June 2, 2022

Michael Warfel
Site Manager, Toxics Cleanup Program
Washington State Department of Ecology
Northwest Regional Office
PO Box 330316
Shoreline, Washington 98133

Re: Submission of Groundwater Monitoring Report and Request to Discontinue Groundwater Monitoring
Rex's Service Station Site
5059 Wilson Avenue South, Seattle, Washington
Facility/Site No. 1145637
Cleanup Site No. 12697
Project No. 160363

Dear Mr. Warfel:

On behalf of Red Cedar Associates, LLC (Red Cedar), enclosed please find a Groundwater Monitoring Report, dated June 2, 2022 (Report). As described in the Report, groundwater monitoring was completed in April 2022 at the property located at 5059 Wilson Avenue South in Seattle Washington (Property). The groundwater monitoring was completed in compliance with the Environmental Covenant (EC) for the Property, recorded on November 1, 2021, in accordance with procedures and methods described in the Confirmational Groundwater Monitoring Plan dated April 29, 2021.

As described in the Report, contaminants of concern (gasoline-, diesel- and heavy oil range petroleum hydrocarbons and benzene) either were not detected or were detected at concentrations significantly below the MTCA Method A cleanup levels in the groundwater sample obtained from monitoring well MW-7 in April 2022. Additionally, contaminants of concern have not been detected at concentrations greater than the MTCA Method A cleanup levels in MW-7 in any of the 5 sampling events completed since 2019.

The results of the confirmational groundwater monitoring of MW-7 demonstrate that cleanup standards at the Property have been achieved and maintained. The remedial excavation to remove petroleum-contaminated soil from the Property was successful, and, as demonstrated through the groundwater monitoring completed between 2019 and 2022, conditions have stabilized and we do not expect any detections above the cleanup levels in the future.

According to Section 2(b)(ii) of the EC, "Grantor may discontinue groundwater monitoring after…it obtains written approval from Ecology to discontinue groundwater monitoring. At least one…groundwater sample must be collected from MW-7 and the results reported to Ecology." Accordingly, based on the groundwater monitoring results described above, the conditions of the EC for groundwater monitoring have been met, and Red Cedar requests that Ecology issue written approval to discontinue groundwater monitoring at the Property and to decommission MW-7.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Aspect consulting, LLC

Dave Cook, LG, CPG
Principal Geologist
dcook@aspectconsulting.com

Jessica Smith, LG
Associate Geologist
jsmith@aspectconsulting.com

Attachments: Groundwater Monitoring Report

V:\160363 Red Cedar - 5059 Wilson Ave\Deliverables\2022 GW Summary Report & Letter\Ecology Request Letter.docx

GROUNDWATER MONITORING REPORT

Rex's Service Site
5059 Wilson Avenue South
Seattle, Washington
Facility/Site No. 1145637
Cleanup Site No. 12697

Prepared for: Red Cedar Associates, LLC

Project No. 160363 • June 2, 2022 FINAL

Aspect CONSULTING

earth + water

GROUNDWATER MONITORING REPORT

Rex's Service Site
5059 Wilson Avenue South
Seattle, Washington
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Prepared for: Red Cedar Associates, LLC

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Contents

List of Tables

List of Figures

List of Appendices

1 Introduction

Aspect Consulting, LLC (Aspect) has prepared this Groundwater Monitoring Report on behalf of Red Cedar Associates, LLC (Client) for the Rex's Service Station Site. The Site is defined by the nature and extent of contamination associated with releases of total petroleum hydrocarbons (TPH) and benzene, ethylbenzene, and total xylenes (BTEX) at and from a gasoline service station that formerly operated on a parcel of property located at 5059 Wilson Avenue South in Seattle, Washington (Property).

A cleanup action completed at the Property in 2018 addressed all contamination at the Site other than residual soil contamination that extends slightly into the Wilson Avenue South and South Dawson Street rights-of-way (ROWs) that abut the southern and western boundary of the Property, respectively (Figure 1).

Following completion of the cleanup, the Washington State Department of Ecology (Ecology) issued a No Further Action (NFA) determination for the Property on November 23, 2021. The NFA determination indicated that no further action was necessary at the Property to cleanup contamination associated with the Site, dependent on the continued performance and effectiveness of the post-cleanup controls and monitoring described in an Environmental Covenant (EC) for the Property, recorded on November 1, 2021. The EC describes the performance of the following:

- Compliance with institutional controls
- Operation and maintenance of engineered controls
- Completion of confirmational groundwater monitoring

In compliance with the EC, groundwater monitoring was conducted in April 2022, per the methods and procedures described in the Confirmational Groundwater Monitoring Plan (Aspect, 2021).

