



August 17, 2018
Project No. 0747.01.09

Michael Warfel
Washington State Department of Ecology
Northwest Regional Office
3190 160th Avenue SE
Bellevue, Washington 98008-5452

Re: Request for Opinion – No Further Action in Area of Concern 4
North Cascade Ford site, 116 West Ferry Street, Sedro-Woolley, Washington
Facility Site ID: 58313566, Cleanup Site ID: 12075, VCP No. NW3031

Dear Mr. Warfel:

On behalf of VSF Properties, LLC (VSF), Maul Foster & Alongi, Inc. (MFA) requests an opinion on the sufficiency of completed investigation activities to demonstrate compliance with Washington State Model Toxics Control Act (MTCA) cleanup standards for a portion of the North Cascade Ford site (the Site) referred to as the “former auto services area of concern (AOC) 4” (AOC 4). Results of investigations completed in AOC 4 demonstrate that chemical impacts associated with historical releases comply with applicable and appropriate MTCA standards; therefore, MFA recommends that no further action (NFA) is needed in AOC 4.

This letter provides background information and supporting documentation for Ecology’s review.

BACKGROUND

AOC 4 is shown relative to the Site in Figure 1 (attached). AOC 4 includes Skagit County parcel number P77410, which is part of the North Cascade Ford property (the Property), and a portion of the adjoining West Ferry Street right-of-way (ROW). Subsurface investigation was conducted in AOC 4 as part of remedial investigation (RI) activities and prior Property due diligence activities to evaluate the potential for environmental impacts associated with historical operations. A former gasoline service station was identified in AOC 4 during a Phase I Environmental Site Assessment (ESA) conducted in 2011 by Whatcom Environmental Services (Whatcom Environmental, 2011a) (included as an appendix to MFA’s 2015 preliminary RI and feasibility study [FS] report [MFA, 2015]). Whatcom Environmental identified the former gasoline service station, located on the southern portion of parcel number P77410, as a recognized environmental condition based on Sanborn fire insurance maps (SFIMs) from 1925, 1944, and 1953. MFA’s review of those SFIMs indicates the former presence of a battery service station, tire vulcanizing operations, and gas and oil storage and/or distribution in that area, but no evidence of a gasoline service station.

In their Phase I ESA, Whatcom Environmental indicated that the former gasoline service station may have operated from approximately the 1920s to at least the 1950s, and possibly as late as the 1980s, based on their review of historical aerial photographs that show structures in the same area that they identified as a gasoline service station based on the SFIMs.

Following Whatcom Environmental's Phase I ESA, MFA conducted pre-RI environmental due diligence investigations at the Property to further evaluate the potential presence of a former gasoline station and possible underground storage tanks (USTs) associated with its operation in AOC 4. MFA's environmental due diligence activities are discussed in the preliminary RI/FS report (MFA, 2015). As part of the due diligence activities, MFA reviewed a chain of title report, environmental database records, and city directories; and conducted interviews with previous Property owners (Dan and Vern Sims of VSF); Vern Sims started working at the dealership shortly after it opened in 1949 and purchased it in approximately 1965. MFA's environmental due diligence reviews and interviews did not identify evidence that a gasoline service station had operated on that portion of the Property.

Originally, AOC 4 was referred to as the "former gasoline station" AOC. Based on the due diligence findings, AOC 4 is now referred to as the "former auto services" AOC.

PREVIOUS INVESTIGATIONS

Previous investigations were conducted at the Property to evaluate the potential presence or absence of environmental impacts associated with historical operations in AOC 4. Soil and groundwater analytical results from previous investigations are summarized in Tables 1 and 2, respectively (attached). Boring and well logs are provided as Attachment A. Original lab reports and data validation results were provided in the preliminary RI/FS (MFA, 2015).

Whatcom Environmental conducted a subsurface investigation in AOC 4 in 2011 as part of a Phase II ESA (boring locations B-6 and B-7; see Figure 1) to evaluate the potential for petroleum-related impacts in soil and groundwater associated with what was identified in their Phase I ESA as former gasoline service station operations (Whatcom Environmental, 2011b; included as an appendix to MFA's 2015 preliminary RI/FS). During the investigation, benzene in soil, and gasoline-range organics (GRO) in soil and a reconnaissance groundwater sample, were detected above MTCA Method A cleanup levels (CULs) for unrestricted land use in samples collected from boring B-7 (see Tables 1 and 2).

MFA conducted subsurface investigations in AOC 4 in May and December 2012 to evaluate the potential presence of environmental contamination associated with features of concern identified during due diligence activities, including the potential for on-Property migration of dissolved phase petroleum-related contamination in groundwater associated with nearby, off-Property cleanup sites (MFA, 2015). MFA's 2012 investigations also focused on further evaluation of the benzene and GRO CUL exceedances identified during Whatcom

Environmental's Phase II ESA. MFA advanced borings for collection of soil and/or groundwater samples in locations GP06, GP07, GP08, GP14, and GP15, and installed monitoring well MW03 (see Figure 1). MFA also conducted a groundwater monitoring event in October 2012 and quarterly groundwater monitoring events in 2014 at MW03.

Benzene and GRO were not detected in any soil samples collected in AOC 4 during MFA's May 2012 investigation, including soil collected from monitoring well MW03, which was co-located with Whatcom Environmental's previous boring location (B-7) where benzene and GRO exceedances were previously identified in soil (see Table 1 and Figure 1). Soil samples collected during MFA's investigation were of unsaturated soil above the top of the water table (from approximately 1.5 to 3.7 feet below ground surface [bgs]; the water table was identified at approximately 5 to 5.5 feet bgs at the time of sample collection) whereas the soil sample collected during Whatcom Environmental's investigation was of saturated soil from below the top of the water table (at approximately 11 feet bgs; the water table was identified at approximately 5.5 feet bgs)(see boring logs, Attachment A). The saturated soil sample collected by Whatcom Environmental from boring B-7 is therefore considered representative of a combination of both soil and groundwater (i.e., dissolved phase) impacts which would likely result in higher chemical concentrations and is considered representative of both soil and groundwater exposure risks and therefore, not directly comparable to MTCA Method A CULs for soil. The unsaturated soil samples collected during MFA's investigation are considered representative of potential soil exposure risks and are directly comparable to MTCA Method A CULs for soil. No chemicals detected in soil samples collected from the unsaturated zone during MFA's investigation exceeded MTCA Method A CULs for soil; therefore, soil exposure pathways are considered incomplete in AOC 4.

Groundwater samples were collected during MFA's 2012 investigations from borings advanced within and near the footprint of the former automotive services operations (GP06, GP07, and GP08), and a monitoring well (MW03) installed in the approximate same location as Whatcom Environmental's previous boring location (B-7) where a GRO exceedance was previously identified in groundwater (see Figure 1). The screen interval across which Whatcom Environmental's reconnaissance groundwater sample was collected from boring B-7 was not identified in their Phase II ESA report, but it is assumed that the screen was located from approximately the top of the water table, which was identified at approximately 5.5 feet bgs at the time of sample collection and may have spanned five to ten feet of the total boring depth to 15 feet bgs (see boring log included in Attachment A). For comparison, MFA's borings and monitoring well were screened from four to seven feet bgs at the top of the screens to 10 to 14 feet bgs at the bottom of the screens (see Attachment A). Therefore, MFA's groundwater samples were likely collected from across the same approximate depth interval and geologic units as the Whatcom Environmental's boring B-7. GRO was not detected in any of the reconnaissance and monitoring well groundwater samples collected by MFA, which indicates that groundwater in AOC 4 is not impacted with GRO (see Table 2).

Other chemicals of interest (COIs) associated with historical operations in AOC 4 were analyzed in soil and groundwater samples collected during the Whatcom Environmental and MFA investigations, including metals, a full suite of volatile organic compounds (VOCs), total petroleum hydrocarbons (TPH), and volatile petroleum hydrocarbons in soil; and lead, polychlorinated biphenyls, full suite of VOCs, semi-volatile organic compounds, TPH, and extractable petroleum hydrocarbons in groundwater (see Tables 1 and 2). Aside from the benzene and GRO CUL exceedances identified in Whatcom Environmental boring B-7, no other chemical detections in soil or groundwater exceed MTCA Method A CULs. As discussed above, the benzene and GRO exceedances at B-7 are not considered representative of soil and groundwater conditions in AOC 4 as determined by the results of investigations conducted by MFA.

Motor-oil-range organics (ORO) and diesel-range organics (DRO) were analyzed in the soil samples collected from Whatcom Environmental's Phase II ESA borings B-6 (at approximately 6 feet bgs) and B-7 (at approximately 11 feet bgs) and the groundwater sample collected from boring B-7; the borings are located within the footprint of the former automotive services operations (see Figure 1). Neither ORO or DRO were detected in the soil samples (see Table 1). DRO was detected in the groundwater sample from B-7 at a concentration below the MTCA Method A CUL (see Table 2). Based on these Phase II ESA results, DRO and ORO were no longer determined to be COIs in AOC 4 and MFA did not analyze soil or groundwater samples collected during its May 2012 investigation for DRO or ORO. However, following the identification of sheen and a petroleum-like odor in groundwater collected from monitoring well MW03, and given that GRO was not detected in that groundwater sample, a subsequent sampling event was conducted at MW03 in October 2012 to analyze for DRO and ORO. DRO and ORO were detected in that groundwater sample at concentrations below their respective MTCA Method A CULs. Additional reconnaissance groundwater borings were advanced to the north of MW03 during the December 2012 investigation (GP14 and GP15) to further evaluate the extent of DRO and ORO in groundwater and quarterly monitoring events were conducted at MW03 in 2014 to evaluate DRO and ORO concentration trends. DRO and ORO were not detected in GP14 or GP15; concentrations of DRO and ORO at MW03 in 2014 were consistently below the MTCA Method A CUL and appear to be stable or decreasing.

