PHASE II ENVIRONMENTAL SITE ASSESSMENT

Subject Property Address

1220 Puyallup Avenue

Tacoma, WA 98421

ENCON Project Number

1610082ESAII

Report Date

11/29/2016

Prepared for

Ms. Sarah Kim

Bank of Hope

3200 Wilshire Blvd., 7th Floor

Los Angeles, CA 90010

ENCON Solutions, Inc.

Environmental Consulting and Real Estate Due Diligence
3255 Wilshire Blvd. Suite 1508, Los Angeles, CA 90010
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11/29/2016

Ms. Sarah Kim

Bank of Hope

3200 Wilshire Blvd., 7th Floor

Los Angeles, CA 90010

Phone: 213-637-9638

Fax: 213-383-0906

Attached please find our PHASE II ENVIRONMENTAL SITE ASSESSMENT, ("the Report") for the above-mentioned Subject Property. This report has been prepared by ENCON for the Client under the professional supervision of the principal and/or senior staff whose seal(s) and signatures appear hereon. Neither ENCON, nor any staff member assigned to this investigation has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties , and has no personal bias with respect to the parties involved.

The assessment was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession, and in accordance with generally accepted practices of other consultants currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended. The Report speaks only as of its date, in the absence of a specific written update of the Report, signed and delivered by ENCON.

There are no intended or unintended third party beneficiaries to this Report, unless specifically named. ENCON is an independent contractor, not an employee of either the issuer or the borrower, and its compensation was not based on the findings or recommendations made in the Report or on the closing of any business transaction. Thank you for the opportunity to prepare this Report, and assist you with this project. Please call us if you have any questions or if we may be of further assistance.

By signing below, ENCON declares that, to the best of our professional knowledge and belief, the undersigned meet the definition of an Environmental Professional as defined in §312.10 of 40 CFR 312 and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. ENCON has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Respectfully Submitted,

Hyung K. Kim, P.E.

Principal Consultant, Professional Engineer

ENCON Solutions, Inc.
Environmental Consulting & Real Estate Due Diligence

3255 Wilshire Blvd., Suite 1508, Los Angeles, CA 90010
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November 29, 2016

To: Bank of Hope ("Lender")
3200 Wilshire Blvd., 7th Floor
Los Angeles, CA 90010

And

U.S. Small Business Administration ("SBA")

Re: Borrower Name: N/A
Project Address ("Property"): 1220 Puyallup Avenue, Tacoma, WA 98421
Environmental Investigation Report Number(s): 1610082ESAII

Dear Lender and SBA:

Hyung Kim ("Environmental Professional") meets the definition of an Environmental Professional as defined by 40 C.F.R. § 312.10(b) and has performed the following "Environmental Investigation(s)" (check all that apply):

___ A Transaction Screen of the Property dated ____ __, 2016____, conducted in accordance with ASTM International's most recent standard (currently ASTM E1528-14);

___ A Phase I (or an Updated Phase I) Environmental Site Assessment of the Property dated _____ _____, 2016____, conducted in accordance with ASTM International's most recent standard (currently ASTM E1527-13). In addition, the Environmental Professional has addressed the performance of the "additional inquiries" set forth at 40 C.F.R. § 312.22;

_X_ A Phase II Environmental Site Assessment of the Property dated November 29, 2016, conducted in accordance with generally-accepted industry standards of practice and consisting of a scope of work that would be considered reasonable and sufficient to identify the presence, nature and extent of a Release as it impacts the Property.

Reliance by SBA and Lender. Environmental Professional (and Environmental Professional's firm, where applicable) understand(s) that the Property may serve as collateral for an SBA guaranteed loan, a condition for which is an Environmental Investigation of the Property by an Environmental Professional. Environmental Professional (and Environmental Professional's firm, where applicable) authorize(s) Lender and SBA to use and rely upon the Environmental Investigation. Further, Environmental Professional (and Environmental Professional's firm, where applicable) authorize(s) Lender and SBA to release a copy of the Environmental Investigation to the borrower for information purposes only. This letter is not an update or modification to the Environmental Investigation. Environmental Professional (and Environmental Professional's firm, where applicable) makes no representation or warranty, express or implied, that the condition of the Property on the date of this letter is the same or similar to the condition of the Property described in the Environmental Investigation.

Insurance Coverage. Environmental Professional (and/or Environmental Professional's firm, where applicable) certifies that he or she or the firm is covered by errors and omissions liability insurance with a minimum coverage of $1,000,000 per claim (or occurrence) and that evidence of this insurance is attached. As to the Lender and SBA, Environmental Professional (and Environmental Professional's firm, where applicable) specifically waive(s) any dollar amount limitations on liability up to $1,000,000.

Waiver of Right to Indemnification. Environmental Professional and Environmental Professional's firm waive any right to indemnification from the Lender and SBA.

Impartiality. Environmental Professional certifies that (1) to the best of his or her knowledge, Environmental Professional is independent of and not a representative, nor an employee or affiliate of seller, borrower, operating company, or any person in which seller has an ownership interest; and (2) the Environmental Professional has not been unduly influenced by any person with regard to the preparation of the Environmental Investigation or the contents thereof.

Acknowledgment. The undersigned acknowledge(s) and agree(s) that intentionally falsifying or concealing any material fact with regard to the subject matter of this letter or the Environmental Investigations may, in addition to other penalties, result in prosecution under applicable laws including 18 U.S.C. § 1001.

_____
Environmental Professional
Printed Name: Hyung Kim

(Note: The Environmental Professional must always sign this letter above. If the Environmental Professional is employed or retained by an Environmental Firm, then an authorized representative of the firm must also sign below).

_____
Signature of representative of firm who is authorized to sign this letter
Printed Name & Title: Hyung Kim, Principal Consultant
Name of Environmental Firm: ENCON Solutions, Inc.
Enclosure: Evidence of Insurance

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/13/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Leeds Insurance Services, Inc. 18032 Lemon Drive, Suite C428 Yorba Linda, CA 92886	CONTACT NAME: Juan Martinez PHONE (A/C, No, Ext): (714)978-2000 FAX (A/C, No): (714)978-2075 E-MAIL ADDRESS:
INSURED ENCON SOLUTIONS, Inc. 3255 Wilshire Blvd., #1508 Los Angeles, CA 90010	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Westchester Surplus Lines Insurance Co. — 10172 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR [X] Professional & Pollution Liability GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC	X		EGL002761	01/30/2016	01/30/2017	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$2,000,000 $50,000 $5,000 $2,000,000 $4,000,000 $2,000,000 $
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [ ] HIRED AUTOS [ ] NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) [ ]	$ $ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE [ ]	$ $ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					[ ] WC STATU-TORY LIMITS [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

Current Certificate

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ATTACHMENTS

1.0 LIMITATIONS

The opinion expressed herein is based on the information collected during our study, our present understanding of the site conditions and our professional judgment in light of such information at the time of preparation of this report. No warranty is either expressed, implied or made as to the conclusions, advice and recommendations offered in this report.

Our investigation was performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable Engineers and Geologists practicing in this or similar localities. The samples taken and used for testing and the observations made are believed representative of the study area; however, soil and/or groundwater samples can vary significantly between borings, test pits, and/or test sample locations.

The interpretations and conclusions contained in this report are based on the results of laboratory tests and analysis intended to detect the presence and concentration of certain chemical constituents in samples taken from the subject property. Such testing and analysis have been conducted by an independent laboratory which is certified by the State to conduct such test analyses and which used methodologies mandated by the Environmental Protection Agency or the State Department of Health Services in the performance of such test and analyses. The consultant has no involvement in, or control over, such testing and analysis, and has no non-laboratory means of confirming the accuracy of such laboratory results. The consultant, therefore, disclaims any responsibility for any inaccuracy in such laboratory results.

The findings, conclusions and recommendations in this report are considered valid as of the present date. However, changes in the conditions of the property can occur with the passage of time, due to natural process or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur. Accordingly, portions of this report may be invalidated wholly or partially by the changes beyond our control.

INDEPENDENT CONTRACTOR STATUS

In performing Services under the scope of work contained in this Report and agreed Contract/Agreement, ENCON shall operate as, and have the status of, an independent contractor.

PROFESSIONAL RESPONSIBILITY

ENCON shall perform the Services consistent with that level of care and skill ordinarily exercised by other professional consultants under similar circumstances at the time the Services are performed. Client hereby acknowledges that whenever a Project involves hazardous or toxic materials there are certain inherent risk factors involved (such as limitations on laboratory analytical methods, variations in subsurface conditions, economic loss to Client or property owner, a potential obligation for disclosure to regulatory agencies, a potential for a decrease in market value of real property, and the like) that may adversely affect the results of the Project, even though the Services are performed with such skill and care. No other representation, warranty, or guarantee, express or implied, is included or intended by the scope of work contained in this Report and agreed Contract/Agreement.

