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January 28, 2011

Adapt Project No. WA99-2641-ENV

Walker's Renton Subaru
720 Rainier Avenue South
Renton, Washington 98057

Attention: Mr. Dale Walker

Subject: Additional Subsurface Environmental Assessment
Walker's Renton Subaru Used Car Lot Property
250 Rainier Avenue South
Renton, Washington 98057

Dear Mr. Walker,

Adapt Engineering, Inc. (Adapt) is pleased to provide you with the results of our Additional Subsurface Environmental Assessment for the above-referenced site. This report is provided for the exclusive use of Walker's Renton Subaru and their agents. If this report is to be reproduced and/or transmitted to a third party, it must be reproduced and/or transmitted in its entirety. Any exceptions will be made only with the written permission of Adapt. Authorization to perform this project was expressed in an email message dated December 28, 2010, from Mr. Dale Walker of Walker's Renton Subaru to Mr. Daryl Petrarca of Adapt.

Adapt appreciates the opportunity to be of service to you on this project. Should you have any questions concerning this report, or if we can assist you in any way, please feel free to contact us at (206) 654-7045.

Respectfully Submitted,

Adapt Engineering, Inc.

John T. Bhend, L.G.
Senior Project Manager

JTB/jtb

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1.0 INTRODUCTION

1.1 Site Description

The subject site is located at 250 Rainier Avenue South in Renton, King County, Washington (Section 18, Township 23 North, Range 5 East, W.M.), as shown on Figure 1.

The subject site includes one tax parcel with a total area of approximately 0.90 acres (39,174 square feet). The subject site currently supports a one-story 1,549 square foot wood frame commercial building that is reportedly used as a automotive sales office. The vicinity is generally characterized by commercial development.

1.2 Project Background

The following reports were completed for the subject site:

- Phase I Environmental Audit – Sound Subaru, 240/250 Rainier Avenue South, Renton, Washington, dated March 5, 1996, prepared by Environmental Associates, Inc. (EAI)
- Phase 2 Environmental Site Assessment, 240/250 Rainier Avenue South, Renton, Washington, dated May 1, 1996, prepared by Groundwater Technology, Inc. (GTI)
- Site Assessment Report – Sound Subaru, 240/250 Rainier Avenue South, Renton, Washington, dated March 25, 1998, prepared by Fluor Daniel GTI.
- Voluntary Cleanup Program Report – Walker Subaru Used Car Lot, 250 Rainier Avenue South, Renton, Washington, dated February 28, 2000, prepared by Adapt.

Phase I Environmental Audit by EAI

The Phase I Environmental Audit completed by EAI for the subject site identified a small former service station that occupied the southwestern portion of the subject site between approximately 1918 and 1953. The EAI report also indicated that a service station was located on the southern half of the subject site from 1971 until approximately 1983 and that an apparent service station was noted bordering the subject site to the east from the 1950s through 1980s.

Phase 2 Environmental Site Assessment by GTI

The Phase 2 Environmental Site Assessment completed by GTI consisted of the advancement of eight (8) geoprobe explorations to a maximum depth of approximately 15 feet below ground surface (bgs) in the reported vicinity of the former gasoline underground storage tanks (USTs), former pump islands, and historical gasoline service station. The results of the sampling activities indicated elevated concentrations of gasoline range total petroleum hydrocarbons (TPH) above the Model Toxics Control Act (MTCA) Method A soil cleanup levels in soil samples collected in the vicinity of the former pump islands and elevated concentrations of benzene above the MTCA Method A groundwater cleanup levels in groundwater samples collected in the vicinity of the former gasoline USTs.

Site Assessment Report by Fluor Daniel GTI

The Site Assessment Report completed by Fluor Daniel GTI summarized the findings of an additional subsurface environmental assessment completed to further delineate the extent of contamination observed by GTI. Fluor Daniel GTI's assessment consisted of the installation of four (4) groundwater monitoring wells (MW-1 through MW-4) to a maximum depth of approximately 20 feet bgs in the reported vicinity of the former gasoline underground storage tanks (USTs), former pump islands, and adjacent to the eastern property boundary. The results

of the soil sampling activities indicated that no significant detectable concentrations of benzene, toluene, ethylbenzene, and xylenes (BTEX) and gasoline range TPH were observed, however, one sample collected near the eastern property boundary exhibited concentrations of diesel and motor oil range TPH above the MTCA Method A soil cleanup levels. The results of the groundwater sampling activities indicated elevated concentrations of gasoline, diesel, and motor oil range TPH and BTEX above the MTCA Method A groundwater cleanup levels.

Voluntary Cleanup Program Report by Adapt

The Voluntary Cleanup Program Report completed by Adapt summarized the findings of a Supplementary Phase II Environmental Assessment completed to further delineate the extent of contamination observed by the previous subsurface environmental assessments, documented an oxygen release compound (ORC) treatment event, and also documented soil remediation activities completed in the vicinity of the former pump islands.

Adapt's assessment consisted of the installation of eleven (11) geoprobe borings to a maximum depth of approximately 16 feet bgs in the reported vicinity of the former gasoline USTs, former pump islands, and adjacent to the southeast portion of the subject site. The results of the soil sampling activities indicated elevated concentrations of gasoline range TPH above the MTCA Method A soil cleanup levels were observed in select samples collected in the vicinity of the former pump island, however, no significant concentrations of petroleum hydrocarbons were observed in soil samples collected in the vicinity of the former gasoline USTs and southeast portion of the subject site. Groundwater samples were collected from four (4) of the eleven (11) geoprobe borings. Motor oil range TPH was detected in the groundwater sample collected from geoprobe boring GP-3 (located near the southeast corner of the subject site) at an elevated concentration above the MTCA Method A groundwater cleanup level.