2 Groundwater Monitoring Results

On April 21, 2022, Aspect completed a confirmational groundwater monitoring event under the EC. A groundwater sample was collected under low flow conditions at monitoring well MW-7 (Figure 1). Field parameters were collected during purging and allowed to stabilize prior to sampling, as shown on the field documentation data sheet included in Appendix A. The groundwater sample was collected once purging was complete and submitted to Friedman & Bruya, Inc. in Seattle, Washington for chemical analysis of:

- Gasoline-range total petroleum hydrocarbons (TPH) using Northwest Method NWTPH-Gx
- Diesel- and heavy oil-range TPH using Northwest Method NWTPH-Dx
- Benzene using EPA Method 8021B

The laboratory analytical results, summarized in Table 1, indicate that none of the analytes listed above were detected above their respective laboratory reporting limits, except for diesel-range TPH, which was detected at a concentration of 53 micrograms per liter (µg/L), below the Model Toxics Control Act (MTCA) Method A cleanup level of 500 µg/L. The analytical laboratory report is provided in Appendix B.

3 References

Aspect Consulting, LLC (Aspect), 2021, Confirmational Groundwater Monitoring Plan, Rex's Service, VCP #NW3192, Cleanup ID #12697, Site ID #1156537, prepared for Red Cedar Associates, LLC, April 29, 2021.

Washington State Department of Ecology, (Ecology) 2021, No Further Action at a Property associated with a Site: Rex's Service, 5059 Wilson Avenue S, Seattle, WA 98118, November 23, 2021.

4 Limitations

Work for this project was performed for Red Cedar Associates, LLC, and this report was prepared in accordance with generally accepted professional practices for the nature and conditions of work completed in the same or similar localities, at the time the work was performed. This report does not represent a legal opinion. No other warranty, expressed or implied, is made.

All reports prepared by Aspect Consulting for the Client apply only to the services described in the Agreement(s) with the Client. Any use or reuse by any party other than the Client is at the sole risk of that party, and without liability to Aspect Consulting. Aspect Consulting's original files/reports shall govern in the event of any dispute regarding the content of electronic documents furnished to others.

Please refer to Appendix C titled "Report Limitations and Guidelines for Use" for additional information governing the use of this report.

TABLES

Table 1. Confirmational Groundwater Analytical Results

Project No. 160363, Former Tidewater Station Site - 5059 Wilson Avenue, Seattle, Washington

			Location	MW-7	MW-7	MW-7	MW-7	MW-7	MW-7	MW-7	MW-7
			Date	10/18/2018	01/10/2019	04/04/2019	07/03/2019	10/04/2019	01/09/2020	04/01/2020	04/21/2022
			Sample	MW-7-101818	MW-7-011019	MW-7-040419	MW-7-070319	MW-7-100419	MW-7-010920	MW-7-040120	MW-7-042122
Analyte	**Unit**	**MTCA Method A CUL for Groundwater (µg/L)**									
TPHs											
Gasoline Range Organics	µg/L	800	< 100 U	< 100 U	< 100 U	< 100 U	< 100 U	< 100 U	< 100 U	< 100
Diesel Range Organics	µg/L	500	**270 X**	**93 X**	**140 X**	**270 X**	**290 X**	**75 X**	< 50 U	**53 X**
Motor Oil Range Organics	µg/L	500	< 250 U	< 250 U	< 250 U	< 250 U	< 260 U	< 250 U	< 250 U	< 250
BTEX											
Benzene	µg/L	5	**21**	**1.3**	**6.3**	< 1 U	< 1 U	< 1 U	< 1 U	< 1
Toluene	µg/L	1000	< 1 U	< 1 U	< 1 U	< 1 U	< 1 U	< 1 U	< 1 U	--
Ethylbenzene	µg/L	700	< 1 U	< 1 U	< 1 U	< 1 U	< 1 U	< 1 U	< 1 U	--
Total Xylenes	µg/L	1000	< 3 U	< 3 U	< 3 U	< 3 U	< 3 U	< 3 U	< 3 U	--
Field Parameters											
Temperature	deg C	--	**18.4**	**14**	**12.6**	**16.1**	**18.6**	**12**	**10.9**	**11.7**
Specific Conductance	µS/cm	--	**1141**	**1035**	**907**	**867**	**783**	**909**	**1055**	**352.3**
Dissolved Oxygen	mg/L	--	**0.11**	**0.23**	**0.21**	**0.21**	**0.22**	**0.68**	**0.47**	**0.68**
pH	pH units	--	**6.44**	**6.34**	**6.14**	**6.03**	**6.18**	**6.51**	**6.24**	**6.92**
Oxidation Reduction Potential	mV	--	**55.3**	**67.7**	**108**	**32.3**	**20.2**	**87.7**	**104.4**	**7.8**
Turbidity	NTU	--	**3.69**	**5.02**	**9.26**	**9.68**	**2.99**	**3.11**	**8**	**1.22**