In the 2015 preliminary RI/FS, DRO and ORO groundwater results were summed as "heavy oils" for comparison to the MTCA Method A CUL of 500 micrograms per liter (ug/L) (MFA, 2015). The heavy oils concentration in groundwater at MW03 exceeded the CUL in four out of six monitoring events during which DRO and ORO were analyzed (i.e., October 2012 and the four quarters of monitoring in 2014); the maximum heavy oils concentration detected was 710 ug/L. Following issuance of the preliminary RI/FS, MFA reviewed a chromatogram for the MW03 sample with the highest detected DRO and ORO results (collected on April 10, 2014) to determine if the petroleum fractions present in the sample were indicative of two distinctive product types (i.e., DRO and ORO) and hence, comparable as separate product

types to the MTCA Method A CULs as opposed to summing the concentrations as heavy oils. The chromatogram for that sample shows distinct and separate peaks for the difference carbon fractions, which indicate different petroleum hydrocarbon products (the sample chromatogram is included as Attachment B). Overlapping peaks would indicate that there is no clear separation of product types in the sample and therefore, the DRO and ORO concentrations could be representative of the same product and need to be summed. Therefore, the chromatogram supports separating the DRO and ORO product concentrations for comparison individually to their respective CULs. As discussed above, the DRO and ORO concentrations detected in groundwater in AOC 4 are below their MTCA Method A CULs.

In addition to the subsurface investigation work described above, MFA also conducted a ground penetrating radar (GPR) survey of the former automotive services operation areas in AOC 4 on June 21, 2016 to evaluate the possible presence of USTs. The GPR survey report was included as an attachment to MFA's 2016 interim remedial action completion report (MFA, 2016). The survey identified an anomaly interpreted as uncontrolled fill with buried debris, but no USTs were located (see survey location number 1 in the GPR survey report [MFA, 2016]).

SUMMARY AND RECOMMENDATIONS

Several subsurface investigations and groundwater monitoring events have been conducted in AOC 4 to evaluate the potential for environmental impacts associated with former automotive services operations. COIs identified in association with former operations were analyzed in soil and groundwater and detections were below MTCA Method A CULs, with the exception of benzene and gasoline detected during a 2011 Phase II ESA by Whatcom Environmental. However, the Phase II ESA results were reviewed, and the areas resampled by MFA and were determined not to be representative of soil and groundwater conditions in AOC 4.

MFA's DRO and ORO sample results were previously presented as heavy oils, which exceed the MTCA Method A CUL. However, review of a sample chromatogram indicates it is not appropriate to sum DRO and ORO concentrations for comparison to their CULs within AOC 4. When evaluated individually, concentrations do not exceed their respective MTCA Method A CULs.

A GPR survey was conducted to evaluate the potential presence of an abandoned UST within AOC 4; no USTs were identified. Other potential features of concern identified in AOC 4 associated with historical operations were evaluated as part of previous subsurface investigations. Sample analytical results indicate that COI concentrations in AOC 4 comply with MTCA Method A CULs.

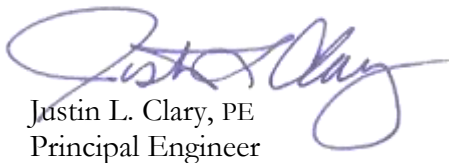
Based on the findings of previous investigations conducted in AOC 4, MFA recommends no further action be required in AOC 4.

Michael Warfel
August 17, 2018
Page 6

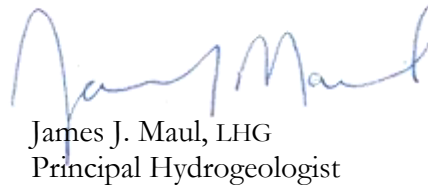
Project No. 0747.01.09

Sincerely,

Maul Foster & Alongi, Inc.



Justin L. Clary, PE
Principal Engineer



James J. Maul, LHG
Principal Hydrogeologist

Attachments: Limitations
References
Tables
Figure
A – Boring and Well Logs
B – MW03 Chromatogram

cc: Larry Setchell, Helsell Fetterman, LLP
Frank Chmelik and Holly Stafford; Chmelik, Sitkin & Davis, PS

LIMITATIONS

The services undertaken in completing this report were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This report is solely for the use and information of our client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this report.

REFERENCES

Whatcom Environmental. 2011a. Phase I environmental site assessment, North Cascade Ford. Whatcom Environmental, Bellingham, Washington. July 15.

Whatcom Environmental. 2011b. Phase II environmental site assessment, North Cascade Ford, Inc., 116 West Ferry Street, Sedro Woolley, Washington. Whatcom Environmental Services, Bellingham, Washington. December 7.

MFA. 2015. Preliminary remedial investigation and feasibility study, North Cascade Ford property, Sedro-Woolley, Washington. Maul Foster & Alongi, Inc., Bellingham, Washington. December 9.

MFA. 2016. Interim remedial action completion report, North Cascade Ford property, Sedro-Woolley, Washington. Maul Foster & Alongi, Inc., Bellingham, Washington. November 8.

TABLES



Table 1
AOC 4 Soil Analytical Results
VSF Properties, LLC, North Cascade Ford Property Investigation
Sedro-Woolley, Washington

Location Sample Name Sample Date Sample Depth Interval (ft bgs)			B-6 B-6 11/15/2011 6	B-7 B-7 11/15/2011 11	GP06 GP6-S-2.9 05/08/2012 2.3-3.6	GP07 GP7-S-2.9 05/08/2012 2.2-3.7	GP08 GP8-S-2.8 05/08/2012 2.1-3.5	MW03 MW3-S-1.9 05/07/2012 1.5-2.3
Analyte	Soil CUL (mg/kg)	CUL Source						
Metals (mg/kg)								
Arsenic	20	MTCA A	--	1.4	--	--	--	--
Cadmium	2	MTCA A	--	1 U	--	--	--	--
Chromium	2000	MTCA A	--	7.5	--	--	--	--
Lead	250	MTCA A	--	1.7	2.1	0.9	1.1	3.5
Mercury	2	MTCA A	--	0.02 U	--	--	--	--
VOCs (mg/kg)								
1,1,1,2-Tetrachloroethane	38	MTCA B CAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
1,1,1-Trichloroethane	2	MTCA A	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
1,1,2,2-Tetrachloroethane	5	MTCA B CAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
1,1,2-Trichloroethane	18	MTCA B CAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
1,1-Dichloroethane	16000	B NCAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
1,1-Dichloroethene	4000	B NCAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
1,1-Dichloropropene	NV	NV	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
1,2,3-Trichlorobenzene	NV	NV	--	--	0.0056 U	0.0054 U	0.0063 U	0.0057 U
1,2,3-Trichloropropane	0.033	MTCA B CAR	--	--	0.0022 U	0.0022 U	0.0025 U	0.0023 U
1,2,4-Trichlorobenzene	35	MTCA B CAR	--	--	0.0056 U	0.0054 U	0.0063 U	0.0057 U
1,2,4-Trimethylbenzene	NV	NV	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
1,2-Dibromo-3-chloropropane	1.3	MTCA B CAR	--	--	0.0056 U	0.0054 U	0.0063 U	0.0057 U
1,2-Dibromoethane	0.005	MTCA A	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
1,2-Dichlorobenzene	7200	B NCAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
1,2-Dichloroethane	11	MTCA B CAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
1,2-Dichloropropane	NV	NV	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
1,3,5-Trimethylbenzene	800	MTCA B NCAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U

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Analyte	Soil CUL (mg/kg)	CUL Source						
1,3-Dichlorobenzene	NV	NV	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
1,3-Dichloropropane	NV	NV	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
1,4-Dichlorobenzene	NV	NV	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
2,2-Dichloropropane	NV	NV	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
2-Butanone	48000	MTCA B NCAR	--	--	0.0056 U	0.0054 U	0.0063 U	0.0057 U
2-Chloroethylvinyl ether	NV	NV	--	--	0.0056 U	0.0054 U	0.0063 U	0.0057 U
2-Chlorotoluene	1600	B NCAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
2-Hexanone	NV	NV	--	--	0.0056 U	0.0054 U	0.0063 U	0.0057 U
4-Chlorotoluene	NV	NV	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
4-Isopropyltoluene	NV	NV	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
4-Methyl-2-pentanone	6400	MTCA B NCAR	--	--	0.0056 U	0.0054 U	0.0063 U	0.0057 U
Acetone	72000	B NCAR	--	--	0.037	0.082	0.045	0.1
Acrolein	40	B NCAR	--	--	0.056 U	0.054 U	0.063 U	0.057 U
Acrylonitrile	1.9	MTCA B CAR	--	--	0.0056 U	0.0054 U	0.0063 U	0.0057 U
Benzene	0.03	MTCA A	0.03 U	0.62	0.0011 U	0.0011 U	0.0013 U	0.0011 U
Bromobenzene	NV	NV	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
Bromodichloromethane	16	MTCA B CAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
bromoethane	NV	NV	--	--	0.0022 U	0.0022 U	0.0025 U	0.0023 U
Bromoform	130	MTCA B CAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
Bromomethane	110	B NCAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
Carbon disulfide	8000	B NCAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
Carbon tetrachloride	14	MTCA B CAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
Chlorobenzene	1600	B NCAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
Chlorobromomethane	NV	NV	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U

