Carter, Patti Y. (ECY ERO)

From: Jeff Leppo [jeff.leppo@lfr.com]
Sent: Friday, June 24, 2005 7:53 AM
To: Carter, Patti Y. (ECY ERO)
Cc: Tom Hammons (AWB)
Subject: Schade Brewery - CAP Modifications

Dear Patti,

LFR has been monitoring the completion of the PCB cleanup action and site development with engineering controls for the Schade Brewery Property on behalf of American West Bank. LFR is currently working on a site closure report that documents the independent remedial actions under the Voluntary Cleanup Program, which will be submitted to WDOE upon completion of the engineering and institutional controls as part of the Client's request for "no further action".

As we have recently discussed, the original Taylor Engineering, Inc. (Taylor) "Preliminary Grading and Drainage Plan" presented in the WDOE-approved Cleanup Action Plan (CAP)has been changed based on the site developer's (new owner) subsequent design changes, and local and state construction and storm water regulation conditions. The site developer employed Whipple Engineering, Inc. (Whipple) of Spokane, Washington to provide the final design and permitting services for the north alley, eastern parking area, and storm water management system. Piersol Construction, Inc. (Piersol) is the contractor employed by the site developer for the construction of these improvements. The engineering controls for the protection of human health and the environment for residual contaminants of concern (COCs) have been modified from the original Taylor plan, and include the following items:

- According to information provided to LFR, the Whipple Site Plans (dated April 14, 2005, and which were provided to WDOE) were submitted to the City of Spokane for construction permitting and approval. The City of Spokane and WDOE Water Quality Program are reported to have approved the use of a bio-infiltration terrace to manage and treat on-Site storm water. The Whipple-designed storm water management system was required because there is no permitted direct discharge to the Spokane River directly from the Site, and the fact that the City of Spokane would not allow connection to their Trent Avenue storm-system under the city-wide Spokane River discharge permit.
- Piersol has imported approximately 8,437 cubic yards of fill material to date, to level the eastern Site area surface grade for parking area improvements and storm water management design. This portion of the cleanup action implementation was conducted to provide a raised construction base for the final asphalt parking area which serves as an impervious surface to prevent storm water infiltration, and limit the amount of contaminant-affected soil that would have required remedial excavation and off-site waste management. This fill importation also provided for a matching elevation grade with the southern-adjacent Front Street, which will also be paved per construction permit agreements and to prevent contaminant migration and human risk exposure scenarios in this public right-of-way.
- According to the decision of the stakeholders at a meeting on June 3, 2005, the north alley will be paved with asphalt. The Whipple plan indicates a "rock construction" for the north alley, which in the opinion of LFR would not have met the WDOE approved conditions for "impervious surface" protection. Storm water collected in the asphalt-covered alley (walk-way) is to be managed by a storm water catch-basin and sump-pump system piped to the bio-infiltration terrace.
- As understood by LFR, the Whipple plan called for "mounded or raised bed-type" landscaping above the surrounding asphalt parking area, with surface water run-off to catch-basins. Following discussion with the stakeholders, and input from WDOE, the mounded landscaping areas in the eastern parking area will be lined with an impervious lining or geo-textile to prevent contaminant migration concerns with the infiltration of water through the landscape beds into and/or through the underlying contaminated soils.

The stakeholders have requested a formal WDOE response for these four modifications to the original Taylor grading and drainage plan to ensure the regulatory approval and progress towards site development and environmental closure. LFR respectfully requests WDOE's written approval (letter or email) for the acceptance of these changes to the CAP.

Please do not hesitate to contact us if you have any questions. We look forward to hearing from WDOE on this

request.

Respectfully,

Jeff Leppo
LFR, Inc.
3810 E. Boone Ave., Suite 306
Spokane, WA 99202
509.535.7225 Office
509.535.7361 Fax
509.991.3331 Mobile

Spokane Co.
Schade Brewery
TCP/VCP
FILE COPY

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
4601 N. Monroe Street • Spokane, Washington 99205-1295 • (509) 329-3400

July 8, 2005

Mr. Jeff Leppo
LFR, Inc.
3810 E. Boone Ave., Suite 306
Spokane, WA 99202

Dear Mr. Leppo:

RE: Schade Brewery CAP Modifications

Ecology has reviewed the proposed design changes to the Cleanup Action Plan in your letter dated June 24, 2005, and agrees to these changes. These modifications must also comply with all other applicable state and local regulations.

Please call me at (509) 329-3522 if you have any questions.

Sincerely,

Patti Carter

Patti Carter
Toxics Cleanup Program

cc: Tom Hammons, AWB

Carter, Patti Y. (ECY ERO)

From: Jeff Leppo [jeff.leppo@lfr.com]
Sent: Friday, June 24, 2005 7:53 AM
To: Carter, Patti Y. (ECY ERO)
Cc: Tom Hammons (AWB)
Subject: Schade Brewery - CAP Modifications

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The stakeholders have requested a formal WDOE response for these four modifications to the original Taylor grading and drainage plan to ensure the regulatory approval and progress towards site development and environmental closure. LFR respectfully requests WDOE's written approval (letter or email) for the acceptance of these changes to the CAP.

Please do not hesitate to contact us if you have any questions. We look forward to hearing from WDOE on this

request.

Respectfully,

Jeff Leppo
LFR, Inc.
3810 E. Boone Ave., Suite 306
Spokane, WA 99202
509.535.7225 Office
509.535.7361 Fax
509.991.3331 Mobile

p-101 Spokane Co. Schade Brewery TCP / VCP

FILE COPY

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
4601 N. Monroe Street • Spokane, Washington 99205-1295 • (509) 329-3400

February 23, 2005

Mr. Duane Brandenburg
American West Bank
9019 E. Appleway Blvd.
Spokane, WA 99212

Dear Mr. Brandenburg:

RE: Schade Brewery, 528 E. Trent Avenue, Spokane, WA

This letter is in response to your request for a clarification of the Voluntary Cleanup Program process and requirements for obtaining a No Further Action letter. A Remedial Investigation report and Cleanup Action Plan were submitted to Ecology's Voluntary Cleanup Program for review. Ecology then issued an Opinion Letter on your proposed actions on January 12, 2005. In this opinion, Ecology reviewed your proposed remedial action plan and provided technical assistance by outlining the additional remedial actions that will likely need to be implemented in order to meet the substantive requirements contained in the Model Toxics Control Act (MTCA) and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC, for characterizing and addressing the contamination at the Schade Brewery Site.