Adapt directed an ORC groundwater treatment event in September of 1999. The ORC groundwater treatment event consisted of the placement of approximately 60 pounds of a hydrated mixture of the ORC compound (i.e., a patented form of magnesium hydroxide produced by Regenesis) into monitoring wells MW-1, MW-3, and MW-4.

Adapt directed the excavation of petroleum contaminated soil from the former pump islands area in October of 1999. The final limits of the soil remediation excavation measured approximately 13 feet by 25 feet with a general depth of 3.5 feet to 4.5 feet. A total of 100.47 tons of petroleum contaminated soil was excavated and transported off-site to the TPS Technologies thermal treatment facility in Tacoma, Washington for disposal. Soil sampling completed during the soil excavation activities indicated elevated concentrations of benzene above MTCA Method A soil cleanup levels along the northwestern limits of the excavation, where excavation activities were discontinued due to the presence of shallow underground utilities in the area.

1.3 Purpose

The purpose of our assessment is to assess the current soil contaminant concentrations in the vicinity of the area where contaminated soil was left in place during soil excavation activities completed in October of 1999. This proposed scope of services does not include the work scope required to fully delineate the exact vertical and lateral extent of possible on-site or off-site contamination.

Vertical / lateral extent of possible on-site or off-site contamination

Have they characterized
- off-site contam ?
- on-site contamin ?

- 1996 - OVA guided treatment
- Soil excavation - 1996
  - 100.47 tons of VOCs Removed
  - Benzene ↑ MW-4 along northwestern edge of excavation
  - Shallow underground utilities - petroleum contamination remaining

1.4 Scope of Work and Authorization

The scope of work for this project consisted of the collection of soil and analytical testing of recovered samples for petroleum hydrocarbons. Authorization to perform this project was expressed in an email message dated December 28, 2010, from Mr. Dale Walker of Walker's Renton Subaru to Mr. Daryl Petrarca of Adapt.

2.0 ACTIVITIES

2.1 Hollow Stem Auger Borings and Soil Sampling

This phase of work involved drilling five (5) direct push method borings to depths of up to approximately 16 feet bgs at the locations shown on Figure 2. The borings were advanced using a direct push drill rig owned and operated by ESN Northwest, under subcontract to our firm. The boring was supervised, sampled, and logged by an Adapt Licensed Geologist.

Soil samples were collected continuously from the site explorations. Recovered soil samples were collected from each exploration for description, screening, observation for field indications (visual and olfactory) of impact and quantitative laboratory analyses. All sampling equipment was thoroughly cleaned prior to and after each sampling episode. Discrete soil samples for volatile compounds were collected in compliance with EPA Method 5035A. Samples were collected using a Power Stop Handle and Easy Draw Syringe. The syringe was pushed into the core or the bottom of the borehole to obtain an approximately 5-gram soil sample. The soil core was then placed in an empty 40 ml glass vial with a Teflon® lined lid with septum. Discrete soil samples from non-volatile compounds were collected using a gloved hand and transferred to a clean 4-ounce glass jar with a Teflon® lined lid. The jars were filled minimizing headspace. A field split was then allowed to sit in a warm environment for approximately 15 minutes. The resulting headspace was screened by inserting a photoionization detector (PID) probe into the sample container. The PID screen provided a qualitative assessment of total volatile organic constituent concentration in the sample headspace and provide a basis for selection of samples to be submitted for quantitative laboratory analyses.

After collection, the samples were immediately transported to ESN Northwest's laboratory in Olympia, Washington for analytical testing under Adapt's chain-of-custody procedures.

2.2 Groundwater Sampling

Groundwater samples were collected from the direct push method borings using temporary PVC well screens installed at a depth that intersected the upper water surface. The samples were then extracted with a peristaltic pump and pumped until the water became relatively clear and free of sediment. The samples were then collected in laboratory prepared glass containers with Teflon® lined lids. Then, as with the soil samples, the groundwater samples were stored at 4 degrees C, and transported as soon as possible to ESN Northwest's laboratory under Adapt's chain-of-custody procedures.

Figure 2 shows the approximate locations of the sampling sites, site boundaries, and pertinent site features. Subsurface exploration logs and soil sampling procedures are described in Appendix B.

3.0 RESULTS

3.1 Subsurface Conditions - Soil

The ground surface was observed to be covered by an approximate two to three inch thick layer of asphalt pavement in the areas where the five (5) borings were completed (see Figure 3). The completed borings generally disclosed moist to wet, light brown to brown, fine to medium silty sand with variable amounts of gravel and discontinuous, interbedded layers of silt that extended directly below the concrete pavement to the maximum depth explored of approximately 16 feet bgs.

All recovered soil samples were field screened using a MiniRae Photoionization Detector (PID). Samples collected from SP-1 through SP-5 did not exhibit obvious signs of contaminant impacts such as stains, or odors were observed and measurable PID readings were relatively low at levels varying between 4.6 and 15.6 ppm. It should be noted that the weather on the day of sampling was relatively cold and rainy, possibly resulting in the PID meter to read higher than anticipated due to the additional moisture in the atmosphere.

3.2 Subsurface Conditions - Groundwater

Groundwater was observed in borings SP-1 through SP-5 at a depth of approximately 10 feet bgs at the time of drilling.

3.3 Quantitative Analyses

The analytical testing was performed by the ESN Northwest laboratory in Olympia, Washington, which is a Washington state certified laboratory. While both soil and groundwater samples were collected, only soil samples were analyzed for the submitted following analyses:

- Gasoline range organics by NWTPH-Gx method with benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA Method 8260.