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Analyte	Soil CUL (mg/kg)	CUL Source						
Chloroethane	NV	NV	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
Chloroform	800	B NCAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
Chloromethane	NV	NV	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
cis-1,2-Dichloroethene	160	B NCAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
cis-1,3-Dichloropropene	NV	NV	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
Dibromochloromethane	12	MTCA B CAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
Dibromomethane	800	MTCA B NCAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
Ethylbenzene	6	MTCA A	0.05 U	2.3	0.0011 U	0.0011 U	0.0013 U	0.0011 U
Freon 113	2400000	MTCA B NCAR	--	--	0.0022 U	0.0022 U	0.0025 U	0.0023 U
Hexachlorobutadiene	13	MTCA B CAR	--	--	0.0056 U	0.0054 U	0.0063 U	0.0057 U
Isopropylbenzene	8000	B NCAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
m,p-Xylene	9	MTCA A	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
Methyl iodide	NV	NV	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
Methylene chloride	0.02	MTCA A	--	--	0.0042	0.0032	0.0036	0.0033
Naphthalene	5	MTCA A	--	--	0.0056 U	0.0054 U	0.0063 U	0.0057 U
n-Butylbenzene	NV	NV	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
n-Propylbenzene	8000	MTCA B NCAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
o-Xylene	16000	MTCA B NCAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
sec-Butylbenzene	NV	NV	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
Styrene	16000	MTCA B NCAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
tert-Butylbenzene	NV	NV	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
Tetrachloroethene	0.05	MTCA A	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
Toluene	7	MTCA A	0.05 U	2.7	0.0008 J	0.0011 U	0.001 J	0.0006 J
trans-1,2-dichloroethene	1600	B NCAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U

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Analyte	Soil CUL (mg/kg)	CUL Source						
trans-1,3-Dichloropropene	NV	NV	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
trans-1,4-Dichloro-2-butene	NV	NV	--	--	0.0056 U	0.0054 U	0.0063 U	0.0057 U
Trichloroethene	0.03	MTCA A	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
Trichlorofluoromethane	NV	NV	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
Vinyl Acetate	80000	MTCA B NCAR	--	--	0.0056 U	0.0054 U	0.0063 U	0.0057 U
Vinyl chloride	0.67	MTCA B CAR	--	--	0.0011 U	0.0011 U	0.0013 U	0.0011 U
Xylenes, total	9	MTCA A	0.2 U	--	--	--	--	--
TPH (mg/kg)								
Diesel-Range Organics	2000	MTCA A	25 U	25 U	--	--	--	--
Motor-Oil-Range Organics	2000	MTCA A	50 U	50 U	--	--	--	--
Gasoline-Range Organics	30	MTCA A	3 U	2,000	12 U	8.1 U	8.3 U	8.6 U
Calculated Totals^a (mg/kg)								
Total Xylenes	9	MTCA A	--	2.6	ND	ND	ND	ND
VPH (mg/kg)								
Aliphatic C5-C6	NV	NV	--	--	16 U	14 U	15 U	15 U
Aliphatic >C6-C8	NV	NV	--	--	16 U	14 U	15 U	15 U
Aliphatic >C8-C10	NV	NV	--	--	16 U	14 U	15 U	15 U
Aliphatic >C10-C12	NV	NV	--	--	16 U	14 U	15 U	15 U
Aromatic >C8-C10	NV	NV	--	--	16 U	14 U	15 U	15 U
Aromatic >C10-C12	NV	NV	--	--	16 U	14 U	15 U	15 U
Aromatic >C12-C13	NV	NV	--	--	16 U	14 U	15 U	15 U
Benzene	NV	NV	--	--	1.6 U	1.4 U	1.5 U	1.5 U
Ethylbenzene	NV	NV	--	--	1.6 U	1.4 U	1.5 U	1.5 U
m,p-Xylene	NV	NV	--	--	3.2 U	2.8 U	3 U	2.9 U

Table 1
AOC 4 Soil Analytical Results
VSF Properties, LLC, North Cascade Ford Property Investigation
Sedro-Woolley, Washington

Location Sample Name Sample Date Sample Depth Interval (ft bgs)			B-6 B-6 11/15/2011 6	B-7 B-7 11/15/2011 11	GP06 GP6-S-2.9 05/08/2012 2.3-3.6	GP07 GP7-S-2.9 05/08/2012 2.2-3.7	GP08 GP8-S-2.8 05/08/2012 2.1-3.5	MW03 MW3-S-1.9 05/07/2012 1.5-2.3
Analyte	Soil CUL (mg/kg)	CUL Source						
Methyl tert-butyl ether	NV	NV	--	--	1.6 U	1.4 U	1.5 U	1.5 U
n-Decane	NV	NV	--	--	1.6 U	1.4 U	1.5 U	1.5 U
n-Dodecane	NV	NV	--	--	1.6 U	1.4 U	1.5 U	1.5 U
n-Hexane	NV	NV	--	--	1.6 U	1.4 U	1.5 U	1.5 U
n-Octane	NV	NV	--	--	1.6 U	1.4 U	1.5 U	1.5 U
n-Pentane	NV	NV	--	--	1.6 U	1.4 U	1.5 U	1.5 U
o-Xylene	NV	NV	--	--	1.6 U	1.4 U	1.5 U	1.5 U
Toluene	NV	NV	--	--	1.6 U	1.4 U	1.5 U	1.5 U

Table 1
AOC 4 Soil Analytical Results
VSF Properties, LLC, North Cascade Ford Property Investigation
Sedro-Woolley, Washington

NOTES:

Detections in **bold**.

Detected concentrations were compared to MTCA A, Unrestricted Land Use, CULs or MTCA B CULs if no MTCA A value was available.

Exceedances highlighted.

-- = not analyzed.

AOC = area of concern.

cPAH TEQ = carcinogenic polycyclic aromatic hydrocarbon toxic equivalency quotient.

CUL = cleanup level.

ft bgs = feet below ground surface.

J = Result is an estimated value.

mg/kg = milligrams per kilogram (parts per million).

MTCA = Model Toxics Control Act.

MTCA A = MTCA Method A, Unrestricted Land Use Table Value, CUL.

MTCA B CAR = MTCA Method B, Standard Formula Value, CUL for carcinogenic compounds.

MTCA B NCAR = MTCA Method B, Standard Formula Value, CUL for noncarcinogenic compounds.

ND = not detected.

NV = no value.

TPH = total petroleum hydrocarbons.

U = Analyte not detected at or above method detection limit.

VOC = volatile organic compound.

VPH = volatile petroleum hydrocarbons.

^aTotal concentrations were calculated using one-half the method reporting limit for non-detects. Where all components were non-detect, the calculated total is "ND."

Table 2
AOC 4 Groundwater Analytical Results
VSF Properties, LLC, North Cascade Ford Property Investigation
Sedro-Woolley, Washington

Location:			B-7	GP06	GP07	GP08	GP14	GP15	MW03	MW03	MW03	MW03
Sample Name:			B-7	GP6-W-9	GP7-W-8	GP8-W-8	GP14-W-7.5	GP15-W-7.5	MW3-W-9	MW03-GW-20121009	FD-GW-20121009	MW03
Collection Date:			11/15/2011	05/08/2012	05/08/2012	05/08/2012	12/03/2012	12/03/2012	05/15/2012	10/09/2012	10/09/2012	04/10/2014
Collection Depth (ft bgs):			5-15 ^a	7-11	6-10	6-10	5-10	5-10	4-14	4-14	4-14	4-14
	CUL (ug/L)	CUL Source										
Dissolved Metals (ug/L)												
Lead	1.50E+01	MTCA A	--	0.1 U	0.1 U	0.1 U	--	--	0.1 U	--	--	--
PCB Aroclors (ug/L)												
Aroclor 1016	1.25E+00	MTCA B CAR	--	--	--	--	--	--	--	--	--	0.1 U
Aroclor 1221	NV	NV	--	--	--	--	--	--	--	--	--	0.1 U
Aroclor 1232	NV	NV	--	--	--	--	--	--	--	--	--	0.1 U
Aroclor 1242	NV	NV	--	--	--	--	--	--	--	--	--	0.1 U
Aroclor 1248	NV	NV	--	--	--	--	--	--	--	--	--	0.1 U
Aroclor 1254	4.38E-02	MTCA B CAR	--	--	--	--	--	--	--	--	--	0.1 U
Aroclor 1260	4.38E-02	MTCA B CAR	--	--	--	--	--	--	--	--	--	0.1 U
VOCs (ug/L)												
1,1,1,2-Tetrachloroethane	1.68E+00	MTCA B CAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
1,1,1-Trichloroethane	2.00E+02	MTCA A	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
1,1,2,2-Tetrachloroethane	2.19E-01	MTCA B CAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
1,1,2-Trichloroethane	7.68E-01	MTCA B CAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
1,1-Dichloroethane	7.68E+00	MTCA B CAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
1,1-Dichloroethene	4.00E+02	MTCA B NCAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
1,1-Dichloropropene	NV	NV	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
1,2,3-Trichlorobenzene	NV	NV	--	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
1,2,3-Trichloropropane	1.46E-03	MTCA B CAR	--	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
1,2,4-Trichlorobenzene	1.51E+00	MTCA B CAR	--	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
1,2,4-Trimethylbenzene	NV	NV	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.11 J	0.2 U	--
1,2-Dibromo-3-chloropropane	5.47E-02	MTCA B CAR	--	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
1,2-Dibromoethane	1.00E-02	MTCA A	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
1,2-Dichlorobenzene	7.20E+02	MTCA B NCAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
1,2-Dichloroethane	5.00E+00	MTCA A	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
1,2-Dichloropropane	1.22E+00	MTCA B CAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
1,3,5-Trimethylbenzene	8.00E+01	MTCA B NCAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
1,3-Dichlorobenzene	NV	NV	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
1,3-Dichloropropane	NV	NV	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
1,4-Dichlorobenzene	8.10E+00	MTCA B CAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
2,2-Dichloropropane	NV	NV	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
2-Butanone	4.80E+03	MTCA B NCAR	--	5 U	5 U	5 U	--	--	5 U	5 U	5 U	--
2-Chloroethylvinyl ether	NV	NV	--	1 U	1 U	1 U	--	--	1 U	1 U	1 U	--
2-Chlorotoluene	1.60E+02	MTCA B NCAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2	0.13 J	0.14 J	--
2-Hexanone	NV	NV	--	5 U	5 U	5 U	--	--	5 U	5 U	5 U	--