Notes and Abbreviations

Bold - Analyte detected above the laboratory reporting limits

Blue - Detected concentration exceeds MTCA Method A Cleanup Levels

U - Analyte was not detected above the laboratory reporting limit

X - Chromatographic pattern did not match fuel standard

"--" - indicates results not available

µg/L - micrograms per liter

MTCA Method A CUL - Model Toxics Control Act Method A Cleanup Level

deg C = Degrees Celsius

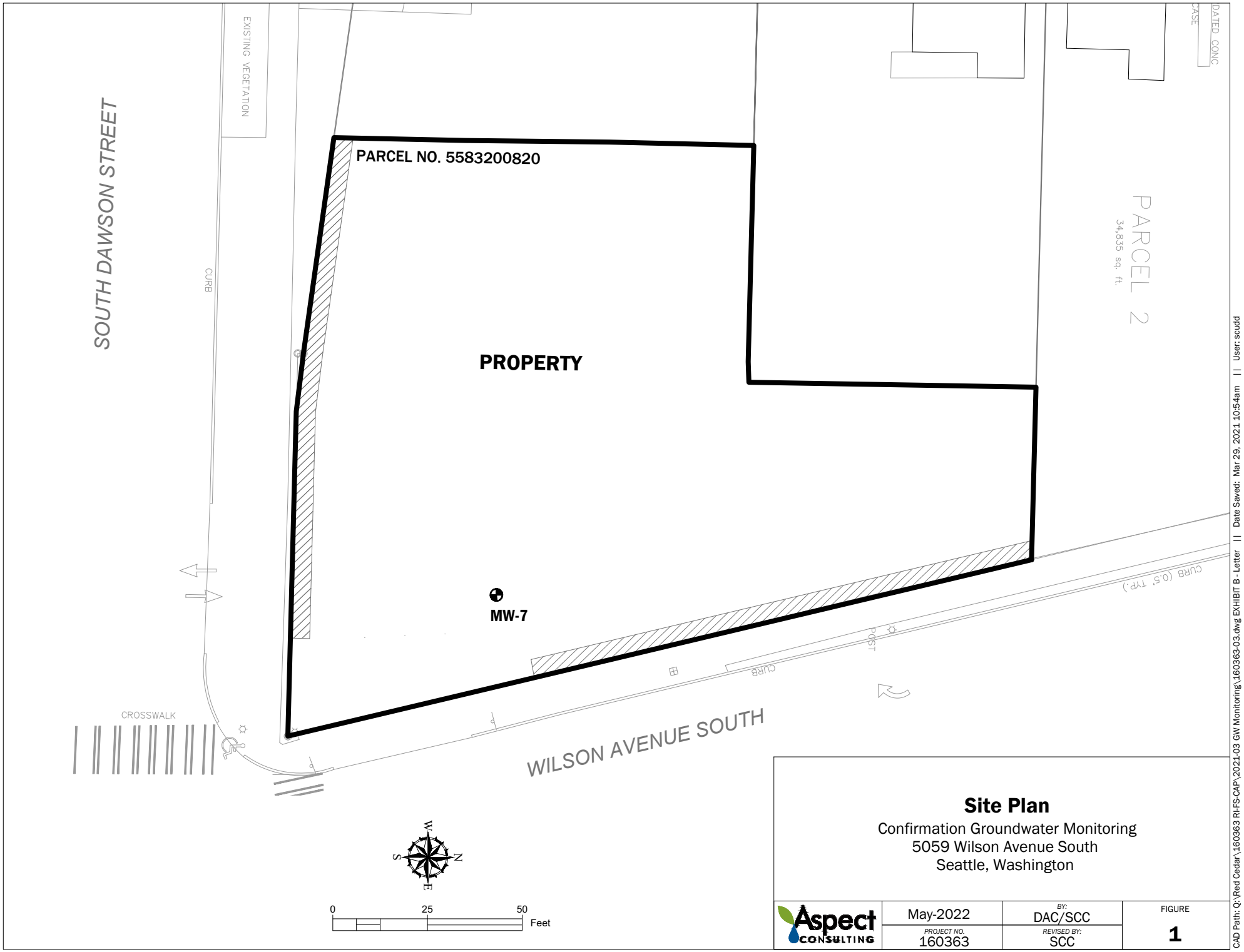
µS/cm= microsiemens per centimeter

mg/L = milligrams per liter

mV= millivolts

NTU = nephelometric turbidity units

FIGURES



Site Plan

Confirmation Groundwater Monitoring
5059 Wilson Avenue South
Seattle, Washington

Aspect CONSULTING	May-2022	BY: DAC/SCC	FIGURE 1
	PROJECT NO. 160363	REVISED BY: SCC	

APPENDIX A

Groundwater Sampling Field Documentation Data Sheet

Aspect CONSULTING

Sample number MW-7-042122

GROUNDWATER SAMPLING RECORD

WELL NUMBER: MW-7 Page: 1 of 1

Project Name: Bel Cedar
Date: 4/21/22
Sampled by: LVG + AO
Measuring Point of Well: NTOC
Screened Interval (ft. TOC)
Filter Pack Interval (ft. TOC)

Project Number:
Starting Water Level (ft TOC): ~~7.99~~ 7.74
Casing Stickup (ft): 0.375
Total Depth (ft TOC): 17.95
Casing Diameter (inches): 2

Casing Volume 10.21 (ft Water) x 0.62 (Lpf)(gpf) = 6.33 (L)(gal)
Casing volumes: 3/4"= 0.02 gpf 2" = 0.16 gpf 4" = 0.65 gpf 6" = 1.47 gpf
3/4"= 0.09 Lpf 2" = 0.62 Lpf 4" = 2.46 Lpf 6" = 5.56 Lpf