Soil Analytical Results

Gasoline range organics were not detected in any of the submitted samples collected from borings SP-1 through SP-5.

Benzene was detected in soil samples collected from borings SP-1, SP-2, and SP-4, but at concentrations that did not exceed the MTCA Method A Soil Cleanup Level for Unrestricted land Uses value of 0.03 ppm. Benzene was not detected in the samples collected from borings SP-3 and SP-5. Toluene, ethylbenzene, and xylenes were not detected in any of the submitted samples collected from borings SP-1 through SP-5. Soil analytical test results are summarized in Table 1 and analytical test certificates are included in Appendix C.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

The purpose of our assessment is to assess the current soil contaminant concentrations in the vicinity of the area where contaminated soil was left in place during soil excavation activities completed in October of 1999.

A total of five borings were completed in the vicinity of the area where contaminated soil was left in place in October of 1999. The only contaminant detected, benzene, was observed in soil samples collected from three of the five completed borings, but at relatively low concentrations that did not exceed the MTCA Method A Soil Cleanup Levels for Unrestricted Land Uses. The findings of the additional soil sampling activities appear to indicate that the previously observed elevated benzene and gasoline range organics concentrations in the area where residual contaminated soil was left in place in October of 1999 have been reduced through natural attenuation process over the past 11 years to levels that no longer exceed the existing MTCA Method A soil cleanup levels.

4.2 Recommendations

Based on the findings of this subsurface assessment, it is Adapt's professional opinion that no further subsurface assessment or soil remediation activities are necessary or warranted at this time for the subject site.

If future site activities include the excavation or otherwise disturbance of the soils that exhibited relatively low level petroleum hydrocarbon impacts, additional costs associated with the handling and disposal of the impacted soils may be incurred as it would be prudent to screen, segregate and monitor soils during mass excavation; temporarily stockpile the potentially impacted soils on-site; sample the temporary stockpile for gasoline range organics and BTEX to characterize the soils for an acceptable treatment and/or disposal facility; and collect confirmatory samples from the excavation limits in areas where potentially impacted soils were encountered to document final post-excavation site conditions. Based on the apparent limited extent of residual low level impacted soils, it is anticipated that the potential additional costs associated with handling/disposal of impacted soils would likely be a relatively small percentage of the total costs associated with potential future site redevelopment work.

5.0 LIMITATIONS

Given that our assessment was limited and peripheral to the potential source areas, it is possible that a release may have occurred that was not discovered during our assessment. If future subsurface work encounters, stained, odorous, or otherwise contaminated soils, such soils should be managed as contaminated material, which may include additional analytical testing an off-site treatment or disposal.

Information contained in this report is based upon site characterization, field observations, and the laboratory analyses completed for this study. Conclusions presented are professional opinions based upon our interpretation of the analytical laboratory test results, as well as our experience and observations during the field activities. The location and depth of the exploration, as well as the analytical scope were completed within the site and proposal constraints. Adapt's observations and the analytical data are limited to the vicinity of each test probe and do not necessarily reflect conditions across the site. No other warranty, express or implied is made. In the event that additional information regarding either the site or surrounding properties becomes known, or changes to existing conditions occurs, the conclusions in this report should be reviewed, and if necessary, revised to reflect the updated information. Project specific limitations are presented in the appropriate sections of this report.

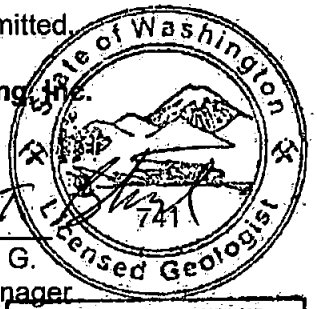
This report has been prepared for the exclusive use of the Walker's Renton Subaru and their agents for specific application to the project site. Use or reliance upon this report by a third

party is at their own risk. Adapt does not make any representation or warranty, express or implied, to such other parties as to the accuracy or completeness of this report or the suitability of its use by such other parties for any purpose whatever, known or unknown, to Adapt.

Adapt appreciates the opportunity to be of service to you on this project. Should you have any questions concerning this report, or if we can assist you in any way, please contact us at (206) 654-7045.

Respectfully Submitted,

Adapt Engineering, Inc.