Table 2
AOC 4 Groundwater Analytical Results
VSF Properties, LLC, North Cascade Ford Property Investigation
Sedro-Woolley, Washington

Location:			B-7	GP06	GP07	GP08	GP14	GP15	MW03	MW03	MW03	MW03
Sample Name:			B-7	GP6-W-9	GP7-W-8	GP8-W-8	GP14-W-7.5	GP15-W-7.5	MW3-W-9	MW03-GW-20121009	FD-GW-20121009	MW03
Collection Date:			11/15/2011	05/08/2012	05/08/2012	05/08/2012	12/03/2012	12/03/2012	05/15/2012	10/09/2012	10/09/2012	04/10/2014
Collection Depth (ft bgs):			5-15 ^a	7-11	6-10	6-10	5-10	5-10	4-14	4-14	4-14	4-14
	CUL (ug/L)	CUL Source										
4-Chlorotoluene	NV	NV	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
4-Isopropyltoluene	NV	NV	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.13 J	0.13 J	--
4-Methyl-2-pentanone	6.40E+02	MTCA B NCAR	--	5 U	5 U	5 U	--	--	5 U	5 U	5 U	--
Acetone	7.20E+03	MTCA B NCAR	--	2.6 J	2.3 J	2.9 J	--	--	5 U	5 U	5 U	--
Acrolein	4.00E+00	MTCA B NCAR	--	5 U	5 U	5 U	--	--	5 U	5 U	5 U	--
Acrylonitrile	8.10E-02	MTCA B CAR	--	1 U	1 U	1 U	--	--	1 U	1 U	1 U	--
Benzene	5.00E+00	MTCA A	1 U	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.19 J	0.2	--
Bromobenzene	NV	NV	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Bromodichloromethane	7.06E-01	MTCA B CAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Bromoethane	NV	NV	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Bromoform	5.54E+00	MTCA B CAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Bromomethane	1.12E+01	MTCA B NCAR	--	1 U	1 U	1 U	--	--	1 U	1 U	1 U	--
Carbon disulfide	8.00E+02	MTCA B NCAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Carbon tetrachloride	6.25E-01	MTCA B CAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Chlorobenzene	1.60E+02	MTCA B NCAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.1 J	0.1 J	--
Chlorobromomethane	NV	NV	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Chloroethane	NV	NV	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Chloroform	1.41E+00	MTCA B CAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Chloromethane	NV	NV	--	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
cis-1,2-Dichloroethene	1.60E+01	MTCA B NCAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
cis-1,3-Dichloropropene	NV	NV	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Dibromochloromethane	5.21E-01	MTCA B CAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Dibromomethane	8.00E+01	MTCA B NCAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Ethylbenzene	7.00E+02	MTCA A	22	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Freon 113	2.40E+05	MTCA B NCAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Hexachlorobutadiene	5.61E-01	MTCA B CAR	--	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
Isopropylbenzene	8.00E+02	MTCA B NCAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.31	0.28	--
m,p-Xylene	1.00E+03	MTCA A	--	0.4 U	0.4 U	0.4 U	--	--	0.4 U	0.4 U	0.4 U	--
Methyl iodide	NV	NV	--	1 U	1 U	1 U	--	--	1 U	1 U	1 U	--
Methylene chloride	5.00E+00	MTCA A	--	1 U	1 U	1 U	--	--	1 U	1 U	1 U	--
Naphthalene	1.60E+02	MTCA A	--	0.5 U	0.5 U	0.5 U	--	--	0.5 U	0.5 U	0.5 U	--
n-Butylbenzene	4.00E+02	MTCA B NCAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
n-Propylbenzene	8.00E+02	MTCA B NCAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.24	0.21	--
o-Xylene	1.60E+03	MTCA B NCAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
sec-Butylbenzene	8.00E+02	MTCA B NCAR	--	0.2 U	0.2 U	0.2 U	--	--	0.4	0.2 U	0.2 U	--
Styrene	1.60E+03	MTCA B NCAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--

Table 2
AOC 4 Groundwater Analytical Results
VSF Properties, LLC, North Cascade Ford Property Investigation
Sedro-Woolley, Washington

Location:			B-7	GP06	GP07	GP08	GP14	GP15	MW03	MW03	MW03	MW03
Sample Name:			B-7	GP6-W-9	GP7-W-8	GP8-W-8	GP14-W-7.5	GP15-W-7.5	MW3-W-9	MW03-GW-20121009	FD-GW-20121009	MW03
Collection Date:			11/15/2011	05/08/2012	05/08/2012	05/08/2012	12/03/2012	12/03/2012	05/15/2012	10/09/2012	10/09/2012	04/10/2014
Collection Depth (ft bgs):			5-15 ^a	7-11	6-10	6-10	5-10	5-10	4-14	4-14	4-14	4-14
	CUL (ug/L)	CUL Source										
tert-Butylbenzene	8.00E+02	MTCA B NCAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Tetrachloroethene	5.00E+00	MTCA A	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Toluene	1.00E+03	MTCA A	1 U	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
trans-1,2-dichloroethene	1.60E+02	MTCA B NCAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
trans-1,3-Dichloropropene	NV	NV	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
trans-1,4-Dichloro-2-butene	NV	NV	--	1 U	1 U	1 U	--	--	1 U	1 U	1 U	--
Trichloroethene	5.00E+00	MTCA A	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Trichlorofluoromethane	2.40E+03	MTCA B NCAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Vinyl Acetate	8.00E+03	MTCA B NCAR	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Vinyl chloride	2.00E-01	MTCA A	--	0.2 U	0.2 U	0.2 U	--	--	0.2 U	0.2 U	0.2 U	--
Xylenes, Total	1.00E+03	MTCA A	25	--	--	--	--	--	--	--	--	--
SVOCs (ug/L)												
1-Methylnaphthalene	1.60E+02	MTCA A	--	--	--	--	--	--	--	0.15	0.09 J	--
2-Methylnaphthalene	1.60E+02	MTCA A	--	--	--	--	--	--	--	0.1 U	0.1 U	--
Acenaphthene	9.60E+02	MTCA B NCAR	--	--	--	--	--	--	--	0.1 U	0.1 U	--
Acenaphthylene	NV	NV	--	--	--	--	--	--	--	0.1 U	0.1 U	--
Anthracene	4.80E+03	MTCA B NCAR	--	--	--	--	--	--	--	0.1 U	0.1 U	--
Benzo(a)anthracene	1.20E-01	MTCA B CAR	--	--	--	--	--	--	--	0.1 U	0.1 U	--
Benzo(a)pyrene	1.00E-01	MTCA A	--	--	--	--	--	--	--	0.1 U	0.1 U	--
Benzo(ghi)perylene	NV	NV	--	--	--	--	--	--	--	0.1 U	0.1 U	--
Chrysene	1.20E+01	MTCA B CAR	--	--	--	--	--	--	--	0.1 U	0.1 U	--
Dibenzo(a,h)anthracene	1.20E-02	MTCA B CAR	--	--	--	--	--	--	--	0.1 U	0.1 U	--
Dibenzofuran	1.60E+01	MTCA B NCAR	--	--	--	--	--	--	--	0.1 U	0.1 U	--
Fluoranthene	6.40E+02	MTCA B NCAR	--	--	--	--	--	--	--	0.1 U	0.1 U	--
Fluorene	6.40E+02	MTCA B NCAR	--	--	--	--	--	--	--	0.1 U	0.1 U	--
Indeno(1,2,3-cd)pyrene	1.20E-01	MTCA B CAR	--	--	--	--	--	--	--	0.1 U	0.1 U	--
Naphthalene	1.60E+02	MTCA A	--	--	--	--	--	--	--	0.06 J	0.06 J	--
Phenanthrene	NV	NV	--	--	--	--	--	--	--	0.1 U	0.1 U	--
Pyrene	4.80E+02	MTCA B NCAR	--	--	--	--	--	--	--	0.1 U	0.1 U	--
Total Benzofluoranthenes	1.20E-01	MTCA B CAR	--	--	--	--	--	--	--	0.2 U	0.2 U	--
TPH (ug/L)												
Gasoline-Range Organics	8.00E+02	MTCA A	3,500	250 U	250 U	250 U	--	--	250 U	250 U	250 U	--
Diesel-Range Organics	5.00E+02	MTCA A	380	--	--	--	110 U	110 U	--	360	310	340
Motor-Oil-Range Organics	5.00E+02	MTCA A	250 U	--	--	--	220 U	220 U	--	260	200	370
EPH (ug/L)												
Aliphatic C8-C10	NV	NV	--	--	--	--	--	--	--	--	--	40 U

Table 2
AOC 4 Groundwater Analytical Results
VSF Properties, LLC, North Cascade Ford Property Investigation
Sedro-Woolley, Washington