LIMITATION OF LIABILITY

Client agrees that the liability of ENCON and all officers, employees, agents, and subcontractors of ENCON (the "ENCON Parties") to Client for all claims, suits, arbitration, or other proceedings arising from the performance of the Services under the scope of work contained in this Report and agreed Contract/Agreement, including, but not limited to, ENCON's professional negligence, errors and omissions, or other professional acts, shall be limited to the professional and general liability coverage amount. ENCON Parties are not liable for any indirect, incidental or consequential damages, lost profits, lost revenue, or loss of property value based on the Services provided as part of the scope of work contained in this Report and agreed Contract/Agreement.

HAZARDOUS OR UNSAFE CONDITIONS

Client has fully informed ENCON of the type, quantity, and location of any hazardous, toxic, or dangerous materials or unsafe or unhealthy conditions that may affect the Project which Client knows to exist. If Client hereafter becomes aware of any such information, Client shall immediately inform ENCON. The discovery of unanticipated hazardous, toxic, or dangerous materials or unsafe or unhealthy conditions constitutes a Changed Condition that may justify a revision to Services and/or Fees. If ENCON takes emergency measures to protect the health and safety of ENCON Parties and/or the public or to prevent undue harm to the environment, the Fee shall be appropriately adjusted to compensate ENCON for the cost of such emergency measures.

RIGHT OF ENTRY

Client agrees to grant or arrange permission for right of entry from time to time by ENCON Parties upon all real property included in the Project Site(s) where the Services are to be performed, whether or not the Project Site(s) is owned by Client. Client recognizes that the use of investigative equipment and practice may unavoidable alter conditions or affect the environment at the existing Project Site(s). ENCON will operate with reasonable care to minimize damage to the Project Site(s). The cost of repairing such damage will be borne by Client, and in not included in the Fee unless otherwise stated.

UNDERGROUND UTILITIES

Client shall correctly designate on plans to be furnished to ENCON, the location of all subsurface structures, such as pipes, tanks, cables, and utilities within the property lines of the Project Site(s) and shall be responsible for any damage inadvertently cause by ENCON to any such structure or utility not so designated.

REPORTING AND DISPOSAL REQUIREMENTS

Nothing contained in this Report shall be construed or interpreted as requiring ENCON to assume the status of an owner, operator, generator, person who arranges for disposal, transportation, storage, treatment, or a disposal facility as those terms appear within any federal or state statute governing the treatment, storage, and disposal of hazardous substances or wastes. Client shall be solely responsible for notifying all appropriate federal, state, municipal, or other governmental agencies of the existence of any hazardous, toxic, or dangerous materials located on or in the Project Site(s), or discovered during the performance of the scope of work contained in this Report and agreed Contract/Agreement. Client agrees that ENCON is not responsible for disclosures, notifications, or reports that may be required to be made to third parties. Client shall be responsible for making and paying for all necessary arrangements to lawfully store, treat, recycle, dispose of, or otherwise handle hazardous or toxic substances or wastes, including but not limited to, samples and cuttings, to be handled in connection with the Project.

SAMPLES AND CUTTINGS

ENCON shall not be obligated to preserve samples such as oil, rock, water, building materials, fluids and other samples obtained from the Project Site(s) for a longer period of time than a laboratory will store the samples for no additional fee. If sample storage is requested by Client beyond standard laboratory time, Client will be responsible for any storage fee for those samples.

HEALTH AND SAFETY

ENCON shall not be responsible for the health and safety of any persons other than ENCON Parties, nor shall it have any responsibility for the operations, procedures, or practices of persons or entities other than ENCON Parties.

2.0 INTRODUCTION

2.1 PROJECT INFORMATION

Project Information	
ITEM	
ENCON Project Number	1610082ESAII
Subject Property Address	1220 Puyallup Avenue, Tacoma, Washington
Subject Property Name	Tacoma Center Motel
Pre-Drilling Activity	November 7, 2016
Drilling & Sampling Date	November 14, 2016
Project Geologist	Jim Coppernoll, GeoConsulting, Inc. (under contract to ENCON Solutions, Inc.), WA-state licensed hydrogeologist
QA/QC Reviewer	Hyung Kim, Principal Engineer California Licensed Professional Civil Engineer
Property Location	The Property is situated on the southwest corner at the intersection of Puyallup Avenue and E M Street in the city of Tacoma, Pierce County, Washington.
General Setting	The general setting is commercial and light industrial.
Property Type	Motel

2.2 OBJECTIVE

The objective of this subsurface investigation was to determine the absence or presence of contamination with petroleum hydrocarbons and volatile organic compounds in the subsurface beneath the Property associated with historical gasoline station operations at the Property.

ENCON's investigation included contacting Underground Service Alert (USA) prior to drilling, private utility clearance, ground penetrating radar survey, and advancing six soil borings down to a maximum depth of approximately 10 feet below ground surface (bgs).

2.3 SCOPE OF WORK

To accomplish the aforementioned objective, ENCON performed the following tasks:

Pre-Field Activities:
ENCON performed a Site Visit to verify existing conditions and pre-mark boring locations and notified Underground Service Alert (USA) on November 8th, 2016 of the intent to excavate or drill so that subsurface utilities would be marked to avoid potential damage. Also, ENCON contracted Applied Professional Services, Inc. (APS) to search for any subsurface anomalies on November 8, 2016. Additionally, a Site-specific Health and Safety Plan (Level D Health & Safety according to OSHA CFR 1910.120), Boring Plan, and Work-Schedule were prepared and ENCON notified the Property Owner of the proposed work schedule.

ENCON oversaw and directed APS to clear borehole locations.

Field Investigation:
ENCON executed the following activities during the onsite site investigation conducted on November 14, 2016:

- Advanced six (6) soil borings (B-1 through B-6) to a maximum target depth of 10 feet bgs in the areas of former gasoline station building and fueling features (Refer to Figure 2 Site Boring Location Map).

- Collected soil samples beginning at 5-feet bgs in all borehole locations to maximum depth of 10 feet bgs.

- Recorded pertinent information such as soil lithology, physical condition of the collected soil samples, moisture contents, visual and olfactory description of the collected soil samples, and the time when each sample was collected on appropriate boring log forms.

- Submitted selected soil samples for laboratory chemical analysis of TPH-GROs (total petroleum hydrocarbons as gasoline range organics) as well as benzene, toluene, ethylbenzene, and xylenes (BTEX), and methyl tert-butyl ether (MTBE).

All samples were submitted to a State of Washington Certified Laboratory using Chain of Custody Protocols, for regular turnaround.

Data Evaluation and Reporting:
ENCON evaluated the current and historical data, prepared summary tables, maps and other pertinent data summary figures, documented the methods used, and combined the findings into this limited subsurface investigation report.

Boring locations are shown on Figure 2 Site Boring Location Map.

All borings B-1 through B-6 were advanced using a Bobcat-mounted Limited Access rig operated by Washington-licensed drilling contractor, ESN Northwest.

3.0 SUBJECT PROPERTY CHARACTERISTICS

3.1 SITE DESCRIPTION

The Property at 1220 Puyallup Avenue, Tacoma, Washington is located on the southwest quadrant at the intersection of Puyallup Avenue and East M Street. The 0.58-acre, rectangular, level property is occupied by an 8,572-square-foot motel. The motel fronts Puyallup Avenue to the north. Access is from Puyallup Avenue exclusively. The Property is composed of two rectangular parcels forming an area bounded on the east by E M Street, on the south by E 25th Street, on the north by Puyallup Avenue, and on the west by an adjoining property.

The Property is improved with two single-story motel buildings, a storage shed, and asphalt parking. The buildings are surrounded by a chain-link fence. The buildings are located on the perimeter of the Property with a paved parking area in the center area of the "U-shape" formed by the buildings. Building 1 comprises 12,976 square feet and houses 19 rental units. Each unit has a covered parking stall. Building 2 comprises 11,977 square feet and houses 5 rental units as well as the office and manager's apartment. The office and manager's apartment are located at the northeastern corner of the Property. An approximately 500-square-foot utility/storage shed is located near the northwestern corner of the Property.

3.2 BACKGROUND HISTORY

A dwelling occupied the northwest quadrant of the Property in 1912. A gasoline station occupied the northeast quadrant at least as early as 1936. The southern motel building with 19 units was constructed in 1941. In 1950, a restaurant occupied the northwest quadrant and the gasoline station was still present in the northeast quadrant. The gasoline station was demolished about 1950 and the current office and manager's apartment building was constructed. The date of demolition of the restaurant is sometime between 1950 and 1963.

3.3 GEOLOGY & LOCAL HYDROGEOLOGY

The Property's physical location was researched employing a United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle (Quad) Map relevant to the Property. The Quad Map shows no physical features that may have environmentally impacted the Property. The Property and general area are identified as urban developed. No mines, wells, wetlands, or aboveground tanks were mapped in the general area of the Property. The elevation of the property is approximately 22 feet above mean sea level. There is a slight downslope to the north.