John T. Bhend, L. G.
Senior Project Manager

JOHN T. BHEND

Daryl S. Petrarca, L.H.G.
Principal

JTB/jtb

APPENDIX A

FIGURES AND TABLES

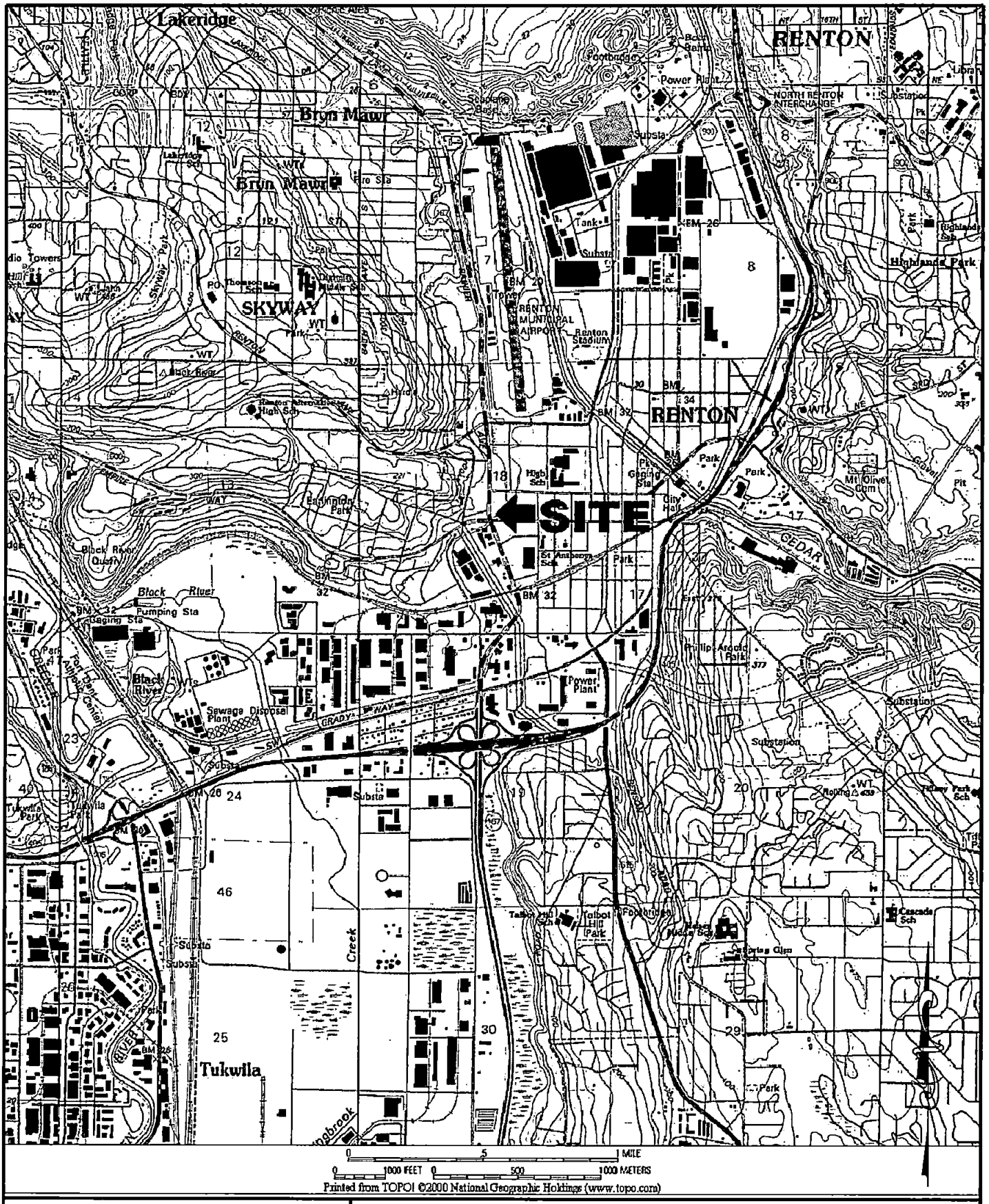


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FIGURE 1 – Location/Topographic Map

Project : Walker Subaru Used Car Lot
Location : 250 Rainier Avenue South
Renton, Washington 98055
Client : Walker Renton Subaru
Project No : WA99-2641-ENV **Date** : 01/20/11

Table 1: Summary of Soil Analytical Results								
Sample No.	Date	Depth (feet)	PID	GRO	Benzene	Toluene	Ethylbenzene	Xylenes
SP-1:2-4'	01/07/11	2-4	6.3	ND<10)	0.02	ND(<0.05)	ND(<0.05)	ND(<0.15)
SP-2:0-2'		0-2	8.9	ND<10)	0.03	ND(<0.05)	ND(<0.05)	ND(<0.15)
SP-3:2-4'		2-4	5.8	ND<10)	ND(<0.02)	ND(<0.05)	ND(<0.05)	ND(<0.15)
SP-4:2-4'		2-4	6.3	ND<10)	0.03	ND(<0.05)	ND(<0.05)	ND(<0.15)
SP-5:2-4'		2-4	15.6	ND<10)	ND(<0.02)	ND(<0.05)	ND(<0.05)	ND(<0.15)
MTCA Method A Soil Cleanup Level (1999 Values)				100	0.50	40	20	20
MTCA Method A Soil Cleanup Level for Unrestricted Land Uses (2011 Values)				30/100 *	0.03	7	6	9

All concentrations given in parts per million (ppm), which is equivalent to milligrams per kilogram
MTCA = Model Toxics Control Act (MTCA Cleanup levels shown)
* = 30 ppm if benzene is detected, 100 ppm if no benzene is detected
Bolded concentrations exceed Method A Cleanup Level
NT = Not tested
D = Detected
ND = Not detected
GRO = Gasoline range organics

APPENDIX B

SUBSURFACE EXPLORATION PROCEDURES AND BORING LOGS

APPENDIX B

SUBSURFACE EXPLORATION PROCEDURES AND BORING LOGS

Direct Push Method Borings

The field exploration program conducted for this study consisted of the advancement of five (5) direct push borings. The approximate locations are illustrated on Figure 2. These locations were obtained through taping from known reference points (i.e., buildings and roads).

The direct push borings were advanced on January 7, 2011 by ESN Northwest, a local exploration drilling company under subcontract to our firm. The direct push boring consisted of advancing a 2-inch inside diameter sampler with a truck-mounted drill rig. During the direct push drilling process, soil samples were continuously. The borings were observed and logged in the field by a geologist from our firm.

Prior to the boring, the drilling equipment were pressure-washed with hot water and sampling tools were scrubbed with a stiff brush and a solution of Liquinox (a phosphate free detergent) and water, and then rinsed with potable water and deionized water.

Characterization of Soil

Relatively undisturbed soil samples were collected continuously by using a four-foot long split spoon sample barrel lined with an acetate liner. The split spoon sample barrel was pushed to the desired depth and then pushed into undisturbed soil at the bottom of the boring.