Location:			B-7	GP06	GP07	GP08	GP14	GP15	MW03	MW03	MW03	MW03
Sample Name:			B-7	GP6-W-9	GP7-W-8	GP8-W-8	GP14-W-7.5	GP15-W-7.5	MW3-W-9	MW03-GW-20121009	FD-GW-20121009	MW03
Collection Date:			11/15/2011	05/08/2012	05/08/2012	05/08/2012	12/03/2012	12/03/2012	05/15/2012	10/09/2012	10/09/2012	04/10/2014
Collection Depth (ft bgs):			5-15 ^a	7-11	6-10	6-10	5-10	5-10	4-14	4-14	4-14	4-14
	CUL (ug/L)	CUL Source										
Aliphatic C10-C12	NV	NV	--	--	--	--	--	--	--	--	--	40 U
Aliphatic C12-C16	NV	NV	--	--	--	--	--	--	--	--	--	40 U
Aliphatic C16-C21	NV	NV	--	--	--	--	--	--	--	--	--	40 U
Aliphatic C21-C34	NV	NV	--	--	--	--	--	--	--	--	--	40 U
Aromatic C8-C10	NV	NV	--	--	--	--	--	--	--	--	--	40 U
Aromatic C10-C12	NV	NV	--	--	--	--	--	--	--	--	--	40 U
Aromatic C12-C16	NV	NV	--	--	--	--	--	--	--	--	--	40 U
Aromatic C16-C21	NV	NV	--	--	--	--	--	--	--	--	--	40 U
Aromatic C21-C34	NV	NV	--	--	--	--	--	--	--	--	--	40 U
Calculated Totals ^b												
cPAH TEQ	1.00E-01	MTCA A	--	--	--	--	--	--	--	ND	ND	--
Total naphthalenes	1.60E+02	MTCA A	--	--	--	--	--	--	--	0.26 J	0.2 J	--
Total PCBs	1.00E-01	MTCA A	--	--	--	--	--	--	--	--	--	ND
Total Xylenes	1.00E+03	MTCA A	--	ND	ND	ND	--	--	ND	ND	ND	--

Table 2
AOC 4 Groundwater Analytical Results
VSF Properties, LLC, North Cascade Ford Property Investigation
Sedro-Woolley, Washington

Location:			MW03	MW03	MW03
Sample Name:			MW03-GW-140618	MW03-GW-091014	MW03-GW-121014
Collection Date:			06/18/2014	09/10/2014	12/10/2014
Collection Depth (ft bgs):			4-14	4-14	4-14
	CUL (ug/L)	CUL Source			
Dissolved Metals (ug/L)					
Lead	1.50E+01	MTCA A	--	--	--
PCB Aroclors (ug/L)					
Aroclor 1016	1.25E+00	MTCA B CAR	--	--	--
Aroclor 1221	NV	NV	--	--	--
Aroclor 1232	NV	NV	--	--	--
Aroclor 1242	NV	NV	--	--	--
Aroclor 1248	NV	NV	--	--	--
Aroclor 1254	4.38E-02	MTCA B CAR	--	--	--
Aroclor 1260	4.38E-02	MTCA B CAR	--	--	--
VOCs (ug/L)					
1,1,1,2-Tetrachloroethane	1.68E+00	MTCA B CAR	--	--	--
1,1,1-Trichloroethane	2.00E+02	MTCA A	--	--	--
1,1,2,2-Tetrachloroethane	2.19E-01	MTCA B CAR	--	--	--
1,1,2-Trichloroethane	7.68E-01	MTCA B CAR	--	--	--
1,1-Dichloroethane	7.68E+00	MTCA B CAR	--	--	--
1,1-Dichloroethene	4.00E+02	MTCA B NCAR	--	--	--
1,1-Dichloropropene	NV	NV	--	--	--
1,2,3-Trichlorobenzene	NV	NV	--	--	--
1,2,3-Trichloropropane	1.46E-03	MTCA B CAR	--	--	--
1,2,4-Trichlorobenzene	1.51E+00	MTCA B CAR	--	--	--
1,2,4-Trimethylbenzene	NV	NV	--	--	--
1,2-Dibromo-3-chloropropane	5.47E-02	MTCA B CAR	--	--	--
1,2-Dibromoethane	1.00E-02	MTCA A	--	--	--
1,2-Dichlorobenzene	7.20E+02	MTCA B NCAR	--	--	--
1,2-Dichloroethane	5.00E+00	MTCA A	--	--	--
1,2-Dichloropropane	1.22E+00	MTCA B CAR	--	--	--
1,3,5-Trimethylbenzene	8.00E+01	MTCA B NCAR	--	--	--
1,3-Dichlorobenzene	NV	NV	--	--	--
1,3-Dichloropropane	NV	NV	--	--	--
1,4-Dichlorobenzene	8.10E+00	MTCA B CAR	--	--	--
2,2-Dichloropropane	NV	NV	--	--	--
2-Butanone	4.80E+03	MTCA B NCAR	--	--	--
2-Chloroethylvinyl ether	NV	NV	--	--	--
2-Chlorotoluene	1.60E+02	MTCA B NCAR	--	--	--
2-Hexanone	NV	NV	--	--	--

Table 2
AOC 4 Groundwater Analytical Results
VSF Properties, LLC, North Cascade Ford Property Investigation
Sedro-Woolley, Washington

Location:			MW03	MW03	MW03
Sample Name:			MW03-GW-140618	MW03-GW-091014	MW03-GW-121014
Collection Date:			06/18/2014	09/10/2014	12/10/2014
Collection Depth (ft bgs):			4-14	4-14	4-14
	CUL (ug/L)	CUL Source			
4-Chlorotoluene	NV	NV	--	--	--
4-Isopropyltoluene	NV	NV	--	--	--
4-Methyl-2-pentanone	6.40E+02	MTCA B NCAR	--	--	--
Acetone	7.20E+03	MTCA B NCAR	--	--	--
Acrolein	4.00E+00	MTCA B NCAR	--	--	--
Acrylonitrile	8.10E-02	MTCA B CAR	--	--	--
Benzene	5.00E+00	MTCA A	--	--	--
Bromobenzene	NV	NV	--	--	--
Bromodichloromethane	7.06E-01	MTCA B CAR	--	--	--
Bromoethane	NV	NV	--	--	--
Bromoform	5.54E+00	MTCA B CAR	--	--	--
Bromomethane	1.12E+01	MTCA B NCAR	--	--	--
Carbon disulfide	8.00E+02	MTCA B NCAR	--	--	--
Carbon tetrachloride	6.25E-01	MTCA B CAR	--	--	--
Chlorobenzene	1.60E+02	MTCA B NCAR	--	--	--
Chlorobromomethane	NV	NV	--	--	--
Chloroethane	NV	NV	--	--	--
Chloroform	1.41E+00	MTCA B CAR	--	--	--
Chloromethane	NV	NV	--	--	--
cis-1,2-Dichloroethene	1.60E+01	MTCA B NCAR	--	--	--
cis-1,3-Dichloropropene	NV	NV	--	--	--
Dibromochloromethane	5.21E-01	MTCA B CAR	--	--	--
Dibromomethane	8.00E+01	MTCA B NCAR	--	--	--
Ethylbenzene	7.00E+02	MTCA A	--	--	--
Freon 113	2.40E+05	MTCA B NCAR	--	--	--
Hexachlorobutadiene	5.61E-01	MTCA B CAR	--	--	--
Isopropylbenzene	8.00E+02	MTCA B NCAR	--	--	--
m,p-Xylene	1.00E+03	MTCA A	--	--	--
Methyl iodide	NV	NV	--	--	--
Methylene chloride	5.00E+00	MTCA A	--	--	--
Naphthalene	1.60E+02	MTCA A	--	--	--
n-Butylbenzene	4.00E+02	MTCA B NCAR	--	--	--
n-Propylbenzene	8.00E+02	MTCA B NCAR	--	--	--
o-Xylene	1.60E+03	MTCA B NCAR	--	--	--
sec-Butylbenzene	8.00E+02	MTCA B NCAR	--	--	--
Styrene	1.60E+03	MTCA B NCAR	--	--	--

Table 2
AOC 4 Groundwater Analytical Results
VSF Properties, LLC, North Cascade Ford Property Investigation
Sedro-Woolley, Washington

Location:			MW03	MW03	MW03
Sample Name:			MW03-GW-140618	MW03-GW-091014	MW03-GW-121014
Collection Date:			06/18/2014	09/10/2014	12/10/2014
Collection Depth (ft bgs):			4-14	4-14	4-14
	CUL (ug/L)	CUL Source			
tert-Butylbenzene	8.00E+02	MTCA B NCAR	--	--	--
Tetrachloroethene	5.00E+00	MTCA A	--	--	--
Toluene	1.00E+03	MTCA A	--	--	--
trans-1,2-dichloroethene	1.60E+02	MTCA B NCAR	--	--	--
trans-1,3-Dichloropropene	NV	NV	--	--	--
trans-1,4-Dichloro-2-butene	NV	NV	--	--	--
Trichloroethene	5.00E+00	MTCA A	--	--	--
Trichlorofluoromethane	2.40E+03	MTCA B NCAR	--	--	--
Vinyl Acetate	8.00E+03	MTCA B NCAR	--	--	--
Vinyl chloride	2.00E-01	MTCA A	--	--	--
Xylenes, Total	1.00E+03	MTCA A	--	--	--
SVOCs (ug/L)					
1-Methylnaphthalene	1.60E+02	MTCA A	--	--	--
2-Methylnaphthalene	1.60E+02	MTCA A	--	--	--
Acenaphthene	9.60E+02	MTCA B NCAR	--	--	--
Acenaphthylene	NV	NV	--	--	--
Anthracene	4.80E+03	MTCA B NCAR	--	--	--
Benzo(a)anthracene	1.20E-01	MTCA B CAR	--	--	--
Benzo(a)pyrene	1.00E-01	MTCA A	--	--	--
Benzo(ghi)perylene	NV	NV	--	--	--
Chrysene	1.20E+01	MTCA B CAR	--	--	--
Dibenzo(a,h)anthracene	1.20E-02	MTCA B CAR	--	--	--
Dibenzofuran	1.60E+01	MTCA B NCAR	--	--	--
Fluoranthene	6.40E+02	MTCA B NCAR	--	--	--
Fluorene	6.40E+02	MTCA B NCAR	--	--	--
Indeno(1,2,3-cd)pyrene	1.20E-01	MTCA B CAR	--	--	--
Naphthalene	1.60E+02	MTCA A	--	--	--
Phenanthrene	NV	NV	--	--	--
Pyrene	4.80E+02	MTCA B NCAR	--	--	--
Total Benzofluoranthenes	1.20E-01	MTCA B CAR	--	--	--
TPH (ug/L)					
Gasoline-Range Organics	8.00E+02	MTCA A	--	--	--
Diesel-Range Organics	5.00E+02	MTCA A	320	210	210
Motor-Oil-Range Organics	5.00E+02	MTCA A	200 U	200 U	300
EPH (ug/L)					
Aliphatic C8-C10	NV	NV	--	--	--