The Property is situated in the Puget Lowland of Western Washington. The Puget Lowland is a north-south trending trough between the Olympic Mountains to the west and the Cascade Mountains to the east. Elevation in the lowlands ranges from sea level up to several hundred feet. The topography is dominated by north-south trending valleys and low, nearly flat-topped highlands cut by streams. The Puget Sound occupies a large part of the western portion of the basin and lakes and streams occur frequently throughout the area.

Surficial geology is dominated by Pleistocene glacial alluvium with Recent alluvium in river floodplains and mouths. Pleistocene sediments are typically well-compacted beds of very dense till interbedded with sands, silts and gravels with occasional lacustrine deposits. Beds of till are often several meters thick containing frequent discontinuous "lenses" of more permeable material. Perched ground water frequently occurs in the lenses with larger aquifers occupying sandy strata overlying less permeable till or silt deposits. The first occurrence of ground water is typically within 50 feet of the surface.

According to USGS Professional Paper 1424-C, the Property is underlain by Holocene-age alluvium consisting primarily of silt and fine sand.

During this investigation, silt and fine- to medium-grained sand was observed in each boring below approximately 2 feet. Groundwater was observed at approximately 5 to 7 feet below the ground surface in each boring.

SOURCES OF DATA

Jones, M. A. 1998, Geologic Framework for the Puget Sound Aquifer System, Washington and British Columbia, USGS Professional Paper 1424-C.
http://www.dnr.wa.gov/programs-and-services/geology/explore-popular-geology/geologic-provinces-washington/puget-lowland

It is important to note that groundwater flow direction can be influenced locally and regionally by the presence of local wetland features, surface topography, recharge and discharge areas, horizontal and vertical inconsistencies in the types and location of subsurface soils, and proximity to water pumping wells. Depth and gradient of the water table can change seasonally in response to variation in precipitation and recharge, and over time, in response to urban development such as storm water controls, impervious surfaces, pumping wells, cleanup activities, dewatering, seawater intrusion barrier projects near the coast, and other factors.

4.0 FIELD INVESTIGATION

4.1 FIELD INVESTIGATION

ENCON's investigation included contacting Underground Service Alert (USA) prior to drilling, private utility clearance (conducted by APS), and advancing six soil borings down to a maximum depth of approximately 10 feet below ground surface (bgs) in the areas of potential environmental risk. ENCON's borings were advanced around the northeastern motel building and the northeastern portion of the Property.

To accomplish the stated objectives, ENCON performed the following field investigation activities:

- Advanced six (6) soil borings (B-1 through B-6) to a maximum target depth of 10 feet bgs (Please refer to Figure 2 Site Boring Location Map).

Boring Location, Laboratory Analysis and Method

Boring Number	Sampling Depth	Areas of concern	Sample depth selected for analysis	Laboratory Analytical Method
B-1	5', 7'	Former gasoline station building. Former gasoline USTs.	7' (soil)	TPH-GROs via Method NWTPH-Gx, BTEX and MTBE via EPA Method 8021B.
B-2	5', 7'	Former gasoline station building. Former gasoline USTs.	7' (soil), 7' (groundwater)	TPH-GROs via Method NWTPH-Gx, BTEX and MTBE via EPA Method 8021B.
B-3	5', 7'	Former gasoline station building. Former gasoline USTs.	7' (soil), 7' (groundwater)	TPH-GROs via Method NWTPH-Gx, BTEX and MTBE via EPA Method 8021B.
B-4	7'	Former gasoline station building. Former gasoline USTs.	7' (soil),7' (groundwater)	TPH-GROs via Method NWTPH-Gx, BTEX and MTBE via EPA Method 8021B.
B-5	5', 8'	Former gasoline station building. Former gasoline USTs.	7' (soil), 8' (groundwater)	TPH-GROs via Method NWTPH-Gx, BTEX and MTBE via EPA Method 8021B.
B-6	7'	Former gasoline station building. Former gasoline USTs and dispensers.	7' (groundwater)	TPH-GROs via Method NWTPH-Gx, BTEX and MTBE via EPA Method 8021B.
Soil samples not selected for analyses were placed on hold				

- Preserved all collected samples in an ice chest with ice to keep a 4 degrees Centigrade sample preservation temperature until the shipment of samples the following day to a Washington State Certified Hazardous Waste Laboratory, for analysis. U.S. Environmental Protection Agency approved chain-of-custody records were kept to track the possession of samples from the time they were taken in the field until the time they were analyzed.

- Logged each soil boring using the Unified Soils Classification System under the supervision of ENCON's Project Geologist. Soil borings are included in Appendix B.

- Backfilled each boring with hydrated bentonite chips and returned the surface conditions to their original condition (asphalt/concrete) upon completion of soil sampling.

4.2 METHODOLOGY

November 7, 2016
Prior to advancing the borings, the property owner was notified of the work schedule. ENCON visited the Property to verify existing site conditions and pre-mark proposed boring locations. Additionally, ENCON notified Underground Service Alert (USA) of the intent to excavate or drill so that subsurface utilities would be marked to avoid potential damage. Also on August 15, 2016, APS cleared the proposed boring locations of locatable utilities.

November 14, 2016
ESN operated a truck-mounted AMS 9630 direct push rig and a bobcat-mounted limited access direct push rig and collected soil samples from the subsurface from all six boring locations beginning at 10:00 AM. A Site-specific Health and Safety plan was prepared and a field safety meeting was held among field personnel and drilling crew prior to the start of drilling.

All asphalt-surfaced boreholes were initially penetrated using a punch bit driven by direct-push drill rig. All concrete-surfaced boreholes were initially penetrated using a concrete corer. A direct-push drilling rig was then mobilized to advance boring at each borehole location. Soil samples were collected using a 5-foot long by 2-inch diameter sampler with a 5-foot long acetate liner. The sampler was then advanced by the direct-push drill rig in 5-foot intervals. The sampler was retrieved from the subsurface and the soil-filled liner was removed.

A small amount of soil was collected into a sealable plastic bag from the lower half of the liner for field screening with a photoionization detector (PID). A sample was collected from the lower half of the liner in accordance with EPA Method 5035 protocol. The soil samples were labeled for identification and immediately placed in an iced cooler. The soil in the upper half of the cut acetate liner was visually inspected for discoloration, monitored for odors, classified in accordance with the Unified Soil Classification System. ENCON's field technician monitored if soil samples exhibited any odor, discoloration, and/or PID readings suggesting the presence of elevated volatile organics concentrations.

Groundwater samples were collected from a temporary PVC well screen installed into the borehole and bridging the groundwater table. New tubing was inserted into the new well screen and groundwater was pumped from the temporary well using a peristatic pump until the effluent cleared substantially. A groundwater sample was then collected into laboratory-prepared containers directly from the pump effluent at a low pumping rate.

ENCON prepared field boring log showing information regarding PID readings, soil description and visual and olfactory signs of soil samples collected during the investigation.

All collected soil and groundwater samples were preserved in ice chest with ice to keep 4 degrees Centigrade sample preservation temperature until the shipment of samples on the same day of sample collection to a State Certified Hazardous Waste Laboratory for analysis. U.S. Environmental Protection Agency approved chain-of-custody records were kept to track the possession of samples from the time they were taken in the field until the time they were analyzed.

4.3 LABORATORY ANALYSIS

All soil samples were delivered to On-Site Environmental, Inc. for chemical analysis. On-Site Environmental, Inc. is a State of Washington Certified laboratory. The person collecting the soil samples initiated Chain-of-Custody documentation.

Selected soil and groundwater samples were analyzed as follows:

- Selected soil and groundwater samples were analyzed for TPH-GROs via Method NWTPH-Gx, as well as BTEX and MTBE via EPA Method 8021B.

- Analyses of samples were determined by the location of the borings and suspected contaminants of concern in particular areas of concern. See table in Section 4.1 of this Report.

- The Laboratory Analysis Report of the soil samples is included in Appendix C.

5.0 FINDINGS AND RESULTS

5.1 SUBSURFACE CONDITIONS

- Collected soil samples consisted of tan to dark-gray silt and sand.
- Groundwater was encountered during drilling at approximately 6 to 7 feet below the surface.

5.2 ANALYTICAL RESULTS OF SOIL AND GROUNDWATER SAMPLES

The results of ENCON's subsurface investigation are summarized as follows:

Soil sample results:

- Detectable concentrations of TPH-GROs ranged from 18 milligrams per kilogram (mg/kg) in sample B4-7 collected at seven feet below ground surface to 9,100 mg/kg in sample B3-7 collected at seven feet below ground surface.
- Benzene was detected in sample B3-7 at 8.6 mg/kg.
- Detectable concentrations of other BTEX compounds ranged from 0.079 mg/kg of xylenes in sample B4-7 to 40 mg/kg xylenes in sample B3-7.
- MTBE was not detected in any of the soil samples.