All soil samples were field screened using a MiniRae 10.6ev Photoionization Detector (PID). Field screen samples were collected from the remaining soil in the sampled interval. A representative soil sample was placed in a Ziplock® type plastic bag and sealed. The sample was allowed to volatilize for at least 10 minutes prior to obtaining a reading. The PID tip was inserted in small hole poked in the bag just prior to reading. The highest PID reading observed was recorded on the boring log sheet, as were any subjective olfactory impressions of the sample by the on-site geologist.

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BORING LOG

Project : Walker Subaru Used Car Lot
Location : 250 Rainier Avenue South
Renton, Washington 98055
Client : Walker Renton Subaru
Project No : WA99-2641-ENV

Boring No. : **SP-1**

Ground Surface Elevation : N/A
Elevation Reference : N/A

DEPTH (feet)	SOIL DESCRIPTION	SAMPLE TYPE	SAMPLE NUMBER	BLOW COUNT	PID READING	GROUND WATER	LABORATORY TESTING
0	Asphalt (3" thick)						
	Moist, brown silty SAND with trace gravel		0-2'		6.2 ppm		
	Moist, brown SILT with sand and trace gravel		2-4'		6.3 ppm		TPH-HCID / VOCs
5	Moist, brown medium SAND with little gravel		4-6'		5.3 ppm		
			6-8'		6.7 ppm		
	With little silt		8-10'		4.7 ppm		
10	Becomes wet		10-12'		7.2 ppm	ATD	
	Increase in gravel, no silt		12-15'		6.5 ppm		
15	Boring terminated @ ~15.0' bgs Groundwater encountered @ ~10.0' bgs						
20							
25							
30							

MOISTURE CONTENT
0 10 20 30 40 50
Plastic Limit — Natural — Liquid Limit

LEGEND

- 2-Inch O. D. Split-Spoon Sample (SPT Blowcount)
- 3 ¼ - Inch O.D. Dames & Moore Sample (Equivalent SPT Blowcount Shown)
- Shelby Tube Sample
- Grab Sample (Soil Cuttings)
- Sample not Recovered
- ATD — Static Water Level at Time of Drilling
- DATE — Static Water Level Reading
- Perched Groundwater
- XX — 200 Wash (% fines shown)
- XX — Grain Size Analysis (% fines shown)
- WTPH-D Ext. 8010 — Type of Analytical Testing Performed

TV - Torvane Reading (tsf)
PP - Pocket Penetrometer Reading (tsf)
PID - Photo Ionization Detector (PPM)
SPT - Standard Penetration Test

File Name : Boringlog(G1).dwg

Start Date : 01/07/11 Completion Date : 01/07/11 Logged By : J.T.B.

Adapt Engineering, Inc.
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BORING LOG

Project : Walker Subaru Used Car Lot
Location : 250 Rainier Avenue South
Renton, Washington 98055
Client : Walker Renton Subaru
Project No : WA99-2641-ENV

Boring No. : SP-2

Ground Surface Elevation : N/A
Elevation Reference : N/A

DEPTH (feet)	SOIL DESCRIPTION	SAMPLE TYPE	SAMPLE NUMBER	BLOW COUNT	PID READING	GROUND WATER	LABORATORY TESTING
0	Asphalt (3" thick)						
	Moist, brown/dark brown silty SAND with trace gravel		0-2'		8.9 ppm		TPH-HCID / VOCs
	With interbedded silt layers		2-4'		4.6 ppm		
5	Becomes fine sand with interbedded silt and large rock fragments		4-6'		8.7 ppm		
			6-8'		7.6 ppm		
	Becomes medium sand with gravel		8-10'		5.8 ppm		
10	Becomes wet		10-12'		10.1 ppm	ATD	
			12-14'		8.0 ppm		
15	Boring terminated @ ~14.0' bgs Groundwater encountered @ ~10.0' bgs						
20							
25							
30							

MOISTURE CONTENT
0 10 20 30 40 50
Plastic Limit — Natural — Liquid Limit

LEGEND

- 2-inch O. D. Split-Spoon Sample (SPT Blowcount)
- 3 ¼ - Inch O.D. Dames & Moore Sample (Equivalent SPT Blowcount Shown)
- Shelby Tube Sample
- Grab Sample (Soil Cuttings)
- Sample not Recovered
- ATD — Static Water Level at Time of Drilling
- DATE — Static Water Level Reading
- Perched Groundwater
- XX — 200 Wash (% fines shown)
- XX — Grain Size Analysis (% fines shown)
- NTPH-Dext. 8010 — Type of Analytical Testing Performed

TV - Torvane Reading (tsf)
PP - Pocket Penetrometer Reading (tsf)
PID - Photo Ionization Detector (PPM)
SPT - Standard Penetration Test

File Name : Boringlog(Gly).dwg

Start Date : 01/07/11 Completion Date : 01/07/11 Logged By : J.T.B.