Table 2
AOC 4 Groundwater Analytical Results
VSF Properties, LLC, North Cascade Ford Property Investigation
Sedro-Woolley, Washington

Location:			MW03	MW03	MW03
Sample Name:			MW03-GW-140618	MW03-GW-091014	MW03-GW-121014
Collection Date:			06/18/2014	09/10/2014	12/10/2014
Collection Depth (ft bgs):			4-14	4-14	4-14
	CUL (ug/L)	CUL Source			
Aliphatic C10-C12	NV	NV	--	--	--
Aliphatic C12-C16	NV	NV	--	--	--
Aliphatic C16-C21	NV	NV	--	--	--
Aliphatic C21-C34	NV	NV	--	--	--
Aromatic C8-C10	NV	NV	--	--	--
Aromatic C10-C12	NV	NV	--	--	--
Aromatic C12-C16	NV	NV	--	--	--
Aromatic C16-C21	NV	NV	--	--	--
Aromatic C21-C34	NV	NV	--	--	--
Calculated Totals ^b					
cPAH TEQ	1.00E-01	MTCA A	--	--	--
Total naphthalenes	1.60E+02	MTCA A	--	--	--
Total PCBs	1.00E-01	MTCA A	--	--	--
Total Xylenes	1.00E+03	MTCA A	--	--	--

Table 2
AOC 4 Groundwater Analytical Results
VSF Properties, LLC, North Cascade Ford Property Investigation
Sedro-Woolley, Washington

NOTES: Detections in bold . Detected concentrations were compared to MTCA A CULs or MTCA B CULs if no MTCA A value was available. Exceedances highlighted. -- = not analyzed. AOC = area of concern. cPAH TEQ = carcinogenic polycyclic aromatic hydrocarbon toxic equivalency quotient. CUL = cleanup level. EPH = extractable petroleum hydrocarbons. ft bgs = feet below ground surface. J = Result is an estimated value. MTCA = Model Toxics and Control Act. MTCA A = MTCA Method A, Table Value, CUL. MTCA B CAR = MTCA Method B, Standard Formula Value, CUL for carcinogenic compounds. MTCA B NCAR = MTCA Method B Standard Formula Value, CUL for non-carcinogenic compounds. ND = not detected. NV = no value. PCB = polychlorinated biphenyl. SVOC = semivolatile organic compound. TPH = total petroleum hydrocarbons. U = Analyte not detected. ug/L = micrograms per liter (parts per billion.) UR = Result is non-detect and rejected. VOC = volatile organic compound. ^a A groundwater sample collection depth was not indicated in Whatcom Environmental Service's Phase II Environmental Site Assessment (2011) but was estimated based on the depth to water and total boring depth identified in their boring log for this sample location. ^b Total concentrations were calculated using one-half the method reporting limit for non-detects. Where all components were non-detect, the calculated total is "ND."

FIGURE

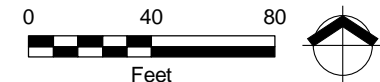




Figure 1
Areas of Concern
and Sample Locations
North Cascade Ford Property
116 West Ferry Street
Sedro-Woolley, Washington

- Legend**
- Excavation Extent
 - Property Parcel
 - BNSF-owned Parcel
 - Sub-slab Soil Vapor Probe
 - Monitoring Well Location
 - Monitoring Well Location (Decommissioned)
 - Phase II ESA Boring Location
 - Phase II ESA Boring Location (no longer representative)
 - MFA Boring, Groundwater
 - MFA Boring, Soil
 - MFA Boring, Soil and Groundwater

- Notes:
- AOC = area of concern.
 - AOC boundaries represent the extent of investigation locations included in the assessment of environmental impacts associated with potential releases within each AOC and are not necessarily representative of the extent of contamination associated with each AOC.
 - AOC 4 was formerly referred to as the "Former Gasoline Station."
 - AST = aboveground storage tank.
 - BNSF = Burlington Northern Santa Fe Railway.
 - ESA = environmental site assessment.
 - MFA = Maul Foster & Alongi, Inc.
 - The surveyed Property parcel boundaries do not coincide with the adjacent parcel boundaries obtained from Skagit County; therefore, there is an overlap between the Property and BNSF parcels.
 - UST = underground storage tank.



Source: Aerial photograph (2015) obtained from Skagit County iMap. Property parcel boundaries surveyed by Wilson Engineering, LLC. Adjacent parcel boundaries obtained from Skagit County.

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ATTACHMENT A

BORING AND WELL LOGS



[illegible]

NS = No Sheen; VSS = Very Slight Sheen; SS = Slight Sheen; MS = Moderate Sheen; HS = Heavy Sheen

[illegible]

NS = No Sheen; VSS = Very Slight Sheen; SS = Slight Sheen; MS = Moderate Sheen; HS = Heavy Sheen

Maul Foster & Alongi, Inc.

Geologic Borehole Log/Well Construction

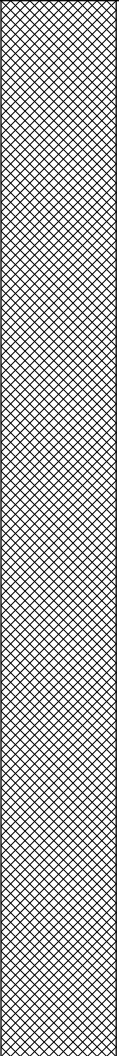


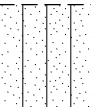
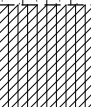
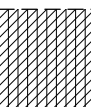
Project Number
0747.01.01

Well Number
GP06

Sheet
1 of 1

Project Name **VSF Properties, LLC - North Cascade Ford**
Project Location **116 W. Ferry St., Sedro-Woolley, WA**
Start/End Date **5/8/12 to 5/8/12**
Driller/Equipment **Cascade Drilling, LP/Geoprobe**
Geologist/Engineer **H. Hirsch**
Sample Method

TOC Elevation (feet)
Surface Elevation (feet)
Northing
Easting
Hole Depth **15.0-feet**
Outer Hole Diam **2-inch**

Depth (feet, BGS)	Well Details	Interval	Percent Recovery	Sample Data			Blows/6"	Lithologic Column	Soil Description
				Collection Method	Number	Name (Type)			
1		72%	GP	1					0.0 to 1.6 feet: GRAVELLY SAND with SILT (SW-SM); dark grayish brown; 10% fines; 75% sand, fine to coarse, dense; 15% gravel, sub-rounded, fine; damp.
2									1.6 to 2.8 feet: SILTY SAND (SM); dark brown to black; 40% fines, low plasticity; 60% sand, fine to dense; trace white chalk-like material; damp.
3									@1.9 to 2.3 feet: 2-4 mm chunks of black coal-like material and fine gravel.
4		GRAB			GP6-S-2.9				2.8 to 3.6 feet: SILTY SAND (SM); dark grayish brown; 15% fines, non-plastic; 85% sand, fine, dense; trace orange mottling; damp.
5									3.6 to 5.0 feet: No recovery.
6									
7		94%	GP	2					5.0 to 7.4 feet: SILTY SAND (SM); dark grayish brown; 15% fines, non-plastic; 85% sand, fine, medium dense; orange mottling; moist to wet.
8									
9									7.4 to 9.7 feet: CLAYEY SILT (ML-CL); dark grayish brown; 75% fines, low to medium plasticity, firm; 25% sand, fine; orange mottling; wet.
10		GW			GP6-W-9				
11									9.7 to 10.0 feet: No recovery.
12									10.0 to 12.4 feet: CLAYEY SILT (ML-CL); dark grayish brown; 75% fines, low to medium plasticity, firm; 25% sand, fine; orange mottling; wet.
13		100%	GP	3					12.4 to 15.0 feet: SAND (SW); 5% fines; 95% sand, medium to coarse, loose; wet.
14									@14.0 feet: 0.4 foot lens of dark gray silty sand with orange mottling.
15									

Total boring depth: 15.0 ft bgs.

NOTES:

- 1) ft bgs = feet below ground surface.
- 2) Collected groundwater from 7 to 11 ft bgs using a temporary 4-foot-long, 1-inch-diameter stainless steel screen.
- 3) Borehole back-filled with bentonite chips hydrated with potable water.
- 4) Soil grab sample interval from 2.3 to 3.6 ft bgs.



