level D Protection	$ 35 / day
Level C Protection	$ 60 / day
Level B Protection	$ 300 / day
Respirator Cartridges, Organic Vapor	$ 30 / set

Charges for each protection level are based on dry work conditions. A nominal charge for wet work conditions, requiring coated or special chemical resistant coveralls (i.e., Saranex) and gloves, may be added. Charges are per worker. Project-specific medical tests will be charged at cost, plus 20%.

OFFICE

Report Surcharge (Bound Copy)	$ 250 / copy
Electronic Scanning	$ 60 / hour
Mailed Documents (Paper, USB, CD)	$ 25 / each

Incidental use of computers, non-color copiers, facsimile machines, telephones, long-distance, cellular telephones, etc. are included in G-Logics project fees are provided to our Clients at no incremental cost. Other project-specific charges will be at cost plus the project-identified markup.

Holocene Drilling, Inc.

11412 62nd. Ave. E.
Puyallup, WA 98373
253-848-6500 ph
253-848-6515 fax
jroot@holocenedrillinginc.com

Estimate

Date	Estimate #
2/11/2016	243

Name / Address
G-Logics, Inc. Rory Galloway 40 2nd Avenue SE Issaquah, WA 98027-3452

HOLOCENE DRILLING
Licensed To Drill™

Project
Everett

Description	Quantity	U/M	Rate	Total
Mobilization/Demobilization	1		500.00	500.00T
Drill & Sample HSA : Truck HSA Rig	332		18.00	5,976.00T
Extra Samples per Each	0		25.00	0.00T
Additional Man per Hour	24		75.00	1,800.00T
Decon Trailer per Day	3		185.00	555.00T
Moving, Set Up, Clean Up & Decon Hourly	6		185.00	1,110.00T
Installation, Hourly	4		185.00	740.00T
Well Development per Hour	2		185.00	370.00T
Travel Time per Hour	1		75.00	75.00T
Per Diem per Crew	3		425.00	1,275.00T
Bentonite Chip per Bag	50		15.50	775.00T
Colorado Sand per Bag	32		25.00	800.00T
Redimix	24		11.00	264.00T
Monument Flush 8"x12" Steele Skirt	4		130.00	520.00T
2" PVC Sch 40 - Screen (per Foot)	40		6.00	240.00T
2" PVC Sch 40 - Casing (per Foot)	120		5.00	600.00T
2" Cap & Plug	4		35.00	140.00T
Drums Left on Site	22		85.00	1,870.00T
DOE Fees - Soil Borings	4		25.00	100.00T
DOE Fees - Wells	4		65.00	260.00T

Subtotal	$17,970.00
Sales Tax (9.2%)	$1,653.24
Total	$19,623.24

Subsurface Exploration Specialists

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Environmental
Construction

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