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July 14, 2005

Adapt^{im}

LSI - Adapt Job No. WA04-11238-PH2

U. S. BANCORP Real Estate Technical Services PD-WA-T6FI 1420 – 5th Avenue, Suite 600 Seattle, WA 98101

Attention: Mr. Robert M. Wearn, MAI, SRA

Subject: Supplemental Limited Phase II Environmental Site Assessment Kent – Poulsbo RV 23051 Military Road South Kent, Washington 98032 RETECHS File No: CCV04-316/2300 SEA

Dear Mr. Wearn:

LSI Adapt (Adapt) is pleased to provide you with the results of our Limited Phase II Environmental Site Assessment for the above referenced site. This report is provided for U.S. Bancorp 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.

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,

LSI Adapt

Charles C. Cacek, L.E.G. Senior Project Manager

CCC/ccc

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Usbancorp

RETECHS ENVIRONMENTAL REVIEW

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Firm: LSI Adapt	F	Report Sign	ature(s)	Registration/State	Degree						
	IC I	harles C.	Cacek	WA	Geology						
Date of the Report: 7/14/05		2arvi S. Pe	Irarca	WA	Geology						
Type of Report:	Transaction Screen Form Other (describe):	D Pha	se I ESA X Phas	e II ESA 🔲 Borrower Quest	ionnaire/RM Site Inspection						
Sugnasted or Evi	ating Environmentel		Consultant's Fin	ndings							
Condition(s)	sting Environmental	•	Not Suspected	More info needed to make determination	Field sampling or testing recommended						
Underground Stor	age Tank(s) / UST		x								
Above Ground Sto	orage Tank(s) / AST		x								
Septic System Wit	h On-Site Drainfield		X								
Oil/Water Separa	tor		x								
Dry Wells or Injec	tion Wells		X								
Lack of Secondary Containment (Drums or AST's)		pr	x								
Contamination of	Soil			X See Conclusions	X See Conclusions						
Contamination of	Ground Water		x								
Use of Pesticides (On Site		x								
PCB's (transforme	rs/ballasts etc.)		x								
Asbestos Containi (pre-1980 construc	ng Material (ACM) Pres tion)	ent	x								
Lead-based Paint ((pre-1979 construction)		x								
Potential Lead in I	Drinking Water Supply		x								
Radon			X '								
Wetland		·····	x								
Mold (excessive in	door moisture)		x								
Impact from offsite	e source(s)		x								
Other (see Consult identified below)	ant's Recommendations	3									

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CONSULTANT'S RECOMMENDATIONS (Items checked for "more info needed" and for "field sampling or testing")									
Issue	Estimated Cost								
Conclusions The current phase of work included advancing three 30-foot hollow-stem auger borings adjacent to and downslope from a petroleum UST system that was formerly located along the east side of the southernmost building. The borings disclosed 3 to 7 feet of man-placed fill soils overlying very dense glacial till soils that extended to the full depth explored of 30 feet. None of the borings exhibited recoverable groundwater seepage. Soils samples collected from the borings did not exhibit readily obvious signs of contaminant impacts, such as stains, petroleum or petroleum-like odors, or measurable PID readings. In Adapt's opinion, the results of the current phase of work, coupled with past site assessment results, indicate that a limited volume of petroleum contaminated soils remain in the area of the former gasoline USTs and pump, adjacent to the east side of the southern building on the subject property. In addition, it does not									
appear that the residual contaminants have impacted the local near-surface groundwater table, which is in excess of 30 feet in depth. Figure 3 shows the estimated aerial extent of residual contaminated soils adjacent to the east side of the southern building. We conservatively estimate that approximately 50 to 100 cubic yards of petroleum contaminated soils remain at depths greater than about 10 feet below ground surface adjacent to the east side of the southernmost building.									
It is our understanding that no significant remodeling or earthwork is currently planned for this portion of the property. In Adapt's opinion, if left undisturbed, and given that the site is entirely paved in the area of concern, the residual contaminants do not appear to represent a significant environmental risk to human health or the environment. Adapt recommends that this report and the other site assessment reports be submitted to Ecology for fee-based review under the Voluntary Cleanup Program (VCP).									

THE SECTION BELOW IS FOR U.S. BANK USE ONLY RETECHS REVIEWER								
Signature:								
Name:								
Title:								
Date:								
Real Estate Technical Services - RETECHS								

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1.0 INTRODUCTION

1.1 Site Description

The subject site is located at 23051 Military Road South in Kent, King County, Washington (Section 15-Township 22 North - Range 4 East, Willamette Meridian).

The subject site is an irregular-shaped property that includes one tax parcel and two separate lots that together cover a reported 5.87 acres. The northern and southern lots are each developed with buildings. The northern lot supports a service garage building, and the southern lot supports a combination sales and service building. The balance of the property is asphalt-paved and utilized for recreational vehicle storage.