The opinion that was provided does not represent a determination by Ecology that no further remedial action will be required at the Site. To obtain such a determination, you must still submit an independent remedial action report to Ecology upon completion of the proposed actions and request an opinion under the VCP.

Again, Ecology appreciates your initiative in conducting independent remedial actions and requesting technical consultations under the VCP. As the cleanup of the Site progresses, you may request additional and ongoing consultative services under the VCP, including assistance in identifying applicable regulatory requirements and opinions regarding whether remedial actions proposed for or conducted at the Site meet those requirements.

If you have any questions, please contact me at (509) 329-3522.

Sincerely,

Patti Carter

Patti Carter
Toxics Cleanup Program

cc: Jeff Leppo, LFR
Tom Hammons, American West Bank

Spokane Co.
Schade Brewery
TCP/VCP

VCP ~~Indep Clnup~~ ERO

SLR

November 22, 2004

FS # 6724162

The Site Register
Toxics Cleanup Program
P.O. 47600
Olympia, WA 98504-7600

RE: Public Notice for Private Right of Action

Dear Concerned:

Attached is a written public notice for a Private Right of Action pursuant to WAC 173-340-545. Please publish this notice in the next available edition of the Site Register.

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

Thank you for you assistance.

Respectfully,

SLR INTERNATIONAL CORP.

Jeffrey E. Leppo
Senior Project Manager

Call ERO
name
confirm #
address

3810 East Boone Ave., Suite 306, Spokane, WA 99202 T 509-535-7225 F 509.535.7361

SLR International Corp: ANCHORAGE CONCORD FAIRBANKS LOS ANGELES SEATTLE SPOKANE SAN MATEO
SLR Consulting (UK): BATH BIRMINGHAM EDINBURGH NOTTINGHAM OXFORD

Public Notice for Private Right of Action

November 22, 2004

Site Name and Address

Schade Brewery
528 East Trent Avenue
Spokane, Washington

Pursuant to Washington's *Model Toxics Control Act* private right of action (RCW 70.105D.080) and public notice requirements (WAC 173-340-545), notice is hereby being given that an independent remedial cleanup action will be conducted at the above-referenced property. The site is entered into the Voluntary Cleanup Program at the Eastern Regional Office.

Recent investigations have confirmed that site soils have heavy oil-range total petroleum hydrocarbons, total metals, polychlorinated biphenyls, and carcinogenic polynuclear aromatic hydrocarbon concentrations above the MTCA Method A Soil Cleanup Levels for Unrestricted Land Uses. There are no currently identified ground water or adjacent Spokane River impacts. The proposed independent remedial actions consist of engineering controls with isolation and containment of affected soils during site development and institutional controls using a restrictive covenant to the property deed. The independent remedial actions are to begin after January 1, 2005.

For more information, please contact Mike Currin of Witherspoon, Kelley, Davenport & Toole, P.S. (509) 624-5265, or Jeff Leppo of SLR International Corp. (509) 535-7225.

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International Corp

Spokane Co
Schade Brewery
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FILE COPY

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
4601 N. Monroe Street • Spokane, Washington 99205-1295 • (509) 329-3400

January 12, 2005

Mr. Duane Brandenburg
American West Bank
9019 E. Appleway Blvd.
Spokane Valley, WA 99212

Dear Mr. Brandenburg:

Thank you for submitting your Voluntary Cleanup Reports for the Schade Brewery site in Spokane, Washington, for the Department of Ecology's (Ecology) review and opinion. Ecology appreciates your initiative in pursuing an independent remedial action under the Model Toxics Control Act (MTCA).

Ecology's Toxics Cleanup Program has reviewed the following information regarding the Schade Brewery site located at 528 E. Trent Avenue, Spokane, WA:

1. Remedial Investigation, Schade Brewery, 528 East Trent Avenue, Spokane, WA: SLR International Corp., May 2004.

2. Cleanup Action Plan, Schade Brewery, 528 East Trent Avenue, Spokane, Washington: SLR International Corp. November.

Based upon the above-listed information Ecology has the following comments:

- Your reports indicate that soils impacted with petroleum hydrocarbons, PAHs, PCBs, and metals at concentrations exceeding cleanup levels remain on site. The proposed remedial actions include engineering controls (isolation and containment), volume reduction and off-site disposal, institutional controls, and natural attenuation. In general, these actions appear to be appropriate for remediation of the site.

- The cleanup action plan states that an estimated "net cut" of 480 cubic yards of soil will be needed to finish grade. According to Taylor Engineering, an estimated 650 cubic yards of imported material will be required for parking lot and storm water swale development; therefore, off-site disposal of site soils will not necessarily be required. **Ecology recommends that any contaminated soil excavated from the site during construction should be removed and disposed of at an appropriate facility.**

- Your reports indicate that soils impacted with PCBs remain on site in the alley north of the Schade Brewery building and on the eastern portion of the site. **Due to concerns regarding PCBs in the Spokane River and the proximity of the site to the river, Ecology recommends removal of any soils impacted with PCBs at concentrations exceeding the cleanup level of 1 mg/kg. These soils should be disposed of at a facility approved to receive this type of contaminated soil.**

- **In addition, if any contamination remains on site at concentrations exceeding cleanup levels after site remediation, a restrictive covenant on the property will be required**. This determination will be made once all remedial actions are complete.

Please note that because your actions were not, or will not be conducted under a consent decree with Ecology, this letter is written pursuant to RCW 70.105D.030(1)(i) and does not constitute a settlement by the state under RCW 70.105D.040(4) and is not binding on Ecology.

The opinions presented by Ecology in this letter are made only with respect to the information provided in the reports listed above. This opinion is only applicable to the specified site and may not be used to justify action at any other site (or portion of the site) nor any other properties owned or operated by American West Bank.

The State, Ecology, and its officers and employees are immune from all liability and no cause of action of any nature may arise from any act or omission in providing this determination.

If you have any questions, please contact me at (509) 329-3522.