Water level 5.45 ft bgs with screened interval from 7 to 11 ft bgs.

GBLWC W:\GINT\GINT\PROJECTS\0747.01.01\GP01 TO GP09 MW01 TO MW03.GPJ 8/26/15

Maul Foster & Alongi, Inc.

Geologic Borehole Log/Well Construction

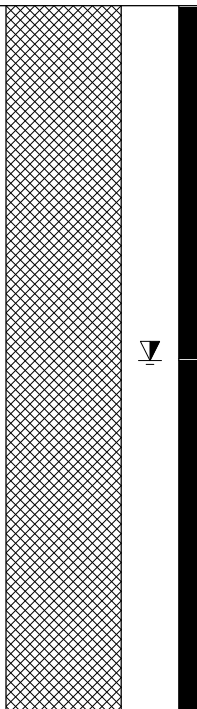

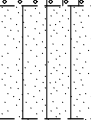
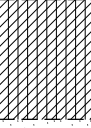

Project Number
0747.01.01

Well Number
GP07

Sheet
1 of 1

Project Name **VSF Properties, LLC - North Cascade Ford**
Project Location **116 W. Ferry St., Sedro-Woolley, WA**
Start/End Date **5/8/12 to 5/8/12**
Driller/Equipment **Cascade Drilling, LP/Geoprobe**
Geologist/Engineer **H. Hirsch**
Sample Method

TOC Elevation (feet)
Surface Elevation (feet)
Northing
Easting
Hole Depth **10.0-feet**
Outer Hole Diam **2-inch**

Depth (feet, BGS)	Well Details	Interval	Percent Recovery	Sample Data			Blows/6"	Lithologic Column	Soil Description
				Collection Method	Number	Name (Type)			
1		74%		GP	1				0.0 to 2.1 feet: GRAVELLY SAND with SILT (SW-SM); very dark gray; 10% fines; 75% sand, medium to coarse, loose; 15% gravel, fine to medium, sub-angular to sub-rounded; trace white chalk-like material; black staining from 1.7 to 2.1; dry to damp.
2									
3									
4		GRAB				GP7-S-2.9			2.1 to 3.7 feet: SILTY SAND (SM); dark reddish brown to dark grayish brown; 15% fines, non-plastic; 85% sand, fine, dense; orange mottling; damp to moist.
5									
6									
7		92%		GP	2				3.7 to 5.0 feet: No recovery.
8									
9									
10		GW				GP7-W-8			5.0 to 6.7 feet: CLAYEY SILT (ML-CL); dark grayish brown; 75% fines, low to medium plasticity, firm; 25% sand, fine; orange mottling; wet. @6.0 feet: 0.1-foot lens of fine, micaceous sand.
									6.7 to 9.6 feet: SAND (SW); 5% fines; 95% sand, medium to coarse, loose; orange staining, petroleum-like odor in stained area; wet.
									9.6 to 10.0 feet: No recovery. Total boring depth: 10.0 ft bgs.

NOTES:

- 1) ft bgs = feet below ground surface.
- 2) Collected groundwater from 6 to 10 ft bgs using a temporary 4-foot-long, 1-inch-diameter stainless steel screen.
- 3) Borehole back-filled with bentonite chips hydrated with potable water.
- 4) Soil grab sample interval from 2.2 to 3.7 ft bgs.



Water level 5.03 ft bgs with screened interval from 6 to 10 ft bgs.

Maul Foster & Alongi, Inc.

Geologic Borehole Log/Well Construction

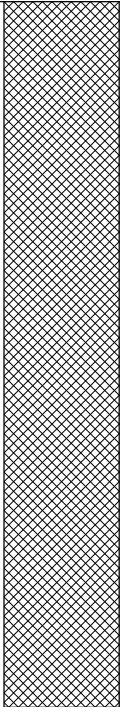
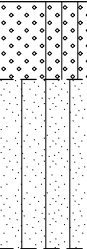


Project Number
0747.01.01

Well Number
GP08

Sheet
1 of 1

Project Name **VSF Properties, LLC - North Cascade Ford**
 Project Location **116 W. Ferry St., Sedro-Woolley, WA**
 Start/End Date **5/8/12 to 5/8/12**
 Driller/Equipment **Cascade Drilling, LP/Geoprobe**
 Geologist/Engineer **H. Hirsch**
 Sample Method

TOC Elevation (feet)
 Surface Elevation (feet)
 Northing
 Easting
 Hole Depth **10.0-feet**
 Outer Hole Diam **2-inch**

Depth (feet, BGS)	Well Details	Interval	Percent Recovery	Sample Data			Blows/6"	Lithologic Column	Soil Description					
				Collection Method	Number	Name (Type)								
1		70%		GP	1	PID = 1.3 ppm GP8-S-2.8		0.0 to 1.1 feet: GRAVELLY SAND with SILT (SW-SM); very dark gray; 15% fines; 65% sand, medium to coarse, dense; 20% gravel, fine to medium; dry to damp.						
2				GRAB					1.1 to 3.5 feet: SILTY SAND (SM); dark reddish brown to dark grayish brown; 15% fines, non-plastic; 85% sand, fine, dense; trace orange mottling; damp to moist.					
3									@1.3 feet: black staining. @2.0 feet: black, fine-grained material.					
4				92%	GP			2			3.5 to 5.0 feet: No recovery.			
5		92%									5.0 to 6.2 feet: SILTY SAND (SM); dark reddish brown to dark grayish brown; 15% fines, non-plastic; 85% sand, fine, dense; trace orange mottling; damp to moist.			
6											6.2 to 8.6 feet: SAND (SW); 5% fines; 95% sand, medium to coarse, loose; orange staining from 6.8 to 8.6 feet; wet.			
7														
8														
9											8.6 to 9.6 feet: SILTY CLAYEY SAND (SC); dark gray; 20% fines, medium plasticity; 80% sand, fine, medium dense; clay content decreases with depth; wet.			
10			GW		GP8-W-8		9.6 to 10.0 feet: No recovery.							
	Total boring depth: 10.0 ft bgs.													

NOTES:

- 1) ft bgs = feet below ground surface.
- 2) Collected groundwater from 6 to 10 ft bgs using a temporary 4-foot-long, 1-inch-diameter stainless steel screen.
- 3) Borehole back-filled with bentonite chips hydrated with potable water.
- 4) Soil grab sample interval from 2.1 to 3.5 ft bgs.



Water level 4.86 ft bgs with screened interval from 6 to 10 ft bgs.

Maul Foster & Alongi, Inc.

Geologic Borehole Log/Well Construction

Project Number
0747.01.02

Well Number
GP14

Sheet
1 of 1


Project Name **VSF Properties, LLC - North Cascade Ford**
 Project Location **116 W. Ferry St., Sedro-Woolley, WA**
 Start/End Date **12/3/12 to 12/3/12**
 Driller/Equipment **Cascade Drilling, LP/Geoprobe 6600**
 Geologist/Engineer **H. Hirsch**
 Sample Method

TOC Elevation (feet)
 Surface Elevation (feet)
 Northing
 Easting
 Hole Depth **10.0-feet**
 Outer Hole Diam **2-inch**

Depth (feet, BGS)	Well Details	Interval	Percent Recovery	Sample Data				Blows/6"	Lithologic Column	Soil Description
				Collection Method	Number	Name (Type)				
1			72%	GP	1					0.0 to 2.3 feet: GRAVELLY SAND (SW); dark brown; 5% fines; 80% sand, fine to medium, medium dense; 15% gravel; trace organic matter; damp.
2										@ 1.9 to 2.3 feet: black staining.
3										2.3 to 3.6 feet: SILTY SAND (SM); dark brown; 20% fines, non-plastic; 80% sand, fine, dense; trace orange mottles; moist.
4										3.6 to 5.0 feet: No recovery.
5			38%	GP	2					5.0 to 6.7 feet: SILTY SAND (SM); dark brown; 20% fines, non-plastic; 80% sand, fine, dense; trace orange mottles; wet.
6										
7										6.7 to 6.9 feet: CLAY with SAND (CL); dark brown; 80% fines, high plasticity, soft; 20% sand, fine; wet.
8				GW		GP14-W-7.5				6.9 to 10.0 feet: No recovery.
9										
10										

Total boring depth: 10.0 ft bgs.

- NOTES:**
- 1) ft bgs = feet below ground surface.
 - 2) Borehole back-filled with bentonite chips hydrated with potable water.
 - 3) Collected groundwater from 5 to 10 ft bgs using a temporary 5-foot-long, 1-inch-diameter PVC (polyvinyl chloride) screen.

 **Water level 5.18 ft bgs with screened interval from 5 to 10 ft bgs.**

Maul Foster & Alongi, Inc.