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BORING LOG

Project : Walker Subaru Used Car Lot
Location : 250 Rainier Avenue South
Renton, Washington 98055
Client : Walker Renton Subaru
Project No : WA99-2641-ENV

Boring No. : **SP-3**

Ground Surface Elevation : N/A
Elevation Reference : N/A

DEPTH (feet)	SOIL DESCRIPTION	SAMPLE TYPE	SAMPLE NUMBER	BLOW COUNT	PID READING	GROUND WATER	LABORATORY TESTING
0	Asphalt (3" thick)						
	Moist, light brown Gravel with pulverized concrete fragments		0-2'		6.7 ppm		
	Moist, brown, gravelly SAND		2-4'		5.8 ppm		TPH-HCID / VOCs
5	No recovery from 4 feet to 8 feet bgs						
	Becomes moist, brown, silty SAND with interbedded silt layer and trace gravel		8-10'		6.8 ppm		
10	Becomes wet		10-12'		7.1 ppm	ATD	
			12-14'		5.5 ppm		
15			14-16'		7.4 ppm		
	Boring terminated @ ~16.0' bgs Groundwater encountered @ ~10.0' bgs						
20							
25							
30							

0 10 20 30 40 50
MOISTURE CONTENT
Plastic Limit — Natural — Liquid Limit

LEGEND

- 2-inch O. D. Split-Spoon Sample (SPT Blowcount)
- 3 ¼ - Inch O.D. Dames & Moore Sample (Equivalent SPT Blowcount Shown)
- Shelby Tube Sample
- Grab Sample (Soil Cuttings)
- Sample not Recovered
- ATD — Static Water Level at Time of Drilling
- DATE — Static Water Level Reading
- Perched Groundwater
- XX — 200 Wash (% fines shown)
- XX — Grain Size Analysis (% fines shown)
- WTPH-D Ext. 8010 — Type of Analytical Testing Performed

TV - Torvane Reading (tsf)
PP - Pocket Pentetrometer Reading (tsf)
PID - Photo Ionization Detector (PPM)
SPT - Standard Penetration Test

File Name : Boringlog(G)1.dwg

Start Date : 01/07/11 Completion Date : 01/07/11 Logged By : J.T.B.

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BORING LOG

Project : Walker Subaru Used Car Lot
Location : 250 Rainier Avenue South
Renton, Washington 98055
Client : Walker Renton Subaru
Project No : WA99-2641-ENV

Boring No. : SP-4

Ground Surface Elevation : N/A
Elevation Reference : N/A

DEPTH (feet)	SOIL DESCRIPTION	SAMPLE TYPE	SAMPLE NUMBER	BLOW COUNT	PID READING	GROUND WATER	LABORATORY TESTING
0	Asphalt (3" thick)						
	Moist, brown, sandy SILT with trace gravel and pulverized concrete and brick fragments		0-2'		4.6 ppm		
			2-4'		6.3 ppm		TPH-HCID / VOCs
	Moist, brown, silty SAND with little gravel						
5	Increase in gravel content and large rock fragments		4-6'		6.2 ppm		
			6-8'		5.6 ppm		
10	Becomes wet, decrease in gravel		8-12'		7.2 ppm	ATD	
			12-15'		8.6 ppm		
15	Boring terminated @ ~15.0' bgs Groundwater encountered @ ~10.0' bgs						
20							
25							
30							

MOISTURE CONTENT
0 10 20 30 40 50
Plastic Limit — Natural — Liquid Limit

LEGEND

- 2-inch O. D. Split-Spoon Sample (SPT Blowcount)
- 3 ¼ - Inch O.D. Dames & Moore Sample (Equivalent SPT Blowcount Shown)
- Shelby Tube Sample
- Grab Sample (Soil Cuttings)
- Sample not Recovered
- ATD — Static Water Level at Time of Drilling
- DATE — Static Water Level Reading
- Perched Groundwater
- XX — 200 Wash (% fines shown)
- XX — Grain Size Analysis (% fines shown)
- NTPH-D Ext. 8010 — Type of Analytical Testing Performed

TV - Torvane Reading (tsf)
PP - Pocket Penetrometer Reading (tsf)
PID - Photo Ionization Detector (PPM)
SPT - Standard Penetration Test

File Name : Boringlog(G)1.dwg

Start Date : 01/07/11 **Completion Date :** 01/07/11 **Logged By :** J.T.B.

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BORING LOG

Project : Walker Subaru Used Car Lot
Location : 250 Rainier Avenue South
Renton, Washington 98055
Client : Walker Renton Subaru
Project No : WA99-2641-ENV

Boring No. : SP-5

Ground Surface Elevation : N/A
Elevation Reference : N/A

DEPTH (feet)	SOIL DESCRIPTION	SAMPLE TYPE	SAMPLE NUMBER	BLOW COUNT	PID READING	GROUND WATER	LABORATORY TESTING
0	Asphalt (3" thick)						
	Moist, brown, silty SAND with little gravel and pulverized concrete and brick fragments		0-2'		5.6 ppm		
			2-4'		15.6 ppm		TPH-HCID VOCs
5			8-10'		10.4 ppm		
	Increase in gravel content with rock fragments		10-12'		11.2 ppm		
10	Becomes wet		8-12'		6.7 ppm	ATD	
			12-14'		9.2 ppm		
15			14-16'		14.4 ppm		
	Boring terminated @ ~16.0' bgs Groundwater encountered @ ~10.0' bgs						
20							
25							
30							

0 10 20 30 40 50
MOISTURE CONTENT
Plastic Limit — Natural — Liquid Limit

LEGEND

- 2-Inch O. D. Split-Spoon Sample (SPT Blowcount)
- 3 ¼ - Inch O.D. Dames & Moore Sample (Equivalent SPT Blowcount Shown)
- Shelby Tube Sample
- Grab Sample (Soil Cuttings)
- Sample not Recovered
- ATD — Static Water Level at Time of Drilling
- DATE — Static Water Level Reading
- Perched Groundwater
- XX — 200 Wash (% fines shown)
- XX — Grain Size Analysis (% fines shown)
- NWTPH-D Ext. 8010 — Type of Analytical Testing Performed

TV - Torvane Reading (tsf)
PP - Pocket Pentetrometer Reading (tsf)
PID - Photo Ionization Detector (PPM)
SPT - Standard Penetration Test

File Name : Boringlog(G)1.dwg

Start Date : 01/07/11 Completion Date : 01/07/11 Logged By : J.T.B.