Sample Intake Depth (ft TOC): 15

PURGING MEASUREMENTS

Criteria (for 3 consecutive readings):		Typical 0.1-0.5 Lpm	Stable	na	± 3%	± 10%	± 0.1	± 10 mV	± 10%	
Time	Cumul. Volume (gal or L)	Purge Rate (gpm or Lpm)	Water Level (ft)	Temp. (°C)	Specific Conductance (µS/cm)	Dissolved Oxygen (mg/L)	pH	ORP (mv)	Turbidity (NTU)	Comments
1023	-	-	-	-	-	-	-	-	-	Start purge
1025	<2	0.2	7.78	12.2°	809	0.38	5.99	76.5	12.8	
1030	<2	"	7.79	12.0°	585.1	0.25	6.33	46.4	11.0	
1035	2	"	7.79	11.7°	473.0	0.18	6.56	35.2	10.9	
1040	3	"	7.79	11.8°	447.5	0.17	6.54	35.2	6.58	
1045	4	"	7.79	11.6°	420.8	0.17	6.66	29.0	6.28	
1050	5	"	7.79	11.7°	409.6	0.23	6.71	25.0	4.55	
1055	6.5	"	7.79	11.7°	388.0	0.30	6.78	19.1	5.13	
1100	8	"	7.79	11.7°	373.4	0.46	6.84	14.5	4.04	
1105	9.5	"	7.80	11.60	363.5	0.58	6.89	10.9	1.64	
1110	10.5	"	7.80	11.70	355.5	0.63	6.90	9.0	1.97	
1115	11.5	"	7.80	11.70	352.3	0.68	6.92	7.8	1.22	

Total Gallons Purged: 3.5 gall (13.5 L)
Total Casing Volumes Removed: 2.13
Ending Water Level (ft TOC): 17.81
Ending Total Depth (ft TOC): 17.95

SAMPLE INVENTORY

Time	Volume (mL)	Bottle Type	Quantity	Filtration	Preservation	Appearance		Remarks
						Color	Turbidity & Sediment	
1120	40	VOA	3	-	HCl	clear	1.62	
1120	1000	Amber	1	-	-	"	"	

METHODS

Parameters measured with (instrument model & serial number) ~~Yellow~~ White YSI, White Turbidimeter, ~~Blue~~ White/Blue WLI
Purging Equipment: ~~Blue~~ White Peri Pump and dedicated tubing
Decon Equipment: Alconox + water
Disposal of Discharged Water: Drum onsite
Observations/Comments:

APPENDIX B

Laboratory Analytical Report

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
Michael Erdahl, B.S.
Vineta Mills, M.S.
Eric Young, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

April 28, 2022

Amelia Oates, Project Manager
Aspect Consulting, LLC
710 2nd Ave S, Suite 550
Seattle, WA 98104

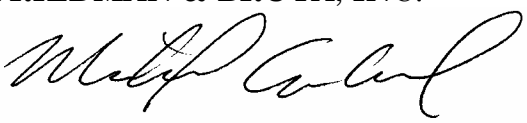
Dear Ms Oates:

Included are the results from the testing of material submitted on April 21, 2022 from the Red Cedar 160363, F&BI 204351 project. There are 6 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days, or as directed by the Chain of Custody document. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures
c: Aspect Data
ASP0428R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on April 21, 2022 by Friedman & Bruya, Inc. from the Aspect Consulting, LLC Red Cedar 160363, F&BI 204351 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	Aspect Consulting, LLC
204351 -01	MW-7-042122

All quality control requirements were acceptable.

Date of Report: 04/28/22
Date Received: 04/21/22
Project: Red Cedar 160363, F&BI 204351
Date Extracted: 04/26/22
Date Analyzed: 04/26/22

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING METHODS 8021B AND NWTPH-Gx

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Benzene	Gasoline Range	Surrogate (% Recovery) (Limit 52-124)
MW-7-042122 204351-01	<1	<100	80
Method Blank 02-890 MB	<1	<100	81

Date of Report: 04/28/22
Date Received: 04/21/22
Project: Red Cedar 160363, F&BI 204351
Date Extracted: 04/22/22
Date Analyzed: 04/22/22

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL AND MOTOR OIL USING METHOD NWTPH-Dx

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Diesel Range (C_{10}-C_{25})	Motor Oil Range (C_{25}-C_{36})	Surrogate (% Recovery) (Limit 41-152)
MW-7-042122 204351-01	53 x	<250	133
Method Blank 02-980 MB	<50	<250	126

Date of Report: 04/28/22
Date Received: 04/21/22
Project: Red Cedar 160363, F&BI 204351

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR BENZENE AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Laboratory Code: 204351-01 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 20)
Benzene	ug/L (ppb)	<1	<1	nm
Gasoline	ug/L (ppb)	<100	<100	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Benzene	ug/L (ppb)	50	107	65-118
Gasoline	ug/L (ppb)	1,000	81	69-134

Date of Report: 04/28/22
Date Received: 04/21/22
Project: Red Cedar 160363, F&BI 204351

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL EXTENDED USING METHOD NWTPH-Dx

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	104	108	63-142	4

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for the analyte were outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte may be due to carryover from previous sample injections.

cf - The sample was centrifuged prior to analysis.

d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.

dv - Insufficient sample volume was available to achieve normal reporting limits.