1.2 Project Background

Adapt completed a Phase I Environmental Site Assessment, dated May 18, 2004, for the subject site (Adapt Report No. WA04-11238-PH1). Based upon the results of our assessment, Adapt revealed the following possible environmental conditions at the site:

- The former presence of a 10,000 gallon capacity gasoline underground storage tank (UST) on the northern portion of the property;
- The presence of decommissioned underground hydraulic hoists located within the southern building;
- The past usage of the southern portion of the southern lot for construction equipment staging and storage.
- The shop in the southern building includes a floor drain that is connected to an oil-water separator that is reportedly connected to the municipal stormwater system.
- The lack of secondary containment associated with above ground storage tanks and drums.

Confirmation sampling around the former gasoline UST on the northern lot coupled with the results of a limited Phase II assessment completed by others did not indicate the presence of significant contaminant concentrations, and no further action was recommended. However, the report recommended that a subsurface investigation be completed to assess conditions in the former equipment storage area and the decommissioned hoists on the southeast portion of the property.

Adapt subsequently completed a limited Phase II Environmental Site Assessment (dated August 8, 2004, Adapt Report No. WA04-11238-PH2). This assessment included advancing a total of eight (8) geoprobe explorations and one hand boring to depths of up to 14 feet below ground surface (bgs). The Geoprobe and hand borings were drilled adjacent to the hydraulic hoists in the southern building and areas peripheral to the south and east sides of the building. Soil samples collected from borings GP-1 through GP-8 did not exhibit detectable concentrations of total petroleum hydrocarbons (TPH) or volatile organic compounds, including benzene and chlorinated solvents. However, a sample collected from the 10 to 11.5-foot depth from hand boring HB-1 exhibited a gasoline-range TPH concentration of 1,200 ppm which was in excess of the MTCA cleanup level of 100 ppm. This sample also exhibited detectable concentrations of benzene (0.06 ppm), ethylbenzene (4.3 ppm), and xylenes (14 ppm). The benzene and xylenes concentrations were in excess of respective MTCA Method A cleanup levels.

Subsequent review of City of Kent Files revealed that the eastern side of the southern building formerly supported three petroleum USTs, including two 2,000-gallon capacity gasoline USTs and one 1,000-gallon capacity used oil UST and a pump. The USTs were reportedly decommissioned and removed in 1998 for the previous property owner, "Valley I-5." The UST Closure Report completed by Sound Environmental Consulting indicated that about 5 cubic yards of impacted soils were removed from the excavation and transported to Fife Sand and Gravel for treatment. Analytical results of confirmatory soil samples collected from the base of the excavation below the former gasoline USTs indicated elevated concentrations of gasoline–range TPH in excess of MTCA Method A cleanup levels.

Based upon the results of the UST Closure Assessment by others and Adapt's limited Phase II ESA report, a limited volume of soils exhibiting elevated concentrations gasoline-range TPH and VOCs remain in the area of the former gasoline USTs. However, the lateral limits of these impacts have not been assessed. In addition, it is not known if this release has impacted underlying ground water conditions.

1.3 Purpose

The purpose of this assessment is to evaluate the lateral limits of petroleum hydrocarbons impacts in soil and potential groundwater impacts associated with the confirmed release from the decommissioned UST system located to the east of the southernmost building.

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 and volatile organic compounds, including benzene and chlorinated solvents. Mr. Robert M. Wearn of U.S. Bank provided written authorization to perform this Phase II on April 21, 2004, (RETECHS File No: CCV04-316/2300 SEA).

2.0 ACTIVITIES

2.1 Sample Collection and Observations

This phase of work involved advancing three (3) hollow stem auger borings (designated B-1 through B-3) to depths of about 30 feet (bgs). The borings were advanced using a truck-mounted hollow-stem auger drill rig, owned and operated by Holt Drilling, under subcontract to our firm. All borings were supervised, sampled, and logged by an Adapt Licensed Geologist. The borings were located based on preliminary findings of previous environmental studies, field observations, and site access. Figure 2 show the approximate locations of the borings, site boundaries, and other pertinent site features. Subsurface exploration and soil sampling procedures are described in Appendix B.

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.

Upon completion, the test probe holes were abandoned by placing dry bentonite into the probe holes, which was then hydrated. The probe holes were sealed to match the existing surface. The probe and sampling equipment were decontaminated between each sampling event using water and Alconox wash and water rinse.

3.0 RESULTS

3.1 Subsurface Conditions: Soil

The site borings generally disclosed asphalt pavement and gravel base course overlying variable gravelly sand fill soils, locally silt-rich, with minor organic fragments, that extended to depths ranging from about 3 feet to 7 feet below ground surface (bgs). These soils were underlain by very dense, moist to wet, tan-gray to gray, silty, gravelly fine sand with minor less silty sand-rich zones. These underlying soils were interpreted to be unweathered glacial till soils that extended to the full depth explored of about 30 feet bgs. Minor, discontinuous moist to wet zones were observed at depths of about 20 to 25 feet in the borings. However, groundwater seepage was not encountered in any of the site borings at the time of drilling and within one half hour of completion of each boring. Figure 2 shows the approximate locations of the borings, site boundaries, and other pertinent site features. Subsurface exploration and soil sampling procedures are described in Appendix B.