APPENDIX C

LABORATORY CERTIFICATION

ESN NORTHWEST
Environmental
Services Network

January 17, 2011

John Bhend
Adapt Engineering, Inc.
615 8th Avenue South
Seattle, WA 98104

Dear Mr. Bhend:

Please find enclosed the analytical data report for the Walker's Renton Subaru Project in Renton, Washington. Probe services were conducted on January 7, 2011. Soil samples were analyzed for Gasoline by NWTPH-Gx and BTEX by Method 8260 on January 13, 2011.

The results of the analyses are summarized in the attached tables. Soil values are reported on a dry weight basis. Applicable detection limits and QA/QC data are included. An invoice for this analytical work is also enclosed.

ESN Northwest appreciates the opportunity to have provided analytical services to Adapt Engineering for this project. If you have any further questions about the data report, please give me a call. It was a pleasure working with you on this project, and we are looking forward to the next opportunity to work together.

Sincerely,

Michael A. Korosec
President

1210 Eastside Street SE, Suite 200 ▯ Olympia, Washington 98501 ▯ 360.459.4670 ▯ FAX 360.459.3432
Web Site: *www.esnnw.com* E-Mail: *info@esnnw.com*

ESN NORTHWEST CHEMISTRY LABORATORY

Adapt Engineering
WALKER'S RENTON SUBARU PROJECT
Client Project #WA99-2641-ENV
Renton,Washington

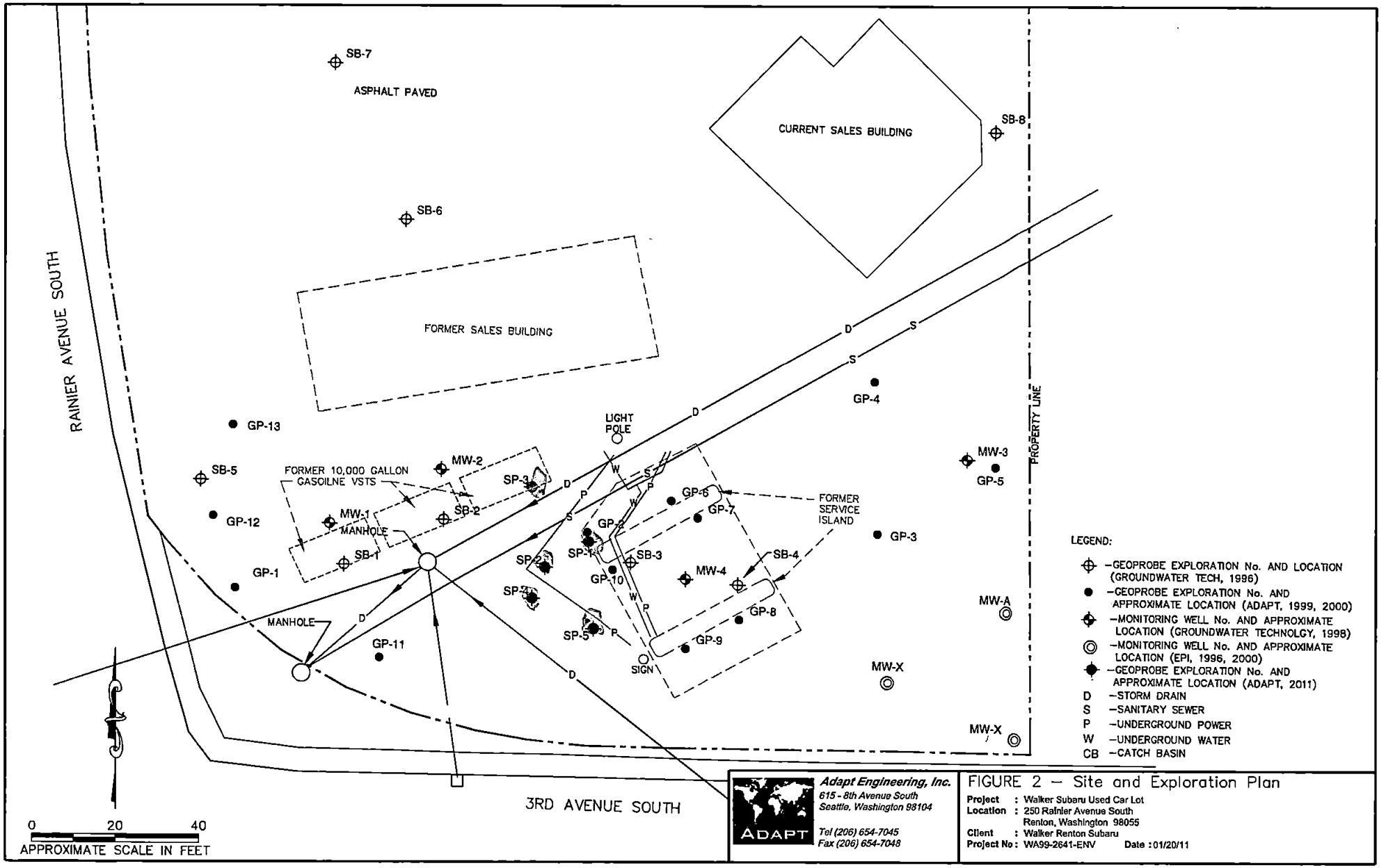
ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnnw.com