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

fc - The analyte is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. Variability is attributed to sample inhomogeneity.

hs - Headspace was present in the container used for analysis.

ht – The analysis was performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of control limits due to sample matrix effects.

j - The analyte concentration is reported below the lowest calibration standard. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The laboratory control sample(s) percent recovery and/or RPD were out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the analyte is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc - The sample was received with incorrect preservation or in a container not approved by the method. The value reported should be considered an estimate.

ve - The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.

vo - The value reported fell outside the control limits established for this analyte.

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

204351

SAMPLE CHAIN OF CUSTODY

04-21-22

EDD/VM1

Page # 1 of 1

Report To Amelia Oates

Company Aspect Consulting

Address

City, State, ZIP

Phone Email aoates@aspectconsulting.com

SAMPLERS (*signature*)

PROJECT NAME: Red Cedar

PO #: 160363

REMARKS: Project specific RLs? - Yes / No

INVOICE TO: Accounts Payable

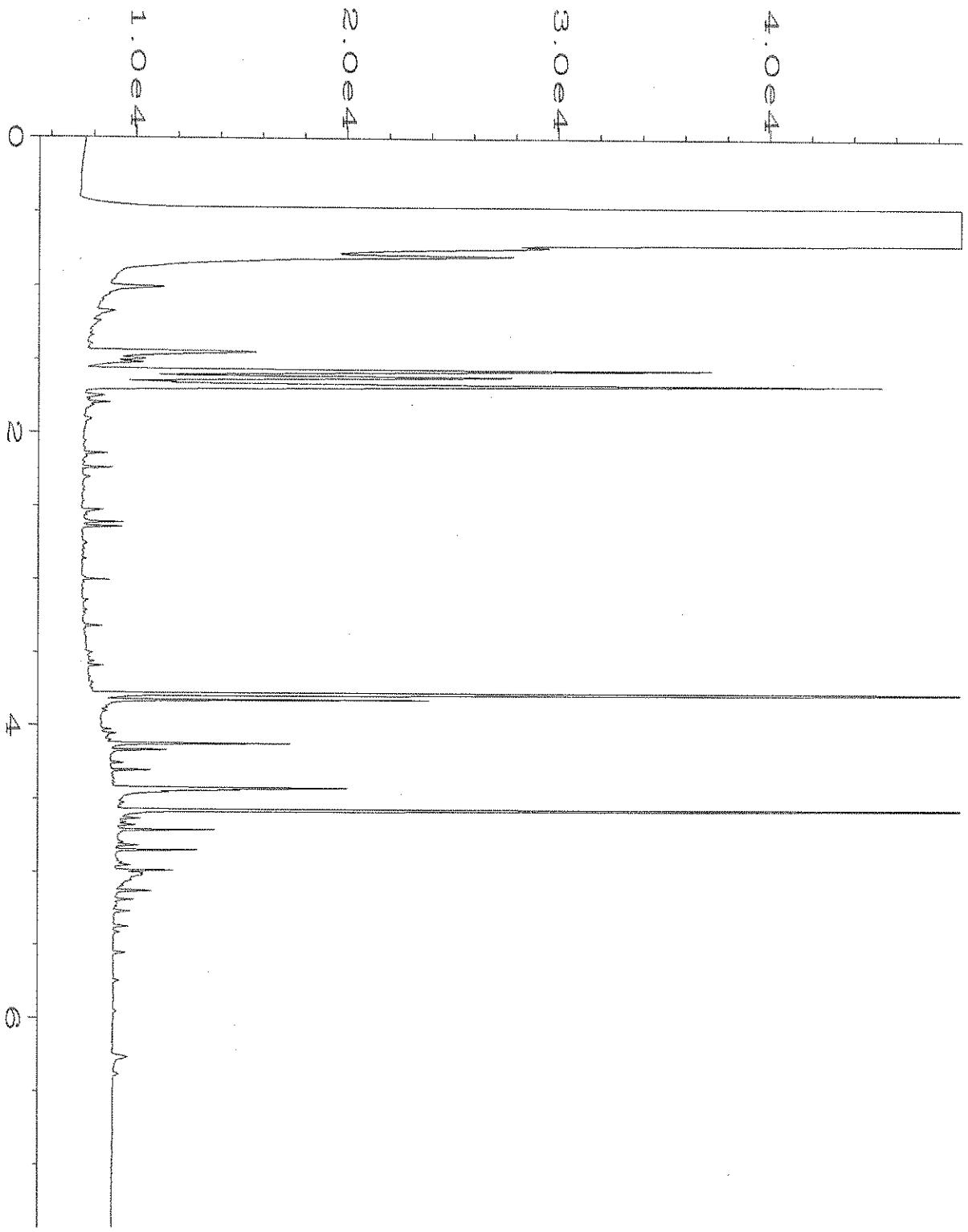
TURNAROUND TIME
- ☑ Standard turnaround
- ☐ RUSH
- Rush charges authorized by:

SAMPLE DISPOSAL
- ☐ Archive samples
- ☐ Other
- Default: Dispose after 30 days

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of Jars	NWTPH-Dx	NWTPH-Gx	BTEX EPA 8021	NWTPH-HCID	VOCs EPA 8260	PAHs EPA 8270	PCBs EPA 8082	Benzene 8021B				Notes
						ANALYSES REQUESTED											
MW-7-042122	01A-D	4/21/22	1120	GW	4	X	X						X				

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Lillian Graham	Aspect	4/21/22	1337
Received by:	ANGELA BRUYA	F&B	4/21/22	1337
Relinquished by:				
Received by:		Samples received at 4 °C		

Friedman & Bruya, Inc.
Ph. (206) 285-8282



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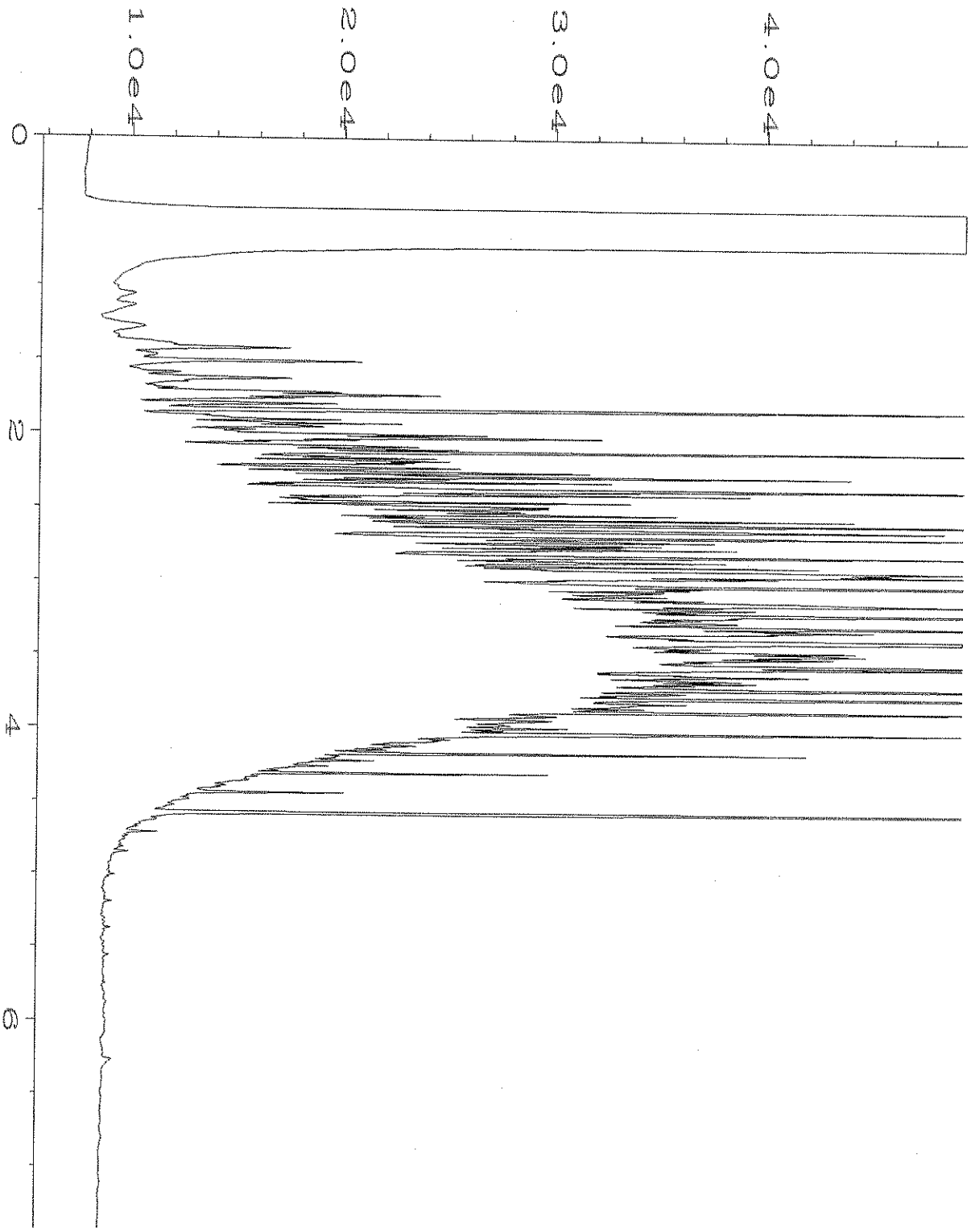
Instrument	: GC1	Vial Number	: 26
Sample Name	: 204351-01	Injection Number	: 1
Run Time Bar Code:		Sequence Line	: 11
Acquired on	: 22 Apr 22 03:00 PM	Instrument Method	: DX.MTH
Report Created on	: 25 Apr 22 10:18 AM	Analysis Method	: DX.MTH