Sincerely,

Patti Carter

Patti Carter
Toxics Cleanup Program

cc: Jeff Leppo, LFR
Tom Hammons, American West Bank

Spokane Co.
Schade Brewery
TCP/VCP

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
4601 N. Monroe Street • Spokane, Washington 99205-1295 • (509) 329-3400

MEMORANDUM

January 7, 2005

TO: Flora Goldstein 1.12.05 I agree with this recommendation FJG
THROUGH: Sherman Spencer SGS
FROM: Patti Carter PC
SUBJECT: Schade Brewery, Spokane, WA

Recommendation

Soils impacted with petroleum hydrocarbons, polynuclear aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), and metals have been identified at the site. The contaminant sources appear to have been the result of on-site uses, including the former Inland Metals operations. Railroad operations on the former railroad right-of-way located on the northern portion of the site may also have contributed to the contamination. The proposed remedial actions include engineering controls (isolation and containment), volume reduction and off-site disposal, institutional controls, and natural attenuation. Based on review of the information provided, these proposals appear to be appropriate cleanup actions for this site, with the following additions. If any soil is removed during site construction, this soil should not be used as fill material for the final site grading, but should be disposed of at an appropriate facility. Soils impacted with PCBs exceeding the cleanup level should also be removed and disposed of at an appropriate facility.

Background

The property is located at 528 East Trent Avenue in Spokane (Figure 1). Trent Avenue is located to the west and north of the property and Front Avenue comprises the southern boundary. The northeast portion of the site is immediately adjacent to the Spokane River.

The site consists of five parcels that have a varied land use and ownership history (Figure 2). The original Schade Brewery parcel was developed in approximately 1903 and was used at various times until the 1950's as a beer and soda brewing/bottling plant. It was used as a packing plant and homeless shelter from 1918 to1933. The site and northern adjacent property was purchased in 1957 by Sam Rykus, who operated the Inland Metals salvage business. The original Inland Metals property included the Schade Brewery parcel and portions of two other parcels (eastern portion of the site). The majority of the salvage operations were conducted on the northern parcel (now a commercial office

building) and eastern parcels. Reportedly, the Schade Brewery building and parcel was used for storage and sale of salvaged metals and other materials.

The Schade parcel (35173.0120) was sold in 1977 following segregation from the Inland Metals property. The building was used for storage and sale of recovered demolition and salvaged materials from the new owner's building demolition business. The building and parcel was sold again in 1991; the building underwent first floor renovation and was used as an antique and carpet store. The building and parcel was sold in 1995 and improvements were made to the land and building from 1995 through 2001. American West Bank obtained ownership of the site following foreclosure and legal proceedings occurring from 2001 through 2004.

The two eastern parcels (35173.0122 and 35173.0124) include portions of the former Inland Metals parcel. These parcels were used for the dismantling, salvaging, and storage of materials, including a car crushing machine. Portions of the two parcels were part of a remedial investigation and cleanup of the Inland Metals site. The Inland Metals site received a no further action decision from Ecology in 1992.

The eastern parcel (35173.0122) currently included portions of a former railroad side track located along the Spokane River bank. This parcel was not a part of the Inland Metals operations.

A portion of the western parcel (35173.0906) appears to have been developed with a portion of the former underground railroad tunnel. The tunnel opening can be seen on the west side of the new Trent Avenue re-alignment.

The site is currently zone M1 – Light manufacturing, allowing for both commercial and light industrial land uses. The site is surrounded by the Joint Center for Higher Education campus buildings and property across East Trent Avenue to the north. Older, industrial and office/warehouse buildings are located across East Front Avenue to the south, and include the WSU bookstore, vacated office/warehouse spaces, and the Peirone Produce offices, loading docks, and refrigerated warehouse buildings.

The local area is underlain by glacial flood deposits, consisting of a poorly sorted mixture of boulders, cobbles, gravels, and sand. These deposits are underlain by basalt bedrock. The site is located over the Spokane Aquifer. The site is elevated from the Spokane River surface water by approximately 30 feet and no groundwater was encountered in any of the test pits or soil borings completed on the site to a depth of 17 feet below ground surface (bgs). In general, depth to groundwater in the local area is from 27 to 35 feet bgs.

Remedial Actions

In addition to the cleanup conducted on the Inland Metals site, a site assessment was conducted on the Schade Brewery parcel in 2001. Nine test pits (KTP-1 through KTP-9) and three borings (KSB-1 through KSB-3) were completed on the site (Figure 3). The

test pits ranged from 8 to 17 feet bgs and were completed on the east side of the building and in the northern alley. The borings ranged from 8 to 10.5 feet bgs and were completed in the asphalt parking area on the northwest corner of the building at the end of the alley. Elevated levels of diesel and heavy oil range organics, PCBs, PAHs, arsenic, cadmium, and lead were detected above cleanup levels in the test pit samples (Table 1). In general, the affected soils were along the eastern boundary of the building and in the northern alley.

Additional site characterization was conducted in 2004. Seven borings (SB1 through SB7) were installed and twelve test pits (TP1 – TP12) were completed to determine the extent of contamination (Figure 3). Previous test pit sample results (2001) identified diesel and heavy oil range hydrocarbons in the alley north of the building (Figure 3). Thirty-two soil samples were collected for the 2004 investigation; none of the sample results indicated petroleum hydrocarbons at concentrations exceeding cleanup levels (Table 2).

Total metals affected soil for arsenic, cadmium, lead and mercury above the cleanup levels were identified in thirteen samples (Table 3). In general, total metals impacted soils are located on the east side of the building, in the northern alley, and within the northeast and southwestern portions of the site (Figure 4).

PCBs were detected in four soil samples at concentrations exceeding the cleanup level (Table 3). These soils are located adjacent to the northwest corner of the building and the western portion of the alley, in the southeastern and northern portions of the site (Figure 5).

Results from 34 of 39 samples collected at the site indicated the presence of PAHs at concentrations exceeding the cleanup level (Table 4). In general, the whole site is affected with PAHs (Figure 6).

The proposed cleanup alternative includes engineering controls (isolation and containment), volume reduction and off-site disposal, institutional controls, and natural attenuation. The pending improvements to the ground surface over the alley and eastern portions of the site include asphalt paving and storm water management system designed by Taylor Engineering, Inc. The impervious surface will prevent human exposure pathways, surface water infiltration through the affected areas, and potential vertical/horizontal migration. Because the site is within the shoreline management zone, a Shoreline Conditional Use Permit and Shoreline Variance Application were submitted to the City of Spokane. The request for variance was to allow the design and future construction of the impervious cap and storm water management system. The request has been reviewed and approved by the City of Spokane Planning Services and Hearing Examiner.