Analysis of Gasoline Range Organics & BTEX in Soil by Method NWTPH-Gx/8260

Sample Number	Date Prepared	Date Analyzed	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	Gasoline Range Organics (mg/kg)	Surrogate Recovery (%)
Method Blank	1/13/2011	1/13/2011	nd	nd	nd	nd	nd	116%
LCS	1/13/2011	1/13/2011	122%	126%	126%	119%	95%	121%
LCSdup	1/13/2011	1/13/2011	127%	131%	132%	130%	---	114%
SP-1:2-4	1/7/2011	1/13/2011	**0.02**	nd	nd	nd	nd	113%
SP-2:0-2	1/7/2011	1/13/2011	**0.03**	nd	nd	nd	nd	115%
SP-3:2-4	1/7/2011	1/13/2011	nd	nd	nd	nd	nd	128%
SP-4:2-4	1/7/2011	1/13/2011	**0.03**	nd	nd	nd	nd	117%
SP-5:2-4	1/7/2011	1/13/2011	nd	nd	nd	nd	nd	126%
Reporting Limits			0.02	0.05	0.05	0.15	10	

"—" Indicates not tested for component.
"nd" Indicates not detected at the listed detection limits.
"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (Bromofluorobenzene) & LCS : 65% TO 135%

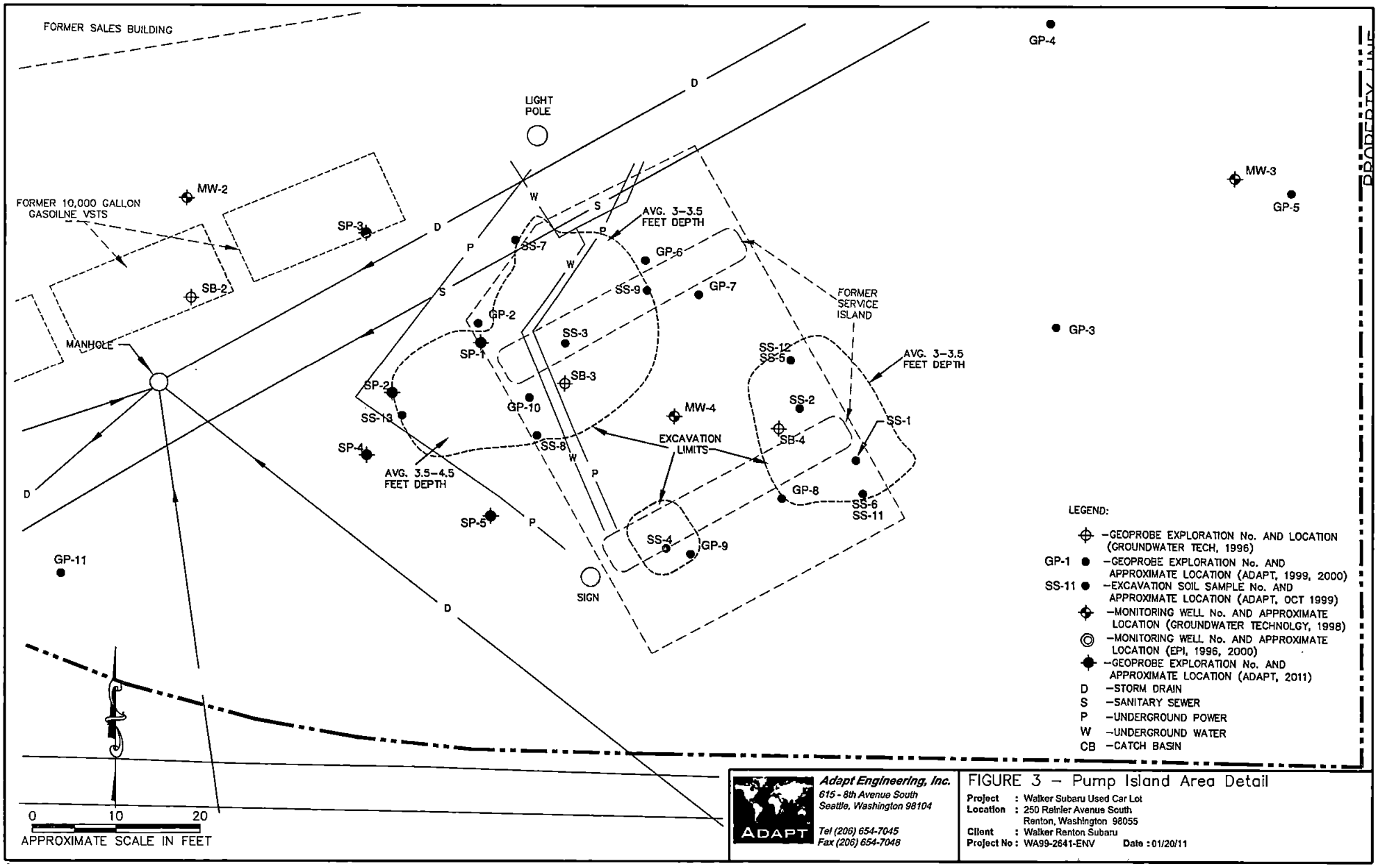


Adapt Engineering, Inc.
615 - 8th Avenue South
Seattle, Washington 98104
Tel (206) 654-7045
Fax (206) 654-7048

ADAPT

FIGURE 2 – Site and Exploration Plan

Project : Walker Subaru Used Car Lot
Location : 250 Rainier Avenue South
Renton, Washington 98055
Client : Walker Renton Subaru
Project No : WA99-2641-ENV **Date** : 01/20/11



Adapt Engineering, Inc.
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Seattle, Washington 98104
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FIGURE 3 – Pump Island Area Detail

Project : Walker Subaru Used Car Lot
Location : 250 Rainier Avenue South
Renton, Washington 98055
Client : Walker Renton Subaru
Project No : WA99-2641-ENV Date : 01/20/11