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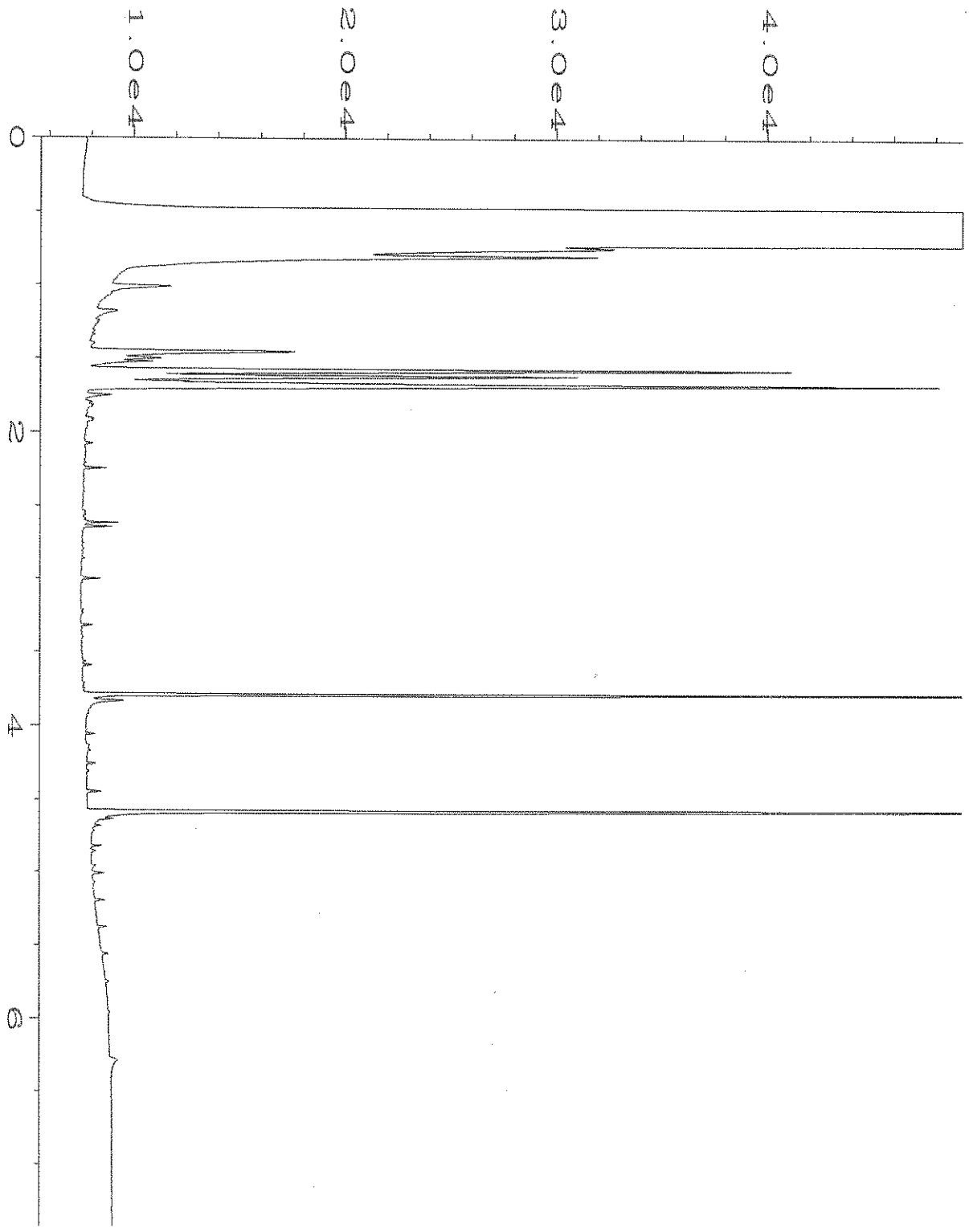
Instrument : GC1
Sample Name : 500 Dx 65-122D
Run Time Bar Code:
Acquired on : 22 Apr 22 06:27 AM
Report Created on: 25 Apr 22 10:13 AM

Page Number : 1
Vial Number : 3
Injection Number : 1
Sequence Line : 2
Instrument Method: DX.MTH
Analysis Method : DX.MTH



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Operator	: TL	Page Number	: 1
Instrument	: GC1	Vial Number	: 20
Sample Name	: 02-980 mb	Injection Number	: 1
Run Time Bar Code:		Sequence Line	: 8
Acquired on	: 22 Apr 22 12:46 PM	Instrument Method	: DX.MTH
Report Created on	: 25 Apr 22 12:29 PM	Analysis Method	: DX.MTH

APPENDIX C

Report Limitations and Guidelines for Use

REPORT LIMITATIONS AND USE GUIDELINES

Reliance Conditions for Third Parties

This report was prepared for the exclusive use of the Client. No other party may rely on this report or the product of our services without the express written consent of Aspect Consulting, LLC (Aspect). This limitation is to provide our firm with reasonable protection against liability claims by third parties with whom there would otherwise be no contractual conditions or limitations and guidelines governing their use of the report. Within the limitations of scope, schedule and budget, our services have been executed in accordance with our Agreement with the Client and recognized standards of professionals in the same locality and involving similar conditions.