Storm water management includes the collected of all surface drainage into three line storm water bio-filtration swales. Catch basins in the lined swales are connected to storm

drain piping, and the overflow is disposed of via of-site connection to an existing City of Spokane storm drain located in Trent Avenue.

An estimated 480 cubic yards of soil may be excavated from the site during construction. However, Taylor Engineering estimates that 650 cubic yards of imported material will be needed for parking lot and swale development; therefore, the cleanup action plan states that off-site disposal of site soils may not necessarily be required. However, any contaminated soil excavated during construction/grading should be removed from the site and not used as fill. According to the cleanup action plan, any off-site disposal will be managed through Waste Management, Inc.; however, special disposal options will be required for PCB affected soils. These soils will be disposed of at an appropriate facility based on results of waste characterization and permit guidelines.

Since contaminated soil may remain beneath the asphalt cap, a deed restriction on the property will be required. The restrictive covenant will be filed after cleanup is complete.

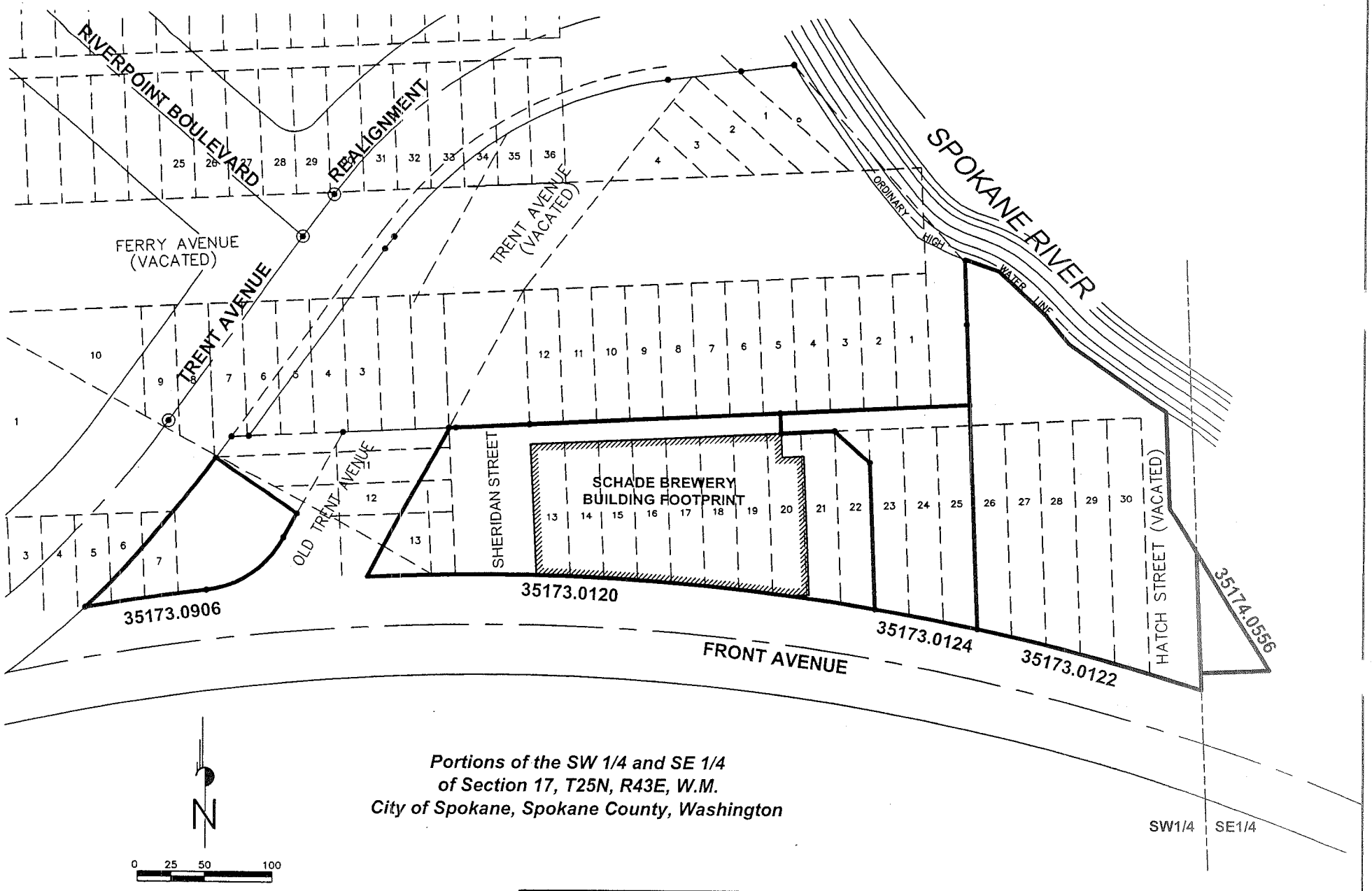
Conclusions

Soils impacted with petroleum hydrocarbons, PAHs, PCBs, and metals have been identified at the site. The contaminant sources appear to have been the result of on-site uses, including former Inland Metals operations. Railroad operations on the former railroad right-of-way located on the northern portion of the site may also have contributed to the contamination. The proposed remedial actions include engineering controls (isolation and containment), volume reduction and off-site disposal, institutional controls, and natural attenuation. Based on review of the information provided, these proposals appear to be appropriate cleanup actions for this site. If any soil is removed during site construction, this soil should not be used as fill material for the final site grading, but should be disposed of at an appropriate facility. Soils impacted with PCBs exceeding the cleanup level should also be removed and disposed of at an appropriate facility.

SOURCE: USGS 7.5 Minute Topographic Quadrangle, Spokane NW, Washington (1986)

FIGURE 1	SITE LOCATION MAP	DATE: May 2004
PN 003.0156.00002	Schade Brewery Property	SCALE: 1:24,000
SLR International Corp.	528 East Trent Avenue	DRWN: USGS
Spokane, Washington	Spokane, Washington	CHKD: SN

SLR International Corp



Portions of the SW 1/4 and SE 1/4 of Section 17, T25N, R43E, W.M. City of Spokane, Spokane County, Washington

Base Map Source: Adams & Clark, Inc.