Geologic Borehole Log/Well Construction

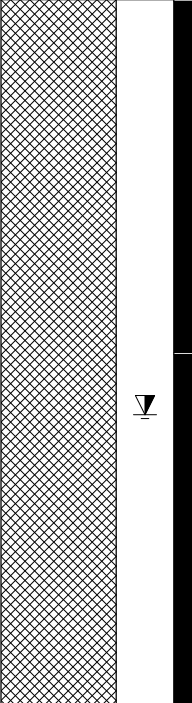

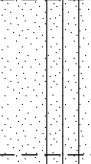
Project Number
0747.01.02

Well Number
GP15

Sheet
1 of 1

Project Name **VSF Properties, LLC - North Cascade Ford**
Project Location **116 W. Ferry St., Sedro-Woolley, WA**
Start/End Date **12/3/12 to 12/3/12**
Driller/Equipment **Cascade Drilling, LP/Geoprobe 6600**
Geologist/Engineer **H. Hirsch**
Sample Method

TOC Elevation (feet)
Surface Elevation (feet)
Northing
Easting
Hole Depth **10.0-feet**
Outer Hole Diam **2-inch**

Depth (feet, BGS)	Well Details	Interval	Percent Recovery	Sample Data			Blows/6"	Lithologic Column	Soil Description
				Collection Method	Number	Name (Type)			
1		76%		GP	1				0.0 to 2.5 feet: GRAVELLY SAND (SW); dark brown; 5% fines; 80% sand, fine to medium, dense; 15% gravel, sub-rounded, fine to coarse; damp.
2									@ 1.4 to 1.5 feet: sandy silt, dark brown, stiff. @ 1.5 to 2.5 feet: dark reddish-brown staining.
3									@ 2.4 to 2.5 feet: sandy silt, dark brown, stiff.
4									2.5 to 3.8 feet: SAND with SILT (SP-SM); dark brown; 10% fines; 90% sand, fine, dense; trace orange staining; moist.
5		82%		GP	2				3.8 to 5.0 feet: No recovery.
6									5.0 to 7.2 feet: SAND with SILT (SP-SM); dark brown; 10% fines; 90% sand, fine, dense; trace orange staining; wet.
7									
8									7.2 to 9.1 feet: SAND with SILT (SP-SM); dark gray; 10% fines; 90% sand, medium, loose; wet.
9									@ 8.4 to 8.5 feet: reddish-brown staining.
10									9.1 to 10.0 feet: No recovery.

Total boring depth: 10.0 ft bgs.

NOTES:

- 1) ft bgs = feet below ground surface.
- 2) Borehole back-filled with bentonite chips hydrated with potable water.
- 3) Collected groundwater from 5 to 10 ft bgs using a temporary 5-foot-long, 1-inch-diameter PVC (polyvinyl chloride) screen.



Water level 5.88 ft bgs with screened interval from 5 to 10 ft bgs.

Maul Foster & Alongi, Inc.

Geologic Borehole Log/Well Construction

Project Number
0747.01.01

Well Number
MW03

Sheet
1 of 1

Project Name **VSF Properties, LLC - North Cascade Ford**
Project Location **116 W. Ferry St., Sedro-Woolley, WA**
Start/End Date **5/7/12 to 5/7/12**
Driller/Equipment **Cascade Drilling, LP/Geoprobe**
Geologist/Engineer **H. Hirsch**
Sample Method

TOC Elevation (feet)
Surface Elevation (feet)
Northing
Easting
Hole Depth **15.0-feet**
Outer Hole Diam **3.5-inch**

Depth (feet, BGS)	Well Details	Interval	Percent Recovery	Sample Data			Blows/6"	Lithologic Column	Soil Description
				Collection Method	Number	Name (Type)			
1			62%	GP	1				0.0 to 1.2 feet: GRAVELLY SAND with SILT (SW-SM); reddish gray; 15% fines, non-plastic; 60% sand, fine to coarse, dense; 25% gravel, sub-angular, fine to medium; dry.
2				GRAB		MW3-S-1.9			1.2 to 2.1 feet: SILTY SAND (SM); dark reddish brown; 40% fines, non-plastic; 60% sand, fine, dense; trace black organics; damp.
3									2.1 to 3.1 feet: SAND with SILT (SP-SM); dark gray with orange mottling; 15% fines, non-plastic; 85% sand, fine, medium dense; damp to moist.
4									3.1 to 5.0 feet: No recovery.
5			96%	GP	2				5.0 to 7.3 feet: SAND with SILT (SP-SM); dark reddish brown; 15% fines, non-plastic; 85% sand, fine, medium dense; wet.
6									
7									
8									7.3 to 10.0 feet: SILTY SAND (SM); dark gray; 20% fines, non-plastic; 80% sand, fine, medium dense; petroleum-like odor, slight sheen; wet.
9									
10			100%	GP	3				10.0 to 12.1 feet: SAND with SILT (SW-SM); dark gray; 10% fines; 90% sand, fine to medium, medium dense; trace woody debris; petroleum-like odor; wet.
11									
12									
13									12.1 to 15.0 feet: CLAY (CL); dark gray; 100% fines, high plasticity, soft; trace woody debris; moist.
14									@14.2 feet: 0.3-foot fine sand lens, wood chunk, wet.
15									

Total boring depth: 15.0 ft bgs.
Borehole Completion Details
0.0 to 15.0 feet bgs: 3.5-inch borehole.
0.0 to 1.0 feet bgs: Concrete.
1.0 to 3.0 feet bgs: Bentonite chips hydrated with potable water.
3.0 to 14.0 feet bgs: Filter pack sand.
14.0 to 15.0 feet bgs: Slough.
Well Completion Details
0.0 to 1.0 feet bgs: Flush monument.
0.0 to 3.89 feet bgs: 2-inch-diameter, PVC, schedule 40, flush threaded, blank riser.
3.89 to 13.89 feet bgs: 2-inch-diameter, PVC, schedule 40, flush threaded, 0.010-inch machine slotted, pre-pack well screen.
13.89 to 14.0 feet bgs: 2-inch-diameter, PVC, schedule 40, flush threaded, end cap.

- NOTES:**
- 1) ft bgs = feet below ground surface.
 - 2) Soil grab sample interval from 1.5 to 2.3 ft bgs.
 - 3) Two boring attempts. First attempt resulted in no recovery; second attempt located within one foot.
 - 4) PVC = polyvinyl chloride.

ATTACHMENT B

MW03 CHROMATOGRAM



Data File: /chem3/fid3b.i/20140417,b/0417b013.d

Date : 17-APR-2014 19:02

Client ID: MW03

Sample Info: YG35D

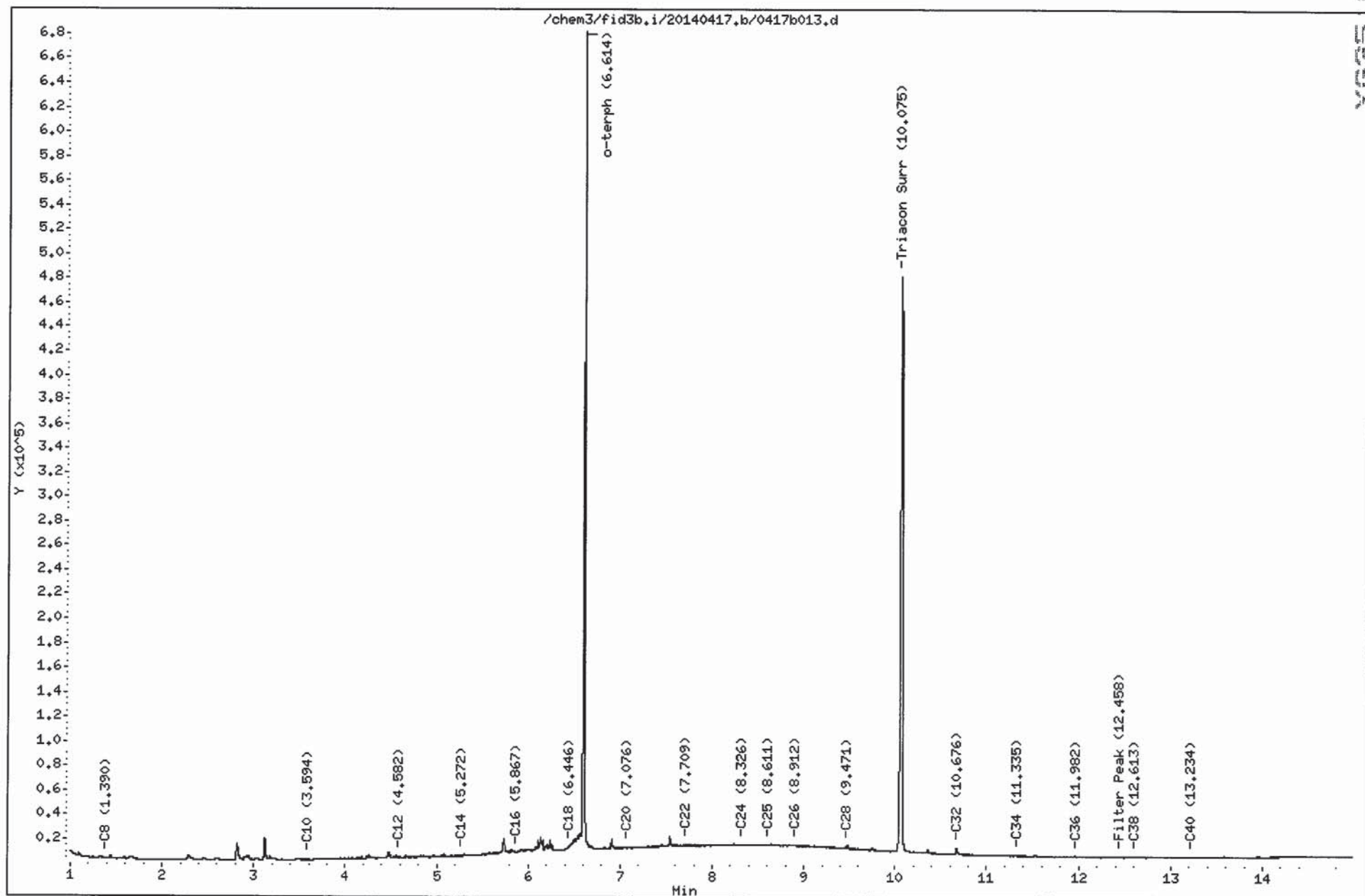
Column phase: RTX-1

Instrument: fid3b.i

Operator: JW

Column diameter: 0.25

Page 1



YG35 000050