All soil samples were field screened using a MiniRae Photoionization Detector (PID). Soils screened from borings B--1 through B-8 did not exhibit obvious signs of contaminant impacts, such as staining odors, or significant PID readings.

4.0 QUANTITATIVE ANALYSES

The analytical testing was performed by ESN, Inc., which is a Washington certified laboratory.

4.1 Quantitative Analyses- Soil

<u>Soil</u>

Soil samples B-1/7.5-9 and GP-1/15-16.5 did not exhibit detectable concentrations of gasoline through mineral oil-range total petroleum hydrocarbons (TPH), or volatile organic compounds, including BTEX and chlorinated solvents. Sample GP-2/5-6.5 exhibited detectable concentrations of ethylbenzene (0.25 ppm) and xylenes (0.95 ppm), both of which were below respective MTCA Method A cleanup levels. This sample did not exhibited concentrations of benzene, toluene, or gasoline through mineral oil-range TPH. Samples B-3/10-11.5 and B-3/20-21.5 did not exhibited concentrations of BTEX, or gasoline through mineral oil-range TPH. Analytical results are summarized on Tables 1 and 2 below, and the laboratory certificates and chain of custody forms are included in Appendix C.

Table 1 : Summary of Analytical Results: Soil - TPH												
ID	Depth (ft)_	PID (ppm)	Gasoline (ppm)	Minerat Spirits (ppm)	Kerosene (ppm)	Diesel (ppm)	Heavy Oil (ppm)					
B-1/7.5-9	7.5-9	0.0	<5	<5	<20	<20	<50					
B-1/15-16.5	15-16.5	0.0	<5	<5	<20	<20	<50					
B-2/5-6.5	5-6.5	0.0	<5	<5	<20	<20	<50					
B-2/15-16.5	15-16.5	0.0	<5	<5	<20	<20	<50					
B-3/10-11.5	10-11.5	0.0	<5	<5	<20	<20	<50					
B-3/20-21.5	20-21.5	0.0	<5	<5	<20	<20	<50					
MTCA Met	hod A Cleanu	p Levels	100/30	100/30	2,000	2,000						

TPH – Total Petroleum Hydrocarbons

ppm = parts per million

NotD= Not Detected above standard laboratory detection levels

NT = Not Tested

MTCA = Model Toxics Control Act

Table 2 : Summary of Analytical Results: Soil - VOCs									
ID	Depth (ft)	B (ppm)	T (ppm)	E (ppm)	X (ppm)	VOCs			
B-1/7.5-9	7.5-9	<0.02	<0.05	<0.05	<0.05	NotD			
B-1/15-16.5	15-16.5	<0.02	<0.05	<0.05	<0.05	NotD			
B-2/5-6.5	5-6.5	<0.02	<0.05	0.25	0.95	NT			
B-2/15-16.5	15-16.5	<0.02	<0.05	<0.05	<0.05	NT			
B-3/10-11.5	10-11.5	<0.02	<0.05	<0.05	<0.05	NT			
B-3/20-21.5	20-21.5	<0.02	<0.05	<0.05	<0.05	TN			
MTCA Met	hod A Cleanup L	.evels	100/30	2,000	2,000	varies			

ppm = parts per million

BTEX = Benzene, toluene, ethylbenzene, and xylenes by EPA Method 8260

VOCs = volatile organic compounds by EPA Method 8260

NotD = Not Detected above standard laboratory detection levels

NT = Not Tested

MTCA = Model Toxics Control Act

5.0 CONCLUSIONS AND RECOMMENDATIONS

The current phase of work included advancing three 30-foot hollow-stem auger borings adjacent to and downslope from a petroleum UST system that was formerly located along the east side of the southernmost building. The borings disclosed 3 to 7 feet of man-placed fill soils overlying very dense glacial till soils that extended to the full depth explored of 30 feet. None of the borings exhibited recoverable groundwater seepage. Soils samples collected from the borings did not exhibit readily obvious signs of contaminant impacts, such as stains, petroleum or petroleum-like odors, or measurable PID readings.

In Adapt's opinion, the results of the current phase of work, coupled with past site assessment results, indicate that a limited volume of petroleum contaminated soils remain in the area of the former gasoline USTs and pump, adjacent to the east side of the southern building on the subject property. In addition, it does not appear that the residual contaminants have impacted the local near-surface groundwater table, which is in excess of 30 feet in depth. Figure 3 shows the estimated aerial extent of residual contaminated soils adjacent to the east side of the southern building. We conservatively estimate that approximately 50 to 100 cubic yards of petroleum contaminated soils remain at depths greater than about 10 feet below ground surface adjacent to the east side of the southernmost building.