For Representational Purposes Only
All locations and distances are approximate
Tax ID parcel boundaries based on currently known descriptions

SLR International Corp

FIGURE 2

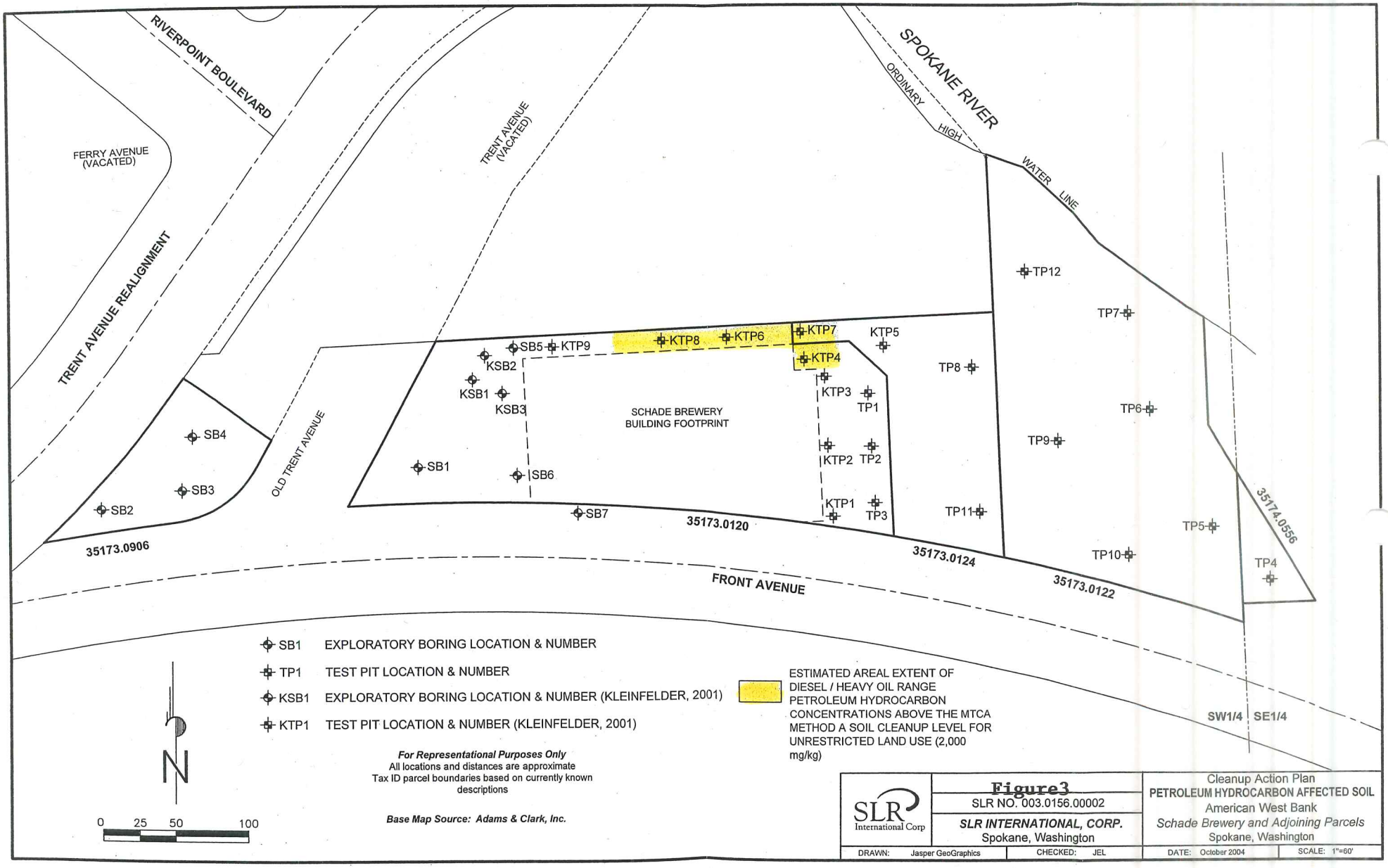
SLR NO. 003.0156.00002

SLR INTERNATIONAL, CORP.
Spokane, Washington

DRAWN: Jasper GeoGraphics | CHECKED: JEL

Remedial Investigation
TAX PARCEL IDENTIFICATION
American West Bank
Schade Brewery and Adjoining Parcels
Spokane, Washington

DATE: May 2004 | SCALE: 1"=100'



SLR International Corp

Figure3

SLR NO. 003.0156.00002

SLR INTERNATIONAL, CORP.
Spokane, Washington

DRAWN: Jasper GeoGraphics | CHECKED: JEL

Cleanup Action Plan
PETROLEUM HYDROCARBON AFFECTED SOIL
American West Bank
Schade Brewery and Adjoining Parcels
Spokane, Washington

DATE: October 2004 | SCALE: 1"=60'