Groundwater sample results:

- Detectable concentrations of TPH-GROs ranged from 990 micrograms per liter (ug/l) in sample B3-WATER to 1,700 ug/l in sample B5-WATER.
- Benzene was detected in samples B3-WATER and B4-WATER at 1.4 ug/l and 1.6 ug/l, respectively.
- Detectable concentrations of other BTEX compounds ranged from 1.3 ug/l of toluene in sample B3-WATER to 57 ug/l of ethylbenzene in sample B5-WATER.
- MTBE was not detected in any of the groundwater samples.

Please refer to the Appendices for the full Laboratory Report.

TABLE 1
SOIL ANALYTICAL RESULTS
TPH-GROS, BTEX, AND MTBE
Methods NWTPH-Gx, and EPA 8021B

SAMPLE ID / BORING # AND DEPTH	TPH-GRO mg/kg	BENZENE mg/kg	TOLUENE mg/kg	ETHYLBENZENE mg/kg	XYLENES mg/kg	MTBE mg/kg
B1-7'	**ND**	**ND**	**ND**	**ND**	**ND**	**ND**
B2-7'	**ND**	**ND**	**ND**	**ND**	**ND**	**ND**
B3-7'	**9100**	**8.6**	**ND**	**28**	40	**ND**
B4-7'	**18**	**ND**	**ND**	**ND**	**0.079**	**ND**
B5-8'	**ND**	**ND**	**ND**	**ND**	**ND**	**ND**

ND: Samples were Non-Detect above laboratory practical reporting limits

	Highest Soil Contamination (B-3-7)	Soil Cleanup Levels for MTCA Method A, Unrestricted Land Use (ppm = mg/kg)
Gasoline with benzene	9100	30
Gasoline without benzene	---	100
Diesel	---	2000
Heavy Oil	---	2000
Benzene	8.6	0.03
Toluene	ND	6
Ethylbenzene	28	7
Xylene	40	9
MTBE	ND	0.1

5.3 ANALYTICAL RESULTS TABLES

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
TPH-GROS, BTEX, AND MTBE
METHODS NWTPH-GX, AND EPA 8021B

SAMPLE ID / BORING # AND DEPTH	TPH-GROS UG/L	BENZENE UG/L	TOLUENE UG/L	ETHYLBENZENE UG/L	XYLENES UG/L	MTBE UG/L
B2-WATER, 7'	**ND**	**ND**	**ND**	**ND**	**ND**	**ND**
B3-WATER, 7'	**990**	**1.4**	**1.3**	**1.9**	**3.5**	**ND**
B4-WATER, 7'	**1000**	**1.6**	**1.7**	**1.4**	**4.0**	**ND**
B5-WATER, 7'	**1700**	**ND**	**ND**	**57**	**ND**	**ND**
B6-WATER, 7'	**ND**	**ND**	**ND**	**ND**	**ND**	**ND**

ND : Samples were Non-Detect above laboratory practical reporting limits

	Highest Groundwater Contamination (B-3-GW, B-4-GW and B-5-GW)	Groundwater Cleanup Levels for MTCA Method A (ug/L)
Gasoline with benzene	1700	800
Gasoline without benzene	---	1000
Diesel	---	500
Heavy Oil	---	500
Benzene	1.6	5
Toluene	1.7	1000
Ethylbenzene	57	700
Xylene	4.0	1000
MTBE	---	20

Source:

http://www.ecy.wa.gov/programs/tcp/vcp/Vcpmain.htm
http://www.ecy.wa.gov/programs/tcp/vcp/vcp2008/vcpJoin.html
https://fortress.wa.gov/ecy/publications/summarypages/0509049ko.html

5.4 PRIVATE UTILITY LOCATOR

The Geophysical Survey Systems SIR 3000 Utility Scan Ground Penetrating Radar (GPR) system, RD4000 Electro-Magnetic Transmitter & Receiver and Schonstedt GA-52Cx Magnetometer were used to survey the areas of concern on-site, as applicable, to locate the presence of Underground Storage Tanks and other buried features on-site and to locate any utility conflicts near 6 proposed soil boring locations on-site. APS identified one potential UST partially under the southwestern corner of the northeastern motel building.

The GPR survey scan sends a dielectric signal into the earth, which registers with the density of the soil that it is penetrating. Any other material of varied density will either speed up the signal creating an inverted hyperbola or slow it down leaving a hyperbola trail. This is similar to a rock in a creek. The water bends around the rock leaving a tail wake. The GPR signal is not bending however; it is sending back a continuous signal of the curvature of the anomaly it encounters.

The RD4000 Electro-Magnetic Transmitter & Receiver has Inductive & Conductive capability to locate buried conductive underground utilities, such as copper, steel and galvanized metal water pipes, electrical lines, power lines, tele-communication lines, metal and steel gas lines, and metal and steel pipelines. The RD4000 features include multiple active frequencies to delineate actively the depth and location of the target utility or pipe. The RD4000 receiver has a peak and null gain feature that pinpoints the target utility or pipe in congested areas. The audible signal to noise feature makes it easy for the locating technician to determine accurately the location of a directly connected utility or pipe by sound.

6.0 RECOMMENDATIONS AND OPINIONS

Soil sample B3-7, collected near the southwest corner of the current northeastern motel building and in the approximate area of the historical gasoline USTs west of the historical gasoline station service building, contained gasoline-range total petroleum hydrocarbons, benzene, toluene, and ethylbenzene above the Washington State Model Toxics Control Act Method A Cleanup Levels.

Groundwater samples B3-WATER, B4-WATER, and B5-WATER, collected near the southwest corner of the current northeastern motel building and in the approximate area of the historical gasoline USTs west of the historical gasoline station service building, contained gasoline-range total petroleum hydrocarbons above the Washington State Model Toxics Control Act Method A Cleanup Levels. Samples B3-WATER and B4-WATER also contained benzene above the Method A Cleanup Levels.

No other analytes were detected above cleanup levels in any of the soil or groundwater samples.

These results indicate that the historical gasoline station operations at the Property from approximately 1936 until about 1950 resulted in release of petroleum hydrocarbons and fuel products to the subsurface beneath the Property.

Chapter 173-340 of the Washington Administrative Code discusses reporting of hazardous materials releases. Releases from underground storage tank systems are to be notified to Washington Department of Ecology (DOE) Ecology's Toxics Cleanup Program (The Northwest Regional Office can be reached at 425-649-7000) upon discovery of release.

In accordance with Washington State Department of Ecology Model Toxics Control Act requirements, ENCON recommends additional assessment to define the magnitude and lateral distribution of soil and groundwater contamination, to more precisely define the groundwater table, and to establish a groundwater migration direction. Additional assessment should include installation of permanent groundwater monitoring wells, well development, groundwater level measurements, inferred migration direction calculation, soil and groundwater sampling and analysis, and reporting.