It is our understanding that no significant remodeling or earthwork is currently planned for this portion of the property. In Adapt's opinion, if left undisturbed, and given that the site is entirely paved in the area of concern, the residual contaminants do not appear to represent a significant environmental risk to human health or the environment. Adapt recommends that this report and the other site assessment reports be submitted to Ecology for fee-based review under the Voluntary Cleanup Program (VCP).

6.0 LIMITATIONS

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 number, locations, and depth of the explorations, 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 US Bancorp and their agents for specific application to the project site. Use or reliance upon this report by a third 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,

LSI Adapt

Charles C. Cacek, L.E.G. Senior Project Manager

Daryl SyPetrarca, L.H.G.

CCC/ccc



APPENDIX A

FIGURES

*1**





GP-1 • - GEOPROBE BORING NUMBER AND APPROXIMATE LOCATION (ADAPT 2004)

HB-1 + - HAND BORING NUMBER AND APPROXIMATE LOCATION (ADAPT 2004)

- SOIL BORING NUMBER AND APPOXIMATE LOCATION (ADAPT 2005)



NOT TO SCALE

FIGUR	E 2 - Site &	Exploration	Plan
Project Location	: Kent Poulsbo RV - : 23051 Military Road	Southern Parcel South	
Client :	Kent, Washington US Bancorp	98032	
Date :	06/02/05	Job #:S-WA-04	-11238-PH2



APPENDIX B

SUBSURFACE EXPLORATION PROCEDURES AND BORING LOGS

July 14, 2005 Appendix B

APPENDIX B

SUBSURFACE EXPLORATION PROCEDURES AND BORING LOGS

Hollow Stem Auger Borings

The field exploration program conducted for this study consisted of advancing a series of three hollow stem auger borings on the site. The approximate locations are illustrated on Figure 2. These locations were obtained in the field by taping and pacing from existing site features.

The borings were advanced on May 14 and 15, 2005 by Holt Drilling, a local exploration drilling company under subcontract to our firm. Each boring consisted of advancing a 9-inch outside diameter hollow stem auger with a truck-mounted drill rig. During the drilling process, soil samples were generally obtained at 2 ½ -foot-depth Intervals. Borings were continuously observed and logged in the field by a licensed geologist from our firm. Prior to each boring, the drilling equipment and sampling tools were steam cleaned. decontaminated.

CHARACTERIZATION OF SOIL

Disturbed soil samples were collected at 2½-foot intervals by using the Standard Penetration Test Procedure, as described In ASTM:D-1586. This test and sampling method consists of driving a standard 3-inch outside diameter split-barrel sampler a distance of 18 inches into the soil with a 300-pound hammer free failing a distance of 30 Inches. The number of blows for each 6-inch interval is recorded. The number of blows required to drive the sampler the final 12 inches is considered the Standard Penetration Resistance N or blow count. The blow counts are presented in the boring logs in this appendix. If a total of 50 blows are recorded within one 6-inch Interval, the blow count is recorded as 50 blows for the actual number of Inches of penetration. The blow count or "N" value, provides a measure of the relative density of granular soils or the relative consistency of cohesive soils.

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.

Soil Sampling Procedures

The soil samples were removed at each interval using procedures designed to minimize the risk of cross contamination. Prior to each boring, the drilling equipment 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. The samples were classified and screened In the field, and Immediately transferred to laboratory-prepared glass jars, and tightly sealed with a Teflon-lined, threaded cap. Samples were stored and transported in a chilled-cooler throughout the field program. All retained soil samples were subsequently transferred to the chemical testing laboratory in accordance with Adapt, chain-of-custody procedures.

Soil samples were collected in the borings from 1.5-foot long spilt spoon sampler, which is pushed as the lead section of the tool string. Recovered soil samples were collected for 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 clean stainless steel, disposable trowel, or 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. The samples were then be stored at 4 degrees C, and transported as soon as possible to a subcontracted analytical laboratory under LSI-Adapt's chain-of-custody procedures.

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.

Upon completion, the test probe holes were abandoned by placing dry bentonite into the probe holes, which was then hydrated. The probe holes were sealed to match the existing surface. The probe and sampling equipment were decontaminated between each sampling event using water and Alconox wash and water rinse.

POST SAMPLING ACTIVITIES

Once the sample is collected into the appropriate container, the outside of the bottle should be wiped with a clean paper towel to remove excess sampling material. If necessary, a clean paper towel moistened with alconox solution is used.

The sample bottle was then properly labeled and placed in a plastic bag and preserved at approximately 4°C in a cooler with ice. Information such as sample number, location, collection time and sample description were recorded in the field logbook. Associated paperwork (e.g. Chain of Custody forms, Sample Analysis Request forms) was completed and remained with the sample. The samples are packaged in a manner that will allow the appropriate storage temperature to be maintained during shipment to the lab. Samples were delivered to the laboratory within 24 hours so that proper temperature maintenance is assured and analytical holding times are not exceeded.