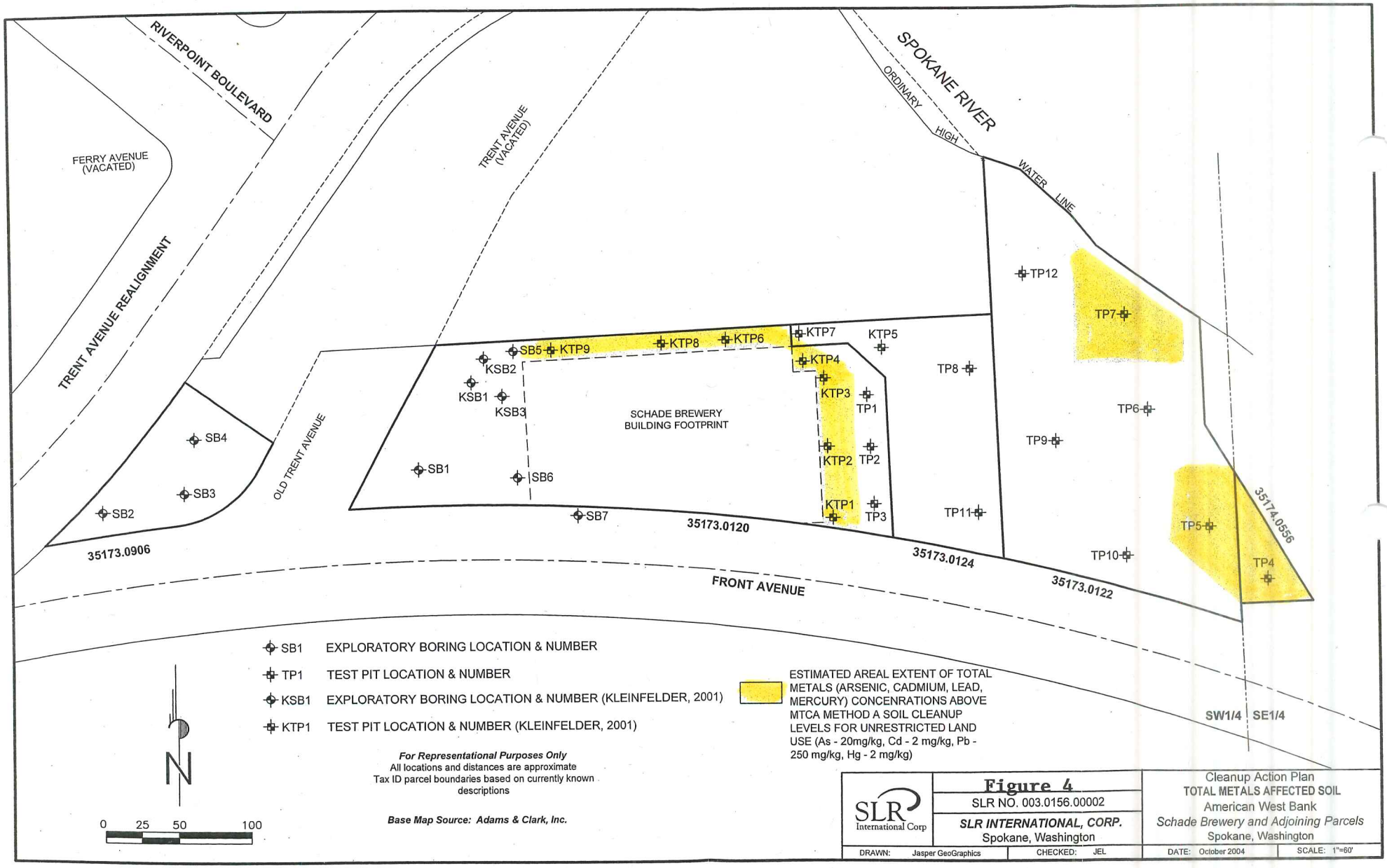


Figure 4

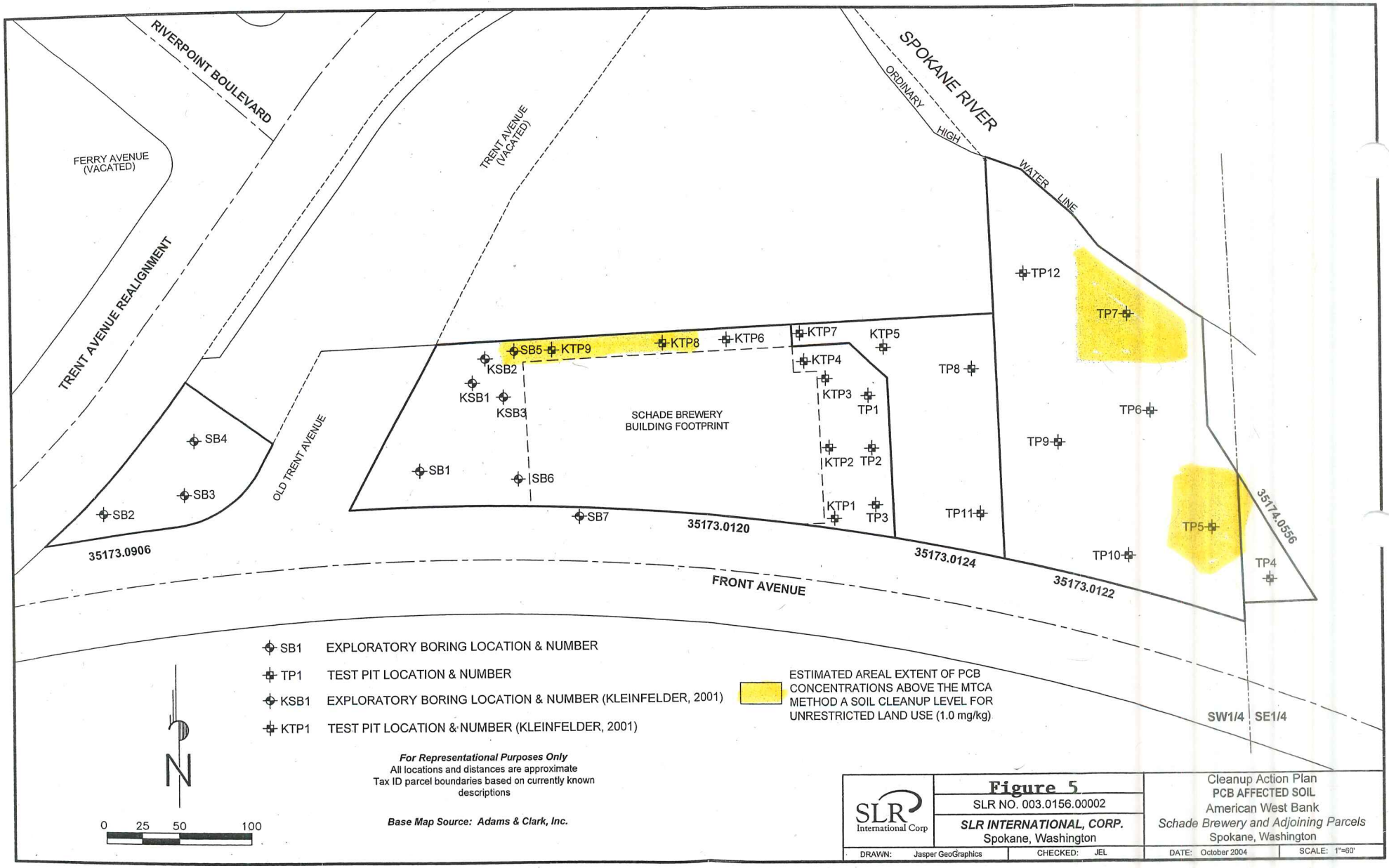
SLR NO. 003.0156.00002

SLR International Corp

SLR INTERNATIONAL, CORP.
Spokane, Washington

DRAWN: Jasper GeoGraphics | CHECKED: JEL | DATE: October 2004 | SCALE: 1"=60'