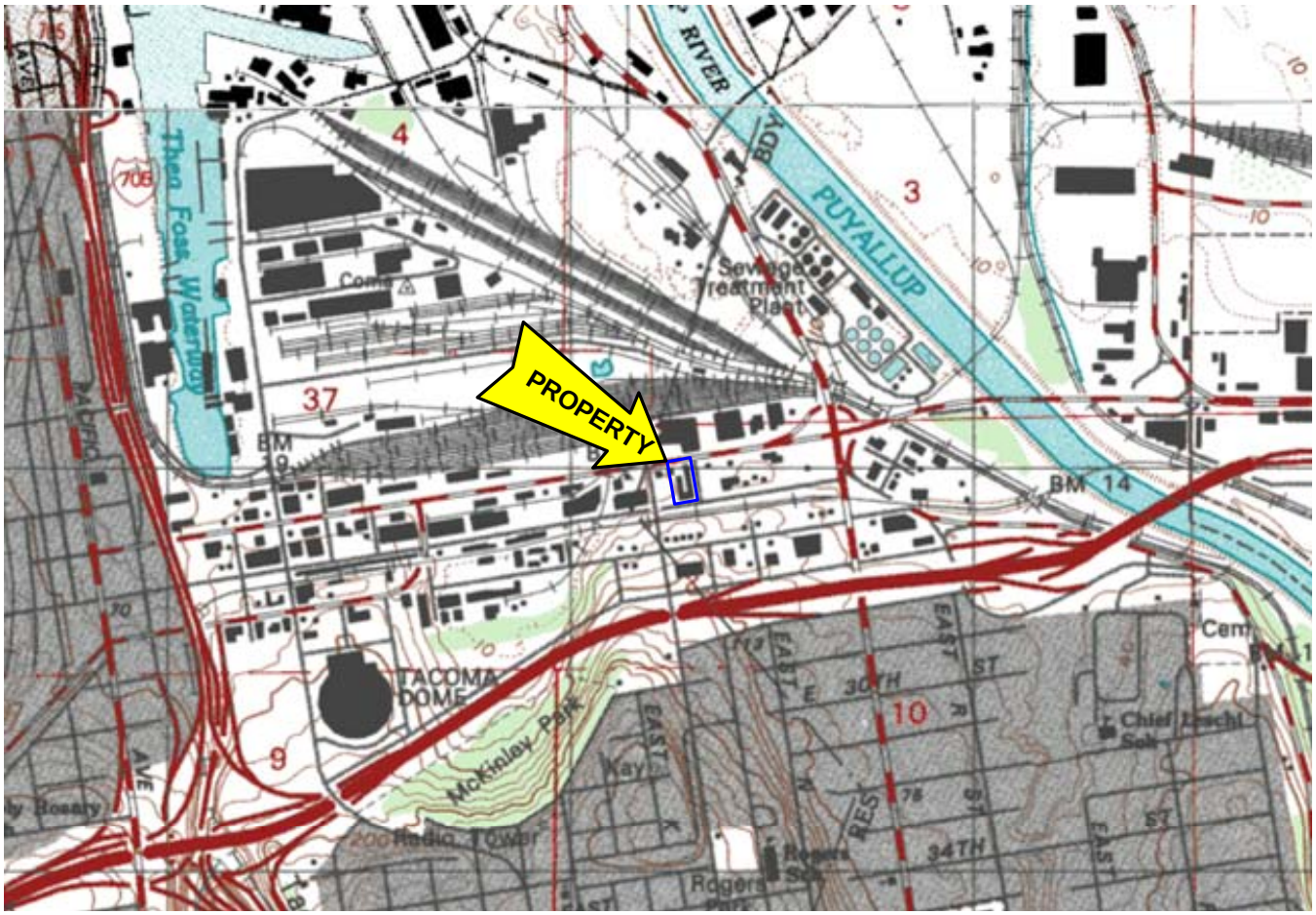
7.0 REFERENCES

Reference sources for site-specific information, hydro-geologic setting, technical data, historical research data, environmental reports and other records used are identified throughout this Report in corresponding sections. Any additional reference sources not cited in the preceding sections in this report are disclosed in this section.

- *http://www.dnr.wa.gov/programs-and-services/geology/explore-popular-geology/geologic-provinces-washington/puget-lowland*
- *USGS 7.5 Minute Topographical Map*
- *EDR Radius Map Report's GeoCheck – Physical Setting Source Addendum*
- *Washington Department of Ecology*
- *Jones, M. A. 1998, Geologic Framework for the Puget Sound Aquifer System, Washington and British Columbia, USGS Professional Paper 1424-C.*
- *http://www.dnr.wa.gov/programs-and-services/geology/explore-popular-geology/geologic-provinces-washington/puget-lowland*

ATTACHMENTS

FIGURE 1
SITE LOCATION MAP



No Scale

FIGURE 1	**Site Location Map**

SITE ADDRESS: 1220 Puyallup Avenue, Tacoma, WA 98421

ENCON Solutions, Inc.
Environmental Consulting & Real Estate Due Diligence

FIGURE 2
SITE BORING LOCATION MAP

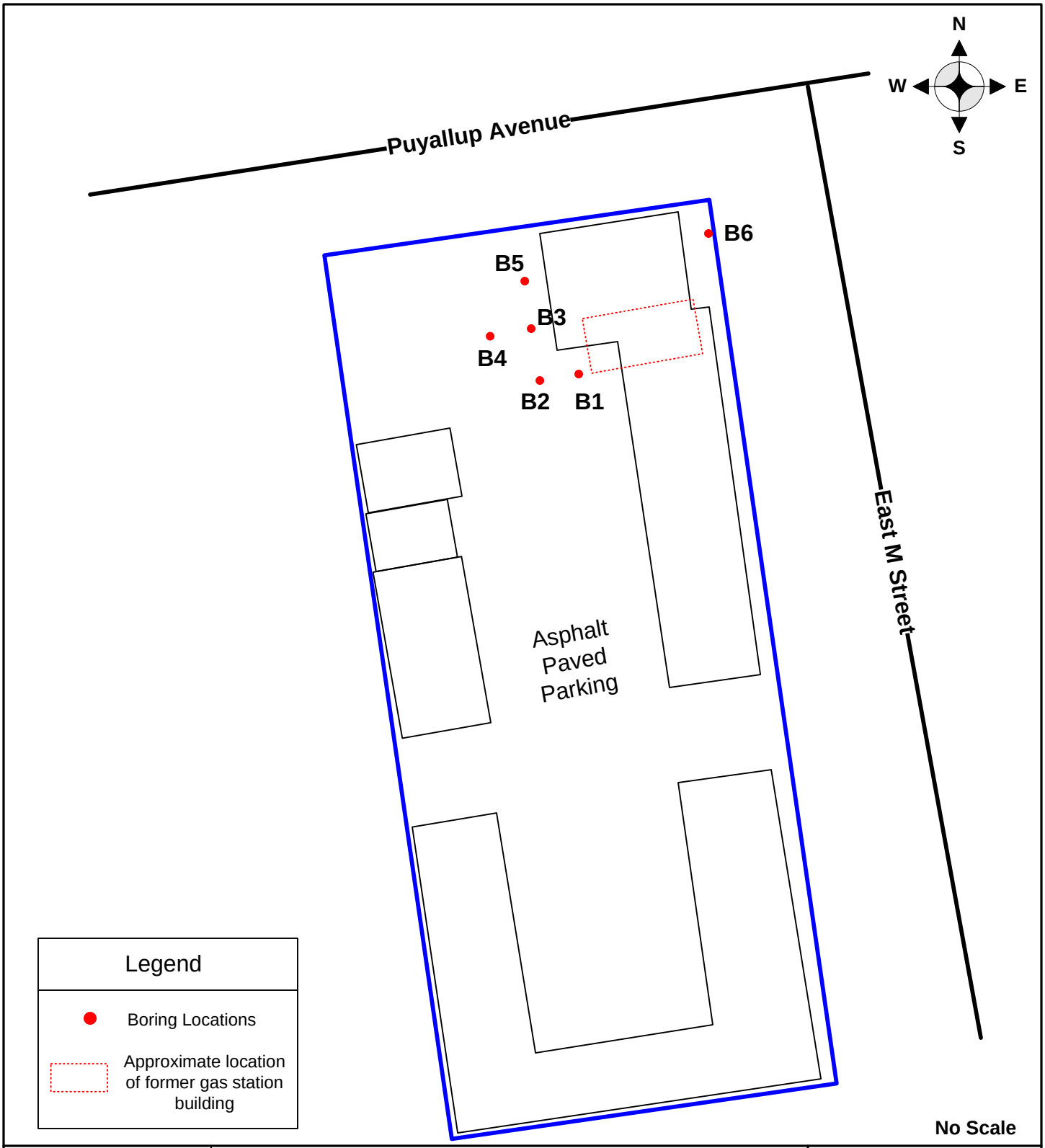


FIGURE 2

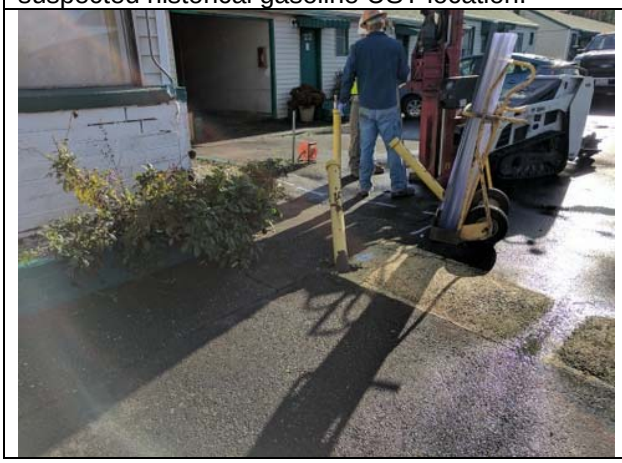
Boring Location Map

SITE ADDRESS: 1220 Puyallup Avenue, Tacoma, WA 98421

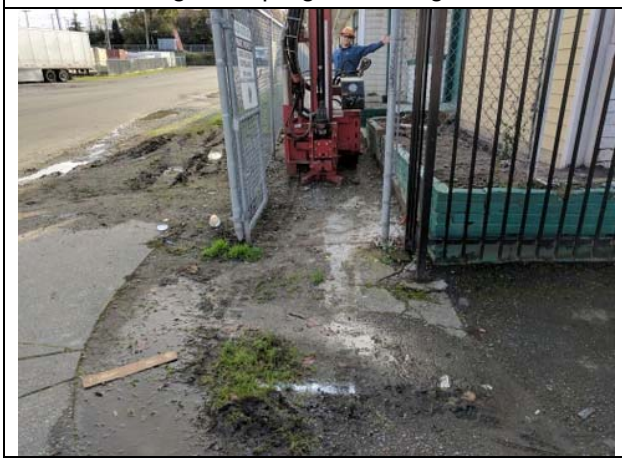
ENCON Solutions, Inc.
Environmental Consulting & Real Estate Due Diligence

APPENDIX A
SITE PHOTOGRAPHS

Drilling in progress near the suspected historical gasoline UST, facing north.	Another view of the drilling in progress facing northwest.
	