BORING LOG	<u> </u>	<u> </u>				LOI ADATI 615 8th Avenue South Seattle, Washington 98104 TEL: 206.654.7045 FAX: 206.654.7048	
PROJECT: Kent-Poulsbo RV LOCATION: 23051 Military Road South Kent, WA 98032	Job I Prepa	NUr ared	nber for: Ut	: V S Ba	vA04 Ink	H-11238-PH2 Boring No. : B	•~ 1 ~
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	BORING LOG						LSI ADAPT 615 8th Avenue South Seattle, Washington 98104 TEL, 206.654.7045 FAX: 206.654.	7048				
PF LO	OJECT : Kent-Poulsbo RV CATION : 23051 Military Road South Kent, WA 98032	Number : WA04-11238-PH2 Boring No. : B- bared for: US Bank										
Eleval Groun	ion Reference : N/A Well Co d Surface Elevation : N/A Casing I	mpleted : Elevation :	N/A N/A				AS-BUILT DESIGN	TESTING				
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	2' asphalt over gravel base coarse						-					
	Loose to medium dense, tan-gray silty, gravelly fine SAND (fill)						-					
		+ .					. ·					
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		I	S-2	5	0.0							
_	Very dense, moist, oxidized tan-gray, gravelly silty fine SAND (glacial till)			35 50/5			-	F				
10-	Gray		S-3	50/6"	0.0		- - - -					
	-						-					
		Ŧ I '	134	20 50/6	0.0		-					
	-	┟┺╸	1									
15		╂┯	S-5	28	0.0		-	WTPH 01/8TE				
	4	ΗL		50/6*			-	WIPH-L				
		ł					•					
	With sand-rich interbeds	ł	- S-6	40 50/6*	0.0		.					
	4	┟┸	-				-					
20	4	╂┯	S-7	50/5	0.0		•					
	4	+1	-				<u>.</u>					
	4		1			ļ	-					
		ĮΤ	S-8	40 50/31	0.0		-					
	4	ļL	ł				-	├				
25.		<u> </u>	•	100	0.0							
	with thin (1" - 2")	11	-	30								
		┟┶	1	00/6								
	 Moist	H	S-10	50/6"	0.0		r.					
						· '						
0.0]					1						
30	Paring terminated at appay 20.5 feet	F	S-11	80/6*	0.0			· ·				
LE	GEND	Ť	1	I	1	·						
-	2-inch O. D. Split-Spoon Sample DATE Static Wa	ater Level at	Dritting				Grab Sample					
-		ater Level	~		877PH- 80	oen. 10	Type of Analytical Testing Used	Page				
	Sample not Recovered	GroundWale	а		A	то	At Time of Driffing	1 of				

Drilling Start Date : 04/14/05

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Drilling Completion Date :

04/14/05

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			LSI ADAPT 615 8th Avenue South										
ונ							Seattle, Washington 98104 TEL: 206.654.7045 FAX: 206.654.7048						
PR LO	OJECT : Kent-Poulsbo RV CATION : 23051 Military Road South	Job Prep	Nur ared	nber for: U	:V SBa	VA04 Ink	H-11238-PH2 Boring No. : B	-3					
Elevati Ground	on Reference : N/A Well Com Surface Elevation : N/A Casing El	npleted : levation :	N/A N/A				AS-BUILT DESIGN	TESTING					
DEPTH (teet)		SAMPLE	SAMPLE NUMBER	BLOW	OVM READING	GROUND WATER							
-0-	2' asphalt over minor gravel over medium dense,						Hand dig to 4 feet						
	moist, brown gravelly coarse SAND (IIII)	Ţ					-						
		_ _				▎▕	~						
	Dense to very dense, tan-gray, gravelly silty fine	- ·	4			╿╽	-						
-5-		+	S-1	13	0.0								
				32 34									
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		† I	5-2	80/6"			-						
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h 10-	Gray	ŤΤ	S-3 -	30 50/4"	0.0		-	WTPH-67 BTEX WTPH-DX					
		μ		l .			-						
			S-4	50/6"	0.0			·					
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-15-		+	S-5	70/6"	0.0								
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⊢		ł	S-6	30 50/4	0.0		-						
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-20-		T	S-7	50/6*	0.0		-	WTPH-67 BTEX WTPH-OX					
-		<u></u>]⊥	1				-						
		H	S-8	30	0.0		-						
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-25-		+	5.9	20	0.0								
	to wet interrbeds	$\left\{ \right\}$	-	40 50									
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-		┟┹	1										
-30-	Perior terminated at entroy 00 5 feet	+	S-11	60/6*	0.0								
	GEND	<u>_t</u>	1	.1			F	1					
	2-inch O. D. Split-Spoon Sample DATE Static Water Level at Drillin					->==]	Grab Sample Type of Analytical Testing Used						
DATE Coundwater NR No Recovery Sample not Recovered T Perched Groundwater ATD At Time of Drilling						No Recovery At Time of Drilling	Page: 1 of 2						
≣ Drillin	Drilling Start Date : 04/14/05 Drilling Completion Date :						Loaged	Bv: RBI					

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APPENDIX C

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LABORATORY CERTIFICATION

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Environmental

Services Network

June 3, 2005

Chuck Cacek LSI-Adapt Engineering, Inc. 615 8th Avenue South Seattle, WA 98104

Dear Mr. Cacek:

Please find enclosed the analytical data report for Kent – Poulso RV Project in Kent, Washington. Soil samples were analyzed for Diesel and Oil by NWTPH-Dx/Dx Extended, Gasoline by NWTPH-Gx, and VOC's by Method 8260 on May 16 & 17, 2005.