Cleanup Action Plan
TOTAL METALS AFFECTED SOIL
American West Bank
Schade Brewery and Adjoining Parcels
Spokane, Washington



SLR International Corp

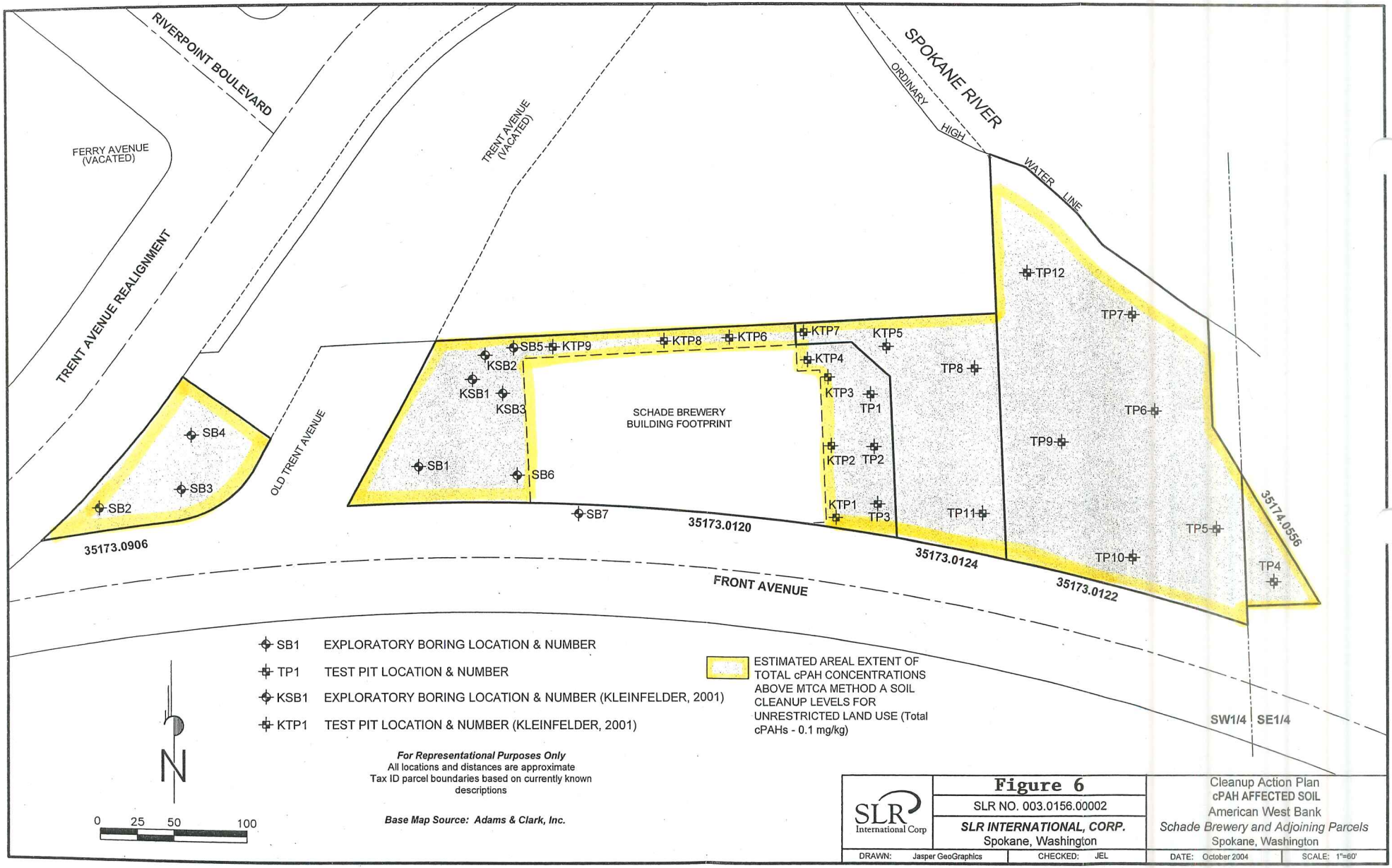
Figure 5

SLR NO. 003.0156.00002

SLR INTERNATIONAL, CORP.
Spokane, Washington

DRAWN: Jasper GeoGraphics | CHECKED: JEL | DATE: October 2004 | SCALE: 1"=60'

Cleanup Action Plan
PCB AFFECTED SOIL
American West Bank
Schade Brewery and Adjoining Parcels
Spokane, Washington



SLR International Corp

Figure 6

SLR NO. 003.0156.00002

SLR INTERNATIONAL, CORP.
Spokane, Washington

DRAWN: Jasper GeoGraphics | CHECKED: JEL

Cleanup Action Plan
cPAH AFFECTED SOIL
American West Bank
Schade Brewery and Adjoining Parcels
Spokane, Washington

DATE: October 2004 | SCALE: 1"=60'

Table 1.
Summary of Kleinfelder Soil Sample Analytical Results

Sample No.	Sample Depth (ft.)	arsenic	cadmium	lead	PCBs	DRO	Heavy Oil Organics
TP-1-12	12		2.9	712			
TP-2-8	8			1,530			
TP-3-13.5	13.5	25	2.1	262			
TP-4-12	12			449		2,600	8,300
TP-6-9	9		4.6	428			
TP-7-5	7						7,770
TP-8-4	4			262			
TP-8-9	9			270	1.365	4,300	13,000
TP-9-1	1	38	5.3	841			
	Method A	20	2	250	1	2,000	2,000