Services for Specific Purposes, Persons and Projects

Aspect has performed the services in general accordance with the scope and limitations of our Agreement. This report has been prepared for the exclusive use of the Client and their authorized third parties, approved in writing by Aspect. This report is not intended for use by others, and the information contained herein is not applicable to other properties.

This report is not, and should not, be construed as a warranty or guarantee regarding the presence or absence of hazardous substances or petroleum products that may affect the subject property. The report is not intended to make any representation concerning title or ownership to the subject property. If real property records were reviewed, they were reviewed for the sole purpose of determining the subject property's historical uses. All findings, conclusions, and recommendations stated in this report are based on the data and information provided to Aspect, current use of the subject property, and observations and conditions that existed on the date and time of the report.

Aspect structures its services to meet the specific needs of our clients. Because each environmental study is unique, each environmental report is unique, prepared solely for the specific client and subject property. This report should not be applied for any purpose or project except the purpose described in the Agreement.

This Report Is Project-Specific

Aspect considered a number of unique, project-specific factors when establishing the Scope of Work for this project and report. You should not rely on this report if it was:

- Not prepared for you
- Not prepared for the specific purpose identified in the Agreement
- Not prepared for the specific real property assessed
- Completed before important changes occurred concerning the subject property, project or governmental regulatory actions

If changes are made to the project or subject property after the date of this report, Aspect should be retained to assess the impact of the changes with respect to the conclusions contained in the report.

Geoscience Interpretations

The geoscience practices (geotechnical engineering, geology, and environmental science) require interpretation of spatial information that can make them less exact than other engineering and natural science disciplines. It is important to recognize this limitation in evaluating the content of the report. If you are unclear how these "Report Limitations and Use Guidelines" apply to your project or site, you should contact Aspect.

Discipline-Specific Reports Are Not Interchangeable

The equipment, techniques and personnel used to perform an environmental study differ significantly from those used to perform a geotechnical or geologic study and vice versa. For that reason, a geotechnical engineering or geologic report does not usually address any environmental findings, conclusions or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. Similarly, environmental reports are not used to address geotechnical or geologic concerns regarding the subject property.

Environmental Regulations Are Not Static

Some hazardous substances or petroleum products may be present near the subject property in quantities or under conditions that may have led, or may lead, to contamination of the subject property, but are not included in current local, state or federal regulatory definitions of hazardous substances or petroleum products or do not otherwise present potential liability. Changes may occur in the standards for appropriate inquiry or regulatory definitions of hazardous substance and petroleum products; therefore, this report has a limited useful life.

Property Conditions Change Over Time

This report is based on conditions that existed at the time the study was performed. The findings and conclusions of this report may be affected by the passage of time (for example, Phase I ESA reports are applicable for 180 days), by events such as a change in property use or occupancy, or by natural events, such as floods, earthquakes, slope failure or groundwater fluctuations. If more than six months have passed since issuance of our report, or if any of the described events may have occurred following the issuance of the report, you should contact Aspect so that we may evaluate whether changed conditions affect the continued reliability or applicability of our conclusions and recommendations.

Phase I ESAs – Uncertainty Remains After Completion

Aspect has performed the services in general accordance with the scope and limitations of our Agreement and the current version of the "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", ASTM E1527, and U.S. Environmental Protection Agency (EPA)'s Federal Standard 40 CFR Part 312 "Innocent Landowners, Standards for Conducting All Appropriate Inquiries".

No ESA can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with subject property. Performance of an ESA study is intended to reduce, but not eliminate, uncertainty regarding the potential for environmental conditions affecting the subject property. There is always a potential that areas with contamination that were not identified during this ESA exist at the subject property or in the study area. Further evaluation of such potential would require additional research, subsurface exploration, sampling and/or testing.

Historical Information Provided by Others

Aspect has relied upon information provided by others in our description of historical conditions and in our review of regulatory databases and files. The available data does not provide definitive information with regard to all past uses, operations or incidents affecting the subject property or adjacent properties. Aspect makes no warranties or guarantees regarding the accuracy or completeness of information provided or compiled by others.

Exclusion of Mold, Fungus, Radon, Lead, and HBM

Aspect's services do not include the investigation, detection, prevention or assessment of the presence of molds, fungi, spores, bacteria, and viruses, and/or any of their byproducts. Accordingly, this report does not include any interpretations, recommendations, findings, or conclusions regarding the detection, assessment, prevention or abatement of molds, fungi, spores, bacteria, and viruses, and/or any of their byproducts. Aspect's services also do not include the investigation or assessment of hazardous building materials (HBM) such as asbestos, polychlorinated biphenyls (PCBs) in light ballasts, lead based paint, asbestos-containing building materials, urea-formaldehyde insulation in on-site structures or debris or any other HBMs. Aspect's services do not include an evaluation of radon or lead in drinking water, unless specifically requested.