The results of the analyses are summarized in the attached tables. All 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 LSI Adapt 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 Vorme

Michael A. Korosec President

ESN NORTHWEST	<u>Envis</u> Servio	ronmen ics Netwo	tal ork))" >~ /	,		32	la	P	T-	A	-7	-		Cŀ	łA	11	1-(O	F-(CI	JSTODY	REC	OF	۱D
CLIENT: SI	CSI Adapt								_	DATE: 5 24 05 PAGE 1 OF															
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DESN DISPOSAL @ \$2.00 each D Return D Pickup NOT								NOTES: Turn Around Time: 24 HR 48 HR 5 D							DAY										

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ESN Job Number:	S50516-1
Client:	LSI ADAPT
Client Job Name:	KENT-POULSBO RV
Client Job Number:	WA04-11238-PH2

NWTPH-Gx / BTEX (8260)

Analytical Results

NWTPH-Gx, mg/kg	MTH BLK		B-1/7.5-9.0	B-1/15-16.5	
Matrix	Soil	Soil	Soil	Soil	
Date extracted	Reporting	05/16/05	05/16/05	05/16/05	
Date analyzed	Limits	05/16/05	05/16/05	05/16/05	
Moisture, %		· · ·	8%	8%	
Mineral spirits/Stoddard solvent	5.0	nd	nd	nd	
Gasoline	5.0	nd	nd	nd	
Surrogate recoveries:					
Fluorobiphenyl		99%	88%	86%	
o-Terphenyl		93%	92%	91%	

BTEX (8260), mg/kg		MTH BLK	LCS	B-1/7.5-9.0	B-1/15-16.5
Matrix	Soil	Soil	Soil	Soil	Soil
Date extracted	Reporting	05/16/05		05/16/05	05/16/05
Date analyzed	Limits	05/16/05	05/16/05	05/16/05	05/16/05
Moisture, %		·		8%	8%
Benzene	0.02	nd	98%	nd	nd
Toluene	0.05	. nd	100%	nd	nd
Ethylbenzene	0.05	nd		nd	nd
Xylenes	0.05	nd		nd	nd
Surrogate recoveries:					
Dibromofluoromethane		87%	99%	94%	92%
Toluene-d8		100%	100%	102%	100%

4-Bromofluorobenzene	99%	98%	98%	100%
Toluene-d8	100%	100%	102%	100%
Dibromofluoromethane	87%	99%	94%	92%

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

C - coelution with sample peaks

M - matrix interference

J - estimated value

Results reported on dry-weight basis

Acceptable Recovery limits: 65% TO 135%

ESN Job Number:	S50516-1
Client:	LSI ADAPT
Client Job Name:	KENT-POULSBO RV
Client Job Number:	WA04-11238-PH2

NWTPH-Gx / BTEX (8260)

Analytical Results					
NWTPH-Gx, mg/kg	······	B-2/5-6.5	B-2/15-16.5	B-3/10-11.5	B-3/20-21.5
Matrix	Soil	Soil	Soil	Soil	Soil
Date extracted	Reporting	05/16/05	05/16/05	05/16/05	05/16/05
Date analyzed	Limits	05/16/05	05/16/05	05/16/05	05/16/05
Moisture, %		11%		8%	7%
Mineral spirits/Stoddard solvent	5.0	nd	nd	nd	nd
Gasoline	5.0	nd	nd	nd	nď
Surrogate recoveries:					
Fluorobiphenyl		87%	89%	88%	90%
o-Terphenyl		92%	94%	91%	91%

BTEX (8260), mg/kg		B-2/5-6.5	B-2/15-16.5	B-3/10-11.5	B-3/20-21.5
Matrix	Soil	Soil	Soil	Soil	Soil
Date extracted	Reporting	05/16/05	05/16/05	05/16/05	05/16/05
Date analyzed	Limits	05/16/05	05/16/05	05/16/05	05/17/05
Moisture, %		11%	9%	8%	7%
Benzene	0.02	nd	nd	nd	nd
Toluene	0.05	nd	nd	nd	nd
Ethylbenzene	0.05	0.25	nd	nd	nd
Xylenes	0.05	0.95	nd	nd	nd

Surrogate r	ecoveries:
-------------	------------

Dibromofluoromethane	95%	94%	96%	98%
Toluene-d8	102%	101%	99%	103%
4-Bromofluorobenzene	100%	97%	99%	100%