Another view of drilling in progress. Note the dashed white line on the ground indicating the suspected historical gasoline UST location.	Drilling locations after drilling facing southeast. Surface patching in progress.
	

This view shows the patches for borings B2 (near bucket) and B3 (foreground) facing south.	The location of boring B4 facing east.
	

Boring B6 in progress facing south.	Boring B6 in progress facing west.
	

APPENDIX B
FIELD BORING LOGS

ENCON Solutions

Field Boring Log Sheet 1 of 1

Location of Boring:

NTS

Project: 1610082	Boring No. B-1
	Total Depth: 7 ft
Job No. 1610082	Logged by: Jim Coppernoll
Drilling Contractor:	ESN
Drill Rig Type:	Direct Push AMS 9100-SK
Drillers Name:	Ryan
Sampling Methods:	5 ft
	Drop
Start Time 10:12	Date November 14, 2016
Completed Tim 10:35	Date November 14, 2016

Boring Depth:	7 ft		
Casing Depth:			
Water Depth:	~7 ft		
Time:			
Date:			

Backfilled Time: Date: By:

Surface Elev: Datum:

Conditions:

Depth (feet)	Type	Blows	Driven (inches)	Received (inches)	Condition	Time		PID (ppm)	Hydrocarbon Stain	Depth (feet)	
											Asphalt surface
										1.0	
										3.0	
5			60	20		10:14		0	N	5.0	SAND; gray, moist to wet, silty (SM).
											becomes saturated
7			24	11		10:16		10	N	7.0	SAND; gray, damp, fine to medium, silty with slight
											petroleum odor (SM).
											Boring terminated at 7 feet due to refusal.
										9.0	
										10.0	

ENCON Solutions

Field Boring Log Sheet 1 of 1

Location of Boring:

NTS

Project: 1610082	Boring No. B-2
	Total Depth: 7 ft
Job No. 1610082	Logged by: Jim Coppernoll
Drilling Contractor:	ESN
Drill Rig Type:	Direct Push AMS 9100-SK
Drillers Name:	Ryan
Sampling Methods:	5 ft
	Drop
Start Time 10:40	Date November 14, 2016
Completed Tim 11:25	Date November 14, 2016

Boring Depth:	7 ft		
Casing Depth:			
Water Depth:	~5 ft		
Time:			
Date:			

Backfilled Time: Date: By:

Surface Elev: Datum:

Conditions:

Depth (feet)	Type	Blows	Driven (inches)	Received (inches)	Condition	Time		PID (ppm)	Hydrocarbon Stain	Depth (feet)	
											Asphalt surface
										1.0	
										3.0	
5			60	25		10:50		0	N	5.0	SAND; gray, moist to wet, silty (SM).
											becomes saturated
7			24	20		11:00		150	Y	7.0	SAND; gray, damp, fine to medium, silty with strong
											petroleum odor and discoloration (SM).
											Boring terminated at 7 feet due to refusal.
											Groundwater sample B2-WATER collected from 3 - 7 feet.
										9.0	
										10.0	

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Field Boring Log Sheet 1 of 1

Location of Boring:

NTS

Project: 1610082	Boring No. B-3
	Total Depth: 8.5 ft
Job No. 1610082	Logged by: Jim Coppernoll
Drilling Contractor:	ESN
Drill Rig Type:	Direct Push AMS 9100-SK
Drillers Name:	Ryan
Sampling Methods:	5 ft
	Drop
Start Time 11:30	Date November 14, 2016
Completed Tim 12:05	Date November 14, 2016

Boring Depth:	8.5 ft		
Casing Depth:			
Water Depth:	~5 ft		
Time:			
Date:			

Backfilled Time: Date: By:

Surface Elev: Datum:

Conditions:

Depth (feet)	Type	Blows	Driven (inches)	Received (inches)	Condition	Time		PID (ppm)	Hydrocarbon Stain	Depth (feet)	
											Asphalt surface
										1.0	
										3.0	
5			60	30		11:35		0	N	5.0	SILT; tan, damp, soft (ML).
											becomes saturated
										7.0	
8.5			42	40		11:40		320	Y		SAND; dark-gray, saturated, medium-grained, minor silt,
										9.0	strong petroleum odor and discoloration, (SP).
										10.0	Boring terminated at 8.5 feet due to refusal.
											Groundwater sample B3-WATER collected from 4 - 8 feet.

ENCON Solutions

Field Boring Log Sheet 1 of 1

Location of Boring:

NTS

Project: 1610082	Boring No. B-4
	Total Depth: 8 ft
Job No. 1610082	Logged by: Jim Coppernoll
Drilling Contractor:	ESN
Drill Rig Type:	Direct Push AMS 9100-SK
Drillers Name:	Ryan
Sampling Methods:	5 ft
	Drop
Start Time 12:05	Date November 14, 2016
Completed Tim 12:37	Date November 14, 2016

Boring Depth:	8 ft		
Casing Depth:			
Water Depth:	~7 ft		
Time:			
Date:			

Backfilled Time: Date: By:

Surface Elev: Datum:

Conditions:

Depth (feet)	Type	Blows	Driven (inches)	Received (inches)	Condition	Time		PID (ppm)	Hydrocarbon Stain	Depth (feet)	
											Asphalt surface
										1.0	
										3.0	
5			60	50		12:07		0	N	5.0	SILT; tan, damp, soft (ML).
								150	Y		Grades into SAND; dark-gray, saturated, silty with strong
										7.0	petroleum odor and discoloration (SM).
8			36	35		12:10		10	N		becomes damp with no odor.
											Boring terminated at 8 feet due to refusal.
										9.0	Groundwater sample B4-WATER collected from 4 - 8 feet.
										10.0	

ENCON Solutions

Field Boring Log Sheet 1 of 1

Location of Boring:

NTS

Project: 1610082	Boring No. B-5
	Total Depth: 8 ft
Job No. 1610082	Logged by: Jim Coppernoll
Drilling Contractor:	ESN
Drill Rig Type:	Direct Push AMS 9100-SK
Drillers Name:	Ryan
Sampling Methods:	5 ft
	Drop
Start Time 12:40	Date November 14, 2016
Completed Tim 13:15	Date November 14, 2016

Boring Depth:	8 ft		
Casing Depth:			
Water Depth:	~7 ft		
Time:			
Date:			

Backfilled Time: Date: By:

Surface Elev: Datum:

Conditions:

Depth (feet)	Type	Blows	Driven (inches)	Received (inches)	Condition	Time		PID (ppm)	Hydrocarbon Stain	Depth (feet)	
											Asphalt surface
										1.0	
								15	N		SAND; gray, moist to wet, very fine, slight petroleum odor
											(SP).
										3.0	
								0	N		SILT; tan, damp, soft, no odor (ML).
5			60	50		12:45		150	Y	5.0	SAND; dark-gray, saturated, medium-grained, with
											strong petroleur
										7.0	
8			36	36		12:50		0	N		SILT; tan, moist, soft, no odor (ML).
											Boring terminated at 8 feet due to refusal.
										9.0	Groundwater sample B5-WATER collected from 4 - 8 feet.
										10.0	

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Field Boring Log Sheet 1 of 1

Location of Boring:

NTS

Project: 1610082	Boring No. B-6
	Total Depth: 10 ft
Job No. 1610082	Logged by: Jim Coppernoll
Drilling Contractor:	ESN
Drill Rig Type:	Direct Push AMS 9100-SK
Drillers Name:	Ryan
Sampling Methods:	5 ft
	Drop
Start Time 13:20	Date November 14, 2016
Completed Tim 13:50	Date November 14, 2016

Boring Depth:	10 ft		
Casing Depth:			
Water Depth:	~7 ft		
Time:			
Date:			

Backfilled Time: Date: By:

Surface Elev: Datum:

Conditions:

Depth (feet)	Type	Blows	Driven (inches)	Received (inches)	Condition	Time		PID (ppm)	Hydrocarbon Stain	Depth (feet)	
											Gravel surface.
										1.0	
											SAND; gray, moist to wet, silty, no odor (SM).
										3.0	
5			60	15		13:23		0	N	5.0	SAND; gray, saturated, silty (SM).
										7.0	
										9.0	
											SAND; tan-gray, saturated, silty (SM).
10			60	1		13:30			N	10.0	Terminated at 10.
											Groundwater sample B6-WATER collected from 4 - 8 feet.