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

C - coelution with sample peaks

M - matrix interference

J - estimated value

Results reported on dry-weight basis

Acceptable Recovery limits: 65% TO 135%

ESN Job Number:	S50516-1
Client:	LSI ADAPT
Client Job Name:	KENT-POULSBO RV
Client Job Number:	WA04-11238-PH2

NWTPH-Gx / BTEX (8260)

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Analytical Results			DUP
NWTPH-Gx, mg/kg		QC SAMPLE	QC SAMPLE
Matrix	Soil	Soil	Soil
Date extracted	Reporting	05/16/05	05/16/05
Date analyzed	Limits	05/16/05	05/16/05
Moisture, %			
Mineral spirits/Stoddard solvent	5.0	nd	nd
Gasoline	5.0	nd	nd
Surrogate recoveries:	·		
Fluorobiphenyl		96%	89%
o-Terphenyl		94%	94%

BTEX (8260), mg/kg		MS	MSD	RPD
Matrix	Soil	Soil	Soil	
Date extracted	Reporting	05/16/05	05/16/05	
Date analyzed	Limits	05/16/05	05/16/05	
Moisture, %				
Benzene	0.02	104%	99%	5%
Toluene	0. 0 5	102%	100%	2%
Ethylbenzene	0.05			
Xylenes	0.05			

95%	94%
99%	101%
99%	99%
	95% 99% 99%

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

C - coelution with sample peaks

M - matrix interference

J - estimated value

Results reported on dry-weight basis

Acceptable Recovery limits: 65% TO 135%

ESN Job Number:	S50516-1
Client:	LSI ADAPT
Client Job Name:	KENT-POULSBO RV
Client Job Number:	WA04-11238-PH2

Analytical Results

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8260, mg/kg		MTH BLK	LCS	B-1/7.5-9	B-1/15-16.5	MS	MSD	RPD
Matrix	Soil	Soil	Soil	Soil	Soil	Soil	Soil	······································
Date extracted	Reporting	05/16/05		05/16/05	05/16/05	05/16/05	05/16/05	
Date analyzed	Limits	05/16/05	05/16/05	05/16/05	05/16/05	05/16/05	05/16/05	
Woisture, %				8%	8%			
Dichlomdifluoromethane	0.05	ođ		nd	nd			
Chloromethane	0.05	nd		nu nd	nu nd			
Vinyl chloride	0.01	nd		nd	nd			
Bromomethane	0.05	nd		nď	nd			
Chloroethane	0.05	nd		nd	nd			
Trichlorofluoromethane	0.05	bn		nd	nd			
Acetone	0.50	nď		nd	nď			
1,1-Dichloroeihene	0.05	nd	88%	nd	nd	84%	81%	4%
Melnylene chlonde Melbyd Llbybd elber (MTRE)	0.50	nd		nd	nd			
Irans-1 2-Dichloroeihene	0.05	na		nd	nd			
1 1-Dichloroeibane	0.05	nd		na	na			
2-Bulanone (MEK)	0.50	nd		nu ha	nu			
cis-1.2-Dichloroethene	0.05	nd		nd	nd			
2,2-Dichloropropane	0.05	nd		nd	nd			
Chloroform	0.05	nď		nd	nd			
Bromochloromethane	0.05	nď		nd	nd			
1,1,1-Trichloroethane	0.05	nd		· nđ	nd			
1,2-Dichloroethane	0.05	nd		nđ	nd			
1.1-Dichloropropene	0.05	nd		nd	nd			
Carbon letrachloride	0,05	nd		nd	nd			
Benzene	0.02	nď	98%	nd	nd	104%	99%	5%
1 A Dieblassesses	0.02	nd	95%	nd	nd	99%	94%	5%
Dibromomothano	0.05	na		nđ	nd			
Bromodichloromelhane	0.05	nu		na	na			
4-Methyl-2-nentanone	0.05	nu nd		nd	nu			
cis-1.3-Dichloropropene	0.05	nď		bn ha	nd			
Toluene	0.05	nd	100%	nd	nd	102%	100%	2%
Irans-1,3-Dichloropropene	0.05	nd		nd	. nd			
1,1,2-Trichloroethane	0.05	nd		nd	рu			
2-Hexanone	0.05	bn		bn	nd			
1,3-Dichloropropane	0.05	пď		nd	nd			
Dibromochloromethane	0.05	nd		nd	nd			
1 a Disconcollege (FCE)	0.02	nd		лd	nd			
Chlorobenzene	0.005	no . no	10.10/	nd	nd	40007	40404	404
1 1 1 2-Teirachioroeihane	0.05	nd nd	101%	na od	nd	102%	101%	1%
Fihvibenzene	0.05	nd		nu	nd			
Xvienes	0.05	nd		nd	nd			
Styrene	0.05	nd		nd	nd			
Bromoform	0.05	nd		nd	nd			
1,1,2,2-Tetrachloroethane	0.05	nd		nđ	nd			
Isopropylbenzene	0.05	bn		nd	nd			
1,2,3-Trichtoropropane	0.05	nđ		nd	nd			
Bromobenzene	0.05	nd		nd	nd			
n-Propyloanzene	0.05	nd		nd	nd			
2-Chiorotoluene /	0.05	na		nd 	nd			
1 3 5 Trimetbylenzene	0.05	na		na	na			
lert-Butybenzene	0.05	Dil Do		nd	na pd			
1.2.4-Trimethylbenzena	0.05	nd		nd	Dn ba			
sec-Butylbenzene	0.05	nd		nd	on ba			
1 3-Dichlorobenzene	0.05	nd		nd	nd			
1,4-Dichlorobenzene	0.05	nd		nd	nd			
isopropyltoluene	0.05	пď		nd	nd			
1,2-Dichlorobenzene	0.05	nd		nd	nď			
n-Butylbenzene	0.05	nd		nd	nd			
1,2-Dibromo-3-Chloropropane	0.05	nd		nd	nd			
1,2,4-Inchlorobenzene	0.05	nd		nd	nđ			
Naprinalene Hovochloro 1.2 buteriene	0.05	nd		nd	nd			
1 2 3-Trichlorobenzene	0,00	na		na	nd			
	0.00	i i u		i i u	TICI			

*-instrument detection limits

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ESN Job Number:	
Client:	
Client Job Name:	
Client Job Number:	

\$50516-1 LSI ADAPT KENT-POULSBO RV WA04-11238-PH2

Analytical Results

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8260, mg/kg		MTH BLK	LCS	B-1/7.5-9	B-1/15-16.5	MS	MSD	RPD
Matrix	Soit	Soil	Soil	Soil	Soil	Soil	Soil	
Date extracted	Reporting	05/16/05		05/16/05	05/16/05	05/16/05	05/16/05	
Date analyzed	Limits	05/16/05	05/16/05	05/16/05	05/16/05	05/16/05	05/16/05	
Moisture, %				8%	8%			

Surrogate recoveries:

Toluene-d8 100% 100% 102% 100% 99% 101% 4-Bromolfuorobenzene 99% 98% 98% 100% 99% 99%	Dibromofluoromethane	97%	99%	94%	92%	95%	94%	
4-Bromofluorobenzene 99% 98% 98% 100% 99% 99%	Toluene-d8	100%	100%	102%	100%	99%	101%	
	4-Bromofluorobenzene	99%	98%	98%	100%	99%	99%	

Data Qualifiers and Analytical Comments nd - not detected at listed reporting limits

J - estimated quantitation, below listed reporting limits

Acceptable Recovery limits: 65% TO 135% Acceptable RPD limit; 35%

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ESN Job Number:	S50516-1
Client:	LSI ADAPT
Client Job Name:	KENT-POULSBO RV
Client Job Number:	WA04-11238-PH2

Analytical Results						
NWTPH-Dx, mg/kg		MTH BLK	B-1/7.5-9.0	B-1/15-16.5	B-2/5-6.5	B-2/15-16.5
Matrix	Soil	Soil	Soil	Soil	Soil	Soil
Date extracted	Reporting	05/16/05	05/16/05	05/16/05	05/16/05	05/16/05
Date analyzed	Limits	05/16/05	05/16/05	05/16/05	05/16/05	05/16/05
Moisture, %		······································	8%	8%	11%	9%
Kerosene/Jet fuel	20	nd	nd	nd	nd	nd
Diesel/Fuel oil	20	nd	nd	nd	nd	nd
Heavy oil	50	nd	nd	nd	nd	nd
Surrogate recoveries:						
Fluorobiphenyl		99%	88%	86%	87%	89%
o-Terphenyl		93%	92%	91%	92%	94%

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

C - coelution with sample peaks

M - matrix interference

J - estimated value

Results reported on dry-weight basis

Acceptable Recovery limits: 65% TO 135%

ESN Job Number:	S50516-1
Client:	LSI ADAPT
Client Job Name:	KENT-POULSBO RV
Client Job Number:	WA04-11238-PH2

Analytical Results					DUP
NWTPH-Dx, mg/kg	<u>.</u>	B-3/10-11.5	B-3/20-21.5	QC SAMPLE	QC SAMPLE
Matrix	Soil	Soil	Soil	Soil	Soil
Date extracted	Reporting	05/16/05	05/16/05	05/16/05	05/16/05
Date analyzed	Limits	05/16/05	05/16/05	05/16/05	05/16/05
Moisture, %		8%	7%		
Kerosene/Jet fuel	20	nd	nď	nd	nd
Diesel/Fuel oil	20	nd	nd	nd	nd
Heavy oil	50	nd	nd	nd	nd
Surrogate recoveries:					
Fluorobiphenyl	· · · · · · · · · · · · · · · · · · ·	88%	90%	96%	89%
o-Terphenyl		91%	91%	94%	94%

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyżed

C - coelution with sample peaks

M - matrix interference

J - estimated value

Results reported on dry-weight basis

Acceptable Recovery limits: 65% TO 135%



ESN

NORTHWEST

Environmental

Services Network

CHAIN-OF-CUSTODY RECORD

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