APPENDIX C
LABORATORY ANALYSIS REPORT

OnSite Environmental Inc.
14648 NE 95th Street, Redmond, WA 98052 • (425) 883-3881

November 21, 2016

Brian Chang
ENCON Solutions, Inc.
3255 Wilshire Blvd., Suite 1508
Los Angeles, CA 90010

Re: Analytical Data for Project Tacoma Center Motel
Laboratory Reference No. 1611-139

Dear Brian:

Enclosed are the analytical results and associated quality control data for samples submitted on November 14, 2016.

The standard policy of OnSite Environmental, Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

David Baumeister
Project Manager

Enclosures

Date of Report: November 21, 2016
Samples Submitted: November 14, 2016
Laboratory Reference: 1611-139
Project: Tacoma Center Motel

Case Narrative

Samples were collected on November 14, 2016 and received by the laboratory on November 14, 2016. They were maintained at the laboratory at a temperature of 2°C to 6°C.

Please note that any and all soil sample results are reported on a dry-weight basis, unless otherwise noted below.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.

NWTPH Gx/BTEX (soil) Analysis

Per EPA Method 5035A, samples were received by the laboratory in pre-weighed 40 mL VOA vials within 48 hours of sample collection. They were stored in a freezer at between -7°C and -20°C until extraction or analysis.

Any other QA/QC issues associated with this extraction and analysis will be indicated with a footnote reference and discussed in detail on the Data Qualifier page.

Date of Report: November 21, 2016
Samples Submitted: November 14, 2016
Laboratory Reference: 1611-139
Project: Tacoma Center Motel

NWTPH-Gx/BTEX+MTBE

Matrix: Soil
Units: mg/kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**B1-7**					
Laboratory ID:	11-139-02					
MTBE	**ND**	0.078	EPA 8021B	11-16-16	11-16-16	
Benzene	**ND**	0.020	EPA 8021B	11-16-16	11-16-16	
Toluene	**ND**	0.078	EPA 8021B	11-16-16	11-16-16	
Ethyl Benzene	**ND**	0.078	EPA 8021B	11-16-16	11-16-16	
m,p-Xylene	**ND**	0.078	EPA 8021B	11-16-16	11-16-16	
o-Xylene	**ND**	0.078	EPA 8021B	11-16-16	11-16-16	
Gasoline	**ND**	7.8	NWTPH-Gx	11-16-16	11-16-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*92*	*63-124*				
Client ID:	**B2-7**					
Laboratory ID:	11-139-04					
MTBE	**ND**	0.076	EPA 8021B	11-16-16	11-17-16	
Benzene	**ND**	0.020	EPA 8021B	11-16-16	11-17-16	
Toluene	**ND**	0.076	EPA 8021B	11-16-16	11-17-16	
Ethyl Benzene	**ND**	0.076	EPA 8021B	11-16-16	11-17-16	
m,p-Xylene	**ND**	0.076	EPA 8021B	11-16-16	11-17-16	
o-Xylene	**ND**	0.076	EPA 8021B	11-16-16	11-17-16	
Gasoline	**ND**	7.6	NWTPH-Gx	11-16-16	11-17-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*95*	*63-124*				
Client ID:	**B3-7**					
Laboratory ID:	11-139-06					
MTBE	**ND**	7.3	EPA 8021B	11-16-16	11-17-16	
Benzene	**8.6**	1.5	EPA 8021B	11-16-16	11-17-16	
Toluene	**ND**	7.3	EPA 8021B	11-16-16	11-17-16	
Ethyl Benzene	**28**	7.3	EPA 8021B	11-16-16	11-17-16	
m,p-Xylene	**40**	7.3	EPA 8021B	11-16-16	11-17-16	
o-Xylene	**ND**	7.3	EPA 8021B	11-16-16	11-17-16	
Gasoline	**9100**	730	NWTPH-Gx	11-16-16	11-17-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*118*	*63-124*				

Date of Report: November 21, 2016
Samples Submitted: November 14, 2016
Laboratory Reference: 1611-139
Project: Tacoma Center Motel

NWTPH-Gx/BTEX+MTBE

Matrix: Soil
Units: mg/kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**B4-7**					
Laboratory ID:	11-139-07					
MTBE	**ND**	0.072	EPA 8021B	11-16-16	11-17-16	
Benzene	**ND**	0.020	EPA 8021B	11-16-16	11-17-16	
Toluene	**ND**	0.072	EPA 8021B	11-16-16	11-17-16	
Ethyl Benzene	**ND**	0.072	EPA 8021B	11-16-16	11-17-16	
m,p-Xylene	**0.079**	0.072	EPA 8021B	11-16-16	11-17-16	
o-Xylene	**ND**	0.072	EPA 8021B	11-16-16	11-17-16	
Gasoline	**18**	7.2	NWTPH-Gx	11-16-16	11-17-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*90*	*63-124*				
Client ID:	**B5-8**					
Laboratory ID:	11-139-09					
MTBE	**ND**	0.071	EPA 8021B	11-16-16	11-16-16	
Benzene	**ND**	0.020	EPA 8021B	11-16-16	11-16-16	
Toluene	**ND**	0.071	EPA 8021B	11-16-16	11-16-16	
Ethyl Benzene	**ND**	0.071	EPA 8021B	11-16-16	11-16-16	
m,p-Xylene	**ND**	0.071	EPA 8021B	11-16-16	11-16-16	
o-Xylene	**ND**	0.071	EPA 8021B	11-16-16	11-16-16	
Gasoline	**ND**	7.1	NWTPH-Gx	11-16-16	11-16-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*94*	*63-124*				

Date of Report: November 21, 2016
Samples Submitted: November 14, 2016
Laboratory Reference: 1611-139
Project: Tacoma Center Motel

NWTPH-Gx/BTEX+MTBE
QUALITY CONTROL

Matrix: Soil
Units: mg/kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB1116S1					
MTBE	**ND**	0.050	EPA 8021B	11-16-16	11-16-16	
Benzene	**ND**	0.020	EPA 8021B	11-16-16	11-16-16	
Toluene	**ND**	0.050	EPA 8021B	11-16-16	11-16-16	
Ethyl Benzene	**ND**	0.050	EPA 8021B	11-16-16	11-16-16	
m,p-Xylene	**ND**	0.050	EPA 8021B	11-16-16	11-16-16	
o-Xylene	**ND**	0.050	EPA 8021B	11-16-16	11-16-16	
Gasoline	**ND**	5.0	NWTPH-Gx	11-16-16	11-16-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*87*	*63-124*				

Analyte	Result		Spike Level		Source Result	Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE											
Laboratory ID:	11-139-02										
	ORIG	DUP									
MTBE	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Benzene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Toluene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Ethyl Benzene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
m,p-Xylene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
o-Xylene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Gasoline	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Surrogate:											
Fluorobenzene						*92*	*97*	*63-124*			
SPIKE BLANKS											
Laboratory ID:	SB1116S1										
	SB	SBD	SB	SBD		SB	SBD				
Benzene	**1.04**	**1.01**	1.00	1.00		**104**	**101**	70-124	3	12	
Toluene	**1.03**	**1.01**	1.00	1.00		**103**	**101**	73-119	2	12	
Ethyl Benzene	**1.04**	**1.01**	1.00	1.00		**104**	**101**	74-117	3	12	
m,p-Xylene	**1.04**	**1.02**	1.00	1.00		**104**	**102**	75-117	2	13	
o-Xylene	**1.06**	**1.02**	1.00	1.00		**106**	**102**	75-116	4	12	
Surrogate:											
Fluorobenzene						*97*	*97*	*63-124*			

Date of Report: November 21, 2016
Samples Submitted: November 14, 2016
Laboratory Reference: 1611-139
Project: Tacoma Center Motel

NWTPH-Gx/BTEX+MTBE

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**B2-Water**					
Laboratory ID:	11-139-10					
MTBE	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
Benzene	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
Toluene	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
Ethyl Benzene	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
m,p-Xylene	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
o-Xylene	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
Gasoline	**ND**	100	NWTPH-Gx	11-16-16	11-16-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*103*	*61-118*				
Client ID:	**B3-Water**					
Laboratory ID:	11-139-11					
MTBE	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
Benzene	**1.4**	1.0	EPA 8021B	11-16-16	11-16-16	
Toluene	**1.3**	1.0	EPA 8021B	11-16-16	11-16-16	
Ethyl Benzene	**1.9**	1.0	EPA 8021B	11-16-16	11-16-16	
m,p-Xylene	**3.5**	1.0	EPA 8021B	11-16-16	11-16-16	
o-Xylene	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
Gasoline	**990**	100	NWTPH-Gx	11-16-16	11-16-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*103*	*61-118*				
Client ID:	**B4-Water**					
Laboratory ID:	11-139-12					
MTBE	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
Benzene	**1.6**	1.0	EPA 8021B	11-16-16	11-16-16	
Toluene	**1.7**	1.0	EPA 8021B	11-16-16	11-16-16	
Ethyl Benzene	**1.4**	1.0	EPA 8021B	11-16-16	11-16-16	
m,p-Xylene	**4.0**	1.0	EPA 8021B	11-16-16	11-16-16	
o-Xylene	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
Gasoline	**1000**	100	NWTPH-Gx	11-16-16	11-16-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*101*	*61-118*				

Date of Report: November 21, 2016
Samples Submitted: November 14, 2016
Laboratory Reference: 1611-139
Project: Tacoma Center Motel

NWTPH-Gx/BTEX+MTBE

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**B5-Water**					
Laboratory ID:	11-139-13					
MTBE	**ND**	4.0	EPA 8021B	11-16-16	11-16-16	
Benzene	**ND**	4.0	EPA 8021B	11-16-16	11-16-16	
Toluene	**ND**	4.0	EPA 8021B	11-16-16	11-16-16	
Ethyl Benzene	**57**	4.0	EPA 8021B	11-16-16	11-16-16	
m,p-Xylene	**ND**	4.0	EPA 8021B	11-16-16	11-16-16	
o-Xylene	**ND**	4.0	EPA 8021B	11-16-16	11-16-16	
Gasoline	**1700**	400	NWTPH-Gx	11-16-16	11-16-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*103*	*61-118*				
Client ID:	**B6-Water**					
Laboratory ID:	11-139-14					
MTBE	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
Benzene	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
Toluene	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
Ethyl Benzene	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
m,p-Xylene	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
o-Xylene	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
Gasoline	**ND**	100	NWTPH-Gx	11-16-16	11-16-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*106*	*61-118*				

Date of Report: November 21, 2016
Samples Submitted: November 14, 2016
Laboratory Reference: 1611-139
Project: Tacoma Center Motel

NWTPH-Gx/BTEX+MTBE
QUALITY CONTROL

Matrix: Water
Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB1116W2					
MTBE	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
Benzene	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
Toluene	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
Ethyl Benzene	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
m,p-Xylene	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
o-Xylene	**ND**	1.0	EPA 8021B	11-16-16	11-16-16	
Gasoline	**ND**	100	NWTPH-Gx	11-16-16	11-16-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*104*	*61-118*				

Analyte	Result		Spike Level		Source Result	Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE											
Laboratory ID:	11-139-14										
	ORIG	DUP									
MTBE	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Benzene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Toluene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Ethyl Benzene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
m,p-Xylene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
o-Xylene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Gasoline	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Surrogate:											
Fluorobenzene						*106*	*107*	*61-118*			
MATRIX SPIKES											
Laboratory ID:	11-142-01										
	MS	MSD	MS	MSD		MS	MSD				
Benzene	**52.2**	**52.5**	50.0	50.0	ND	**104**	**105**	80-120	1	13	
Toluene	**51.2**	**51.7**	50.0	50.0	ND	**102**	**103**	81-115	1	14	
Ethyl Benzene	**51.6**	**52.1**	50.0	50.0	ND	**103**	**104**	81-114	1	12	
m,p-Xylene	**50.8**	**51.4**	50.0	50.0	ND	**102**	**103**	81-114	1	13	
o-Xylene	**51.2**	**51.8**	50.0	50.0	ND	**102**	**104**	81-113	1	11	
Surrogate:											
Fluorobenzene						*98*	*98*	*61-118*			

Date of Report: November 21, 2016
Samples Submitted: November 14, 2016
Laboratory Reference: 1611-139
Project: Tacoma Center Motel

% MOISTURE

Date Analyzed: 11-16-16

Client ID	Lab ID	% Moisture
B1-7	11-139-02	18
B2-7	11-139-04	21
B3-7	11-136-06	21
B4-7	11-139-07	19
B5-8	11-139-09	19

OnSite Environmental Inc.

Data Qualifiers and Abbreviations

A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.

B - The analyte indicated was also found in the blank sample.

C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.

E - The value reported exceeds the quantitation range and is an estimate.

F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.

H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.

I - Compound recovery is outside of the control limits.

J - The value reported was below the practical quantitation limit. The value is an estimate.

K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.

L - The RPD is outside of the control limits.

M - Hydrocarbons in the gasoline range are impacting the diesel range result.

M1 - Hydrocarbons in the gasoline range (toluene-napthalene) are present in the sample.

N - Hydrocarbons in the lube oil range are impacting the diesel range result.

N1 - Hydrocarbons in diesel range are impacting lube oil range results.

O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.

P - The RPD of the detected concentrations between the two columns is greater than 40.

Q - Surrogate recovery is outside of the control limits.

S - Surrogate recovery data is not available due to the necessary dilution of the sample.

T - The sample chromatogram is not similar to a typical _____.

U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.

U1 - The practical quantitation limit is elevated due to interferences present in the sample.

V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.

W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.

X - Sample extract treated with a mercury cleanup procedure.

X1- Sample extract treated with a Sulfuric acid/Silica gel cleanup procedure.

Y - The calibration verification for this analyte exceeded the 20% drift specified in method 8260C, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.

Z -

ND - Not Detected at PQL
PQL - Practical Quantitation Limit
RPD - Relative Percent Difference

Chain of Custody

OnSite Environmental Inc.
Analytical Laboratory Testing Services
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • www.onsite-env.com

Company: ENCON Solutions, Inc.
Project Number:
Project Name: Tacoma Center Motel
Project Manager: Brian Chang
Sampled by: Jim Coppernoll

Turnaround Request (in working days)

(Check One)

- ☐ Same Day
- ☐ 1 Day
- ☐ 2 Days
- ☐ 3 Days
- ☒ Standard (7 Days) (TPH analysis 5 Days)
- ☐ _____ (other)

Laboratory Number: 11-139

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	Number of Containers	NWTPH-HCID	NWTPH-Gx/BTEX	NWTPH-Gx	NWTPH-Dx (☐ Acid / SG Clean-up)	Volatiles 8260C	Halogenated Volatiles 8260C	EDB EPA 8011 (Waters Only)	Semivolatiles 8270D/SIM (with low-level PAHs)	PAHs 8270D/SIM (low-level)	PCBs 8082A	Organochlorine Pesticides 8081B	Organophosphorus Pesticides 8270D/SIM	Chlorinated Acid Herbicides 8151A	Total RCRA Metals	Total MTCA Metals	TCLP Metals	HEM (oil and grease) 1664A					% Moisture
1	B1-5	11/14/16	1014	S	5																						
2	B1-7		1016	S	5		X																				X
3	B2-5		1050	S	5																						
4	B2-7		1100	S	5		X																				X
5	B3-5		1135	S	5																						
6	B3-7		1140	S	5		X																				X
7	B4-7		1210	S	5		X																				X
8	B5-5		1245	S	5																						
9	B5-8		1250	S	5		X																				X

	Signature	Company	Date	Time	Comments/Special Instructions
Relinquished		GeoConsultants Inc	11/14/16	1540	
Received		GCSC	11/14/16	1540	
Relinquished					
Received					
Relinquished					
Received					Data Package: Standard ☐ Level III ☐ Level IV ☐
Reviewed/Date		Reviewed/Date			Chromatograms with final report ☐ Electronic Data Deliverables (EDDs) ☐

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(Check One)

- ☐ Same Day ☐ 1 Day
- ☐ 2 Days ☐ 3 Days
- ☒ Standard (7 Days) (TPH analysis 5 Days)
- ☐ _____ (other)

Laboratory Number: 11-139

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	Number of Containers	NWTPH-HCID	NWTPH-Gx/BTEX	NWTPH-Gx	NWTPH-Dx (☐ Acid / SG Clean-up)	Volatiles 8260C	Halogenated Volatiles 8260C	EDB EPA 8011 (Waters Only)	Semivolatiles 8270D/SIM (with low-level PAHs)	PAHs 8270D/SIM (low-level)	PCBs 8082A	Organochlorine Pesticides 8081B	Organophosphorus Pesticides 8270D/SIM	Chlorinated Acid Herbicides 8151A	Total RCRA Metals	Total MTCA Metals	TCLP Metals	HEM (oil and grease) 1664A					% Moisture
10	B2-WATER	11/14/16	1120	W	6		X																				
11	B3-WATER	"	1200	W	7		X																				
12	B4-WATER	"	1235	W	7		X																				
13	B5-WATER	"	1310	W	7		X																				
14	B6-WATER	"	1400	W	7		X																				

	Signature	Company	Date	Time	Comments/Special Instructions
Relinquished	[signature]	GeoEngineers, Inc.	11/14/16	1540	
Received	[signature]	[signature]	11/14/16	1540	
Relinquished					
Received					
Relinquished					
Received					
Reviewed/Date		Reviewed/Date			Data Package: Standard ☐ Level III ☐ Level IV ☐
					Chromatograms with final report ☐ Electronic Data Deliverables (EDDs) ☐