Sample No.	benzo(a)anthracene	chrysene	benzo(b)fluoranthene	benzo(k)fluoranthene	benzo(a)pyrene	indeno(1,2,3-cd)pyrene	dibenzo(a,h)anthracene	Total cPAHs
TP-1-12	1.1	1.4	1.1	1.6	1.5	0.62		7.32
TP-2-8	1.3	1.5	1.2	1	1.2	0.47		6.67
TP-3-13.5	0.42	0.46	0.35	0.38	0.44			2.05
TP-4-12	80	87	70	66	78	24	5.9	410.9
TP-7-5	3.16	5.97	3.1	4.4	3.3	1.34		21.27
TP-8-9	1.7	2.4	1.3	2.6	2.8			10.8
TP-9-1	3.4	3.8	2.6	2.1	2	0.846	0.23	14.976
Method B	0.137	0.137	0.137	0.137	0.137	0.137	0.137	1

Notes:
All results and cleanup levels reported in milligrams per kilogram (mg/kg) or parts per million (ppm)
Only results above MTCA cleanup level are reported for all test pits and exploratory borings
Cleanup levels per MTCA - Model Toxics Control Act, Chapter 173-340 WAC
Method A Soil Cleanup Levels for Unrestricted Land Uses, MTCA Table 740-1
Method B (Standard) Soil Cleanup Level for Unrestricted Land Use, Direct Contact Pathway (Ingestion Only)

Table 2.
Schade Brewery Property - Total Petroleum Hydrocarbon Soil Sample Results

Sample No.	Sample Depth (ft.)	HCID-GRO	HCID-DRO	HCID -Heavy Oils	NWTPH - DRO	NWTPH-Heavy Oils
Soil Borings						
SB1-2.5	2.5	ND	ND	ND	na	na
SB1-5	5	ND	ND	ND	na	na
SB1-6.5	6.5	ND	ND	ND	na	na
SB2-2.5	2.5	ND	ND	460	ND	734
SB2-4	4	ND	57	280	na	na
SB3-0.5	0.5	ND	ND	330	ND	425
SB5-2.5	2.5	ND	ND	260	na	na
SB5-3.5	3.5	ND	ND	350	ND	459
SB6-2.5	2.5	ND	ND	200	na	na
SB6-5	5	ND	ND	180	na	na
SB7-2.5	2.5	ND	ND	110	na	na
Test Pits						
TP1-2.5	2.5	ND	ND	ND	na	na
TP1-7.5	7.5	ND	ND	ND	na	na
TP2-3.5	3.5	ND	ND	ND	na	na
TP2-8	8	ND	ND	ND	na	na
TP3-3	3	ND	ND	420	na	na
TP3-7	7	ND	ND	ND	na	na
TP3-10	10	ND	ND	ND	na	na
TP4-2	2	ND	69	240	na	na
TP4-5	5	ND	ND	130	na	na
TP5-2	2	ND	ND	230	na	na
TP5-3.5	3.5	ND	ND	ND	na	na
TP6-2.5	2.5	ND	ND	ND	na	na
TP6-6	6	ND	ND	ND	na	na
TP7-2.5	2.5	ND	63	300	na	na
TP7-5.5	5.5	ND	ND	ND	na	na
TP8-2	2	na	na	na	ND	ND
TP8-7	7	na	na	na	23.3	84.8
TP9-1	1	na	na	na	10.3	45.5
TP10-1	1	na	na	na	14	72.3
TP11-2	2	na	na	na	ND	28.3
TP11-4.5	4.5	na	na	na	70.9	271
MTCA	Method A Unrestricted	0.3	2,000	2,000	2,000	2,000

Notes:

All results and cleanup levels reported in milligrams per kilogram (mg/kg) or parts per million (ppm)

MTCA - Model Toxics Control Act, Chapter 173-340 WAC

Method A Soil Cleanup Levels for Unrestricted Land Uses, MTCA Table 740-1

ND - not detected above laboratory method reporting limits

na - not analyzed

HCID - analysis for hydrocarbon identification by NWTPH-HCID with semi-quantitative report

NWTPH - analysis for DRO and Heavy Oil semi-volatile petroleum products by NWTPH-DX

GRO - gasoline range organics

DRO - diesel range organics

Heavy Oil - heavy oil range petroleum hydrocarbons

Table 3.
Schade Brewery Property - Total Metals and PCBs Soil Sample Results

Sample No.	Sample Depth (ft.)	Arsenic	Cadmium	Chromium	Lead	Mercury	PCBs
Soil Borings							
SB1-2.5	2.5	10.5	0.366	12	112	ND	ND
SB1-5	5	3.93	0.201	16.1	83.3	ND	ND
SB1-6.5	6.5	3.02	ND	74.6 (III)	39	ND	ND
SB2-2.5	2.5	ND	ND	10.2	104	ND	ND
SB2-4	4	2.84	ND	18.8	97.1	ND	ND
SB3-0.5	0.5	ND	ND	7.21	46.4	ND	ND
SB5-2.5	2.5	4.04	0.316	17.4	117	ND	ND
SB5-3.5	3.5	ND	0.278	10.2	62.2	ND	1.04
SB6-2.5	2.5	ND	ND	5.56	24.9	ND	ND
SB6-5	5	ND	ND	5.22	16.5	ND	ND
SB7-2.5	2.5	ND	0.574	9.09	71	ND	ND
Test Pits							
TP1-2.5	2.5	9.97	ND	11.6	10.9	ND	ND
TP1-7.5	7.5	9.57	ND	14.7	78.7	0.14	ND
TP2-3.5	3.5	4.33	ND	11.9	86.9	0.16	ND
TP2-8	8	5.14	ND	16.1	103	ND	ND
TP3-3	3	3.01	ND	11.3	91.6	ND	ND
TP3-7	7	3.79	ND	8.39	10.8	ND	ND
TP3-10	10	2.93	ND	18.2	126	ND	ND
TP4-2	2	8.49	1.97	16	**690**	1.02	0.562
TP4-5	5	7.33	0.955	20.2	**341**	0.246	ND
TP5-2	2	6.03	**9.37**	30.7	**2,520**	**2.47**	**6.14**
TP5-3.5	3.5	ND	ND	16.4	9.31	ND	ND
TP6-2.5	2.5	3.15	0.349	14.4	97.5	0.31	0.224
TP6-6	6	ND	ND	5.62	13.8	ND	ND
TP7-2.5	2.5	**32.3**	**8.91**	39	**2,200**	**2.44**	**3.42**
TP7-5.5	5.5	ND	0.872	12.3	144	**2.93**	0.23
TP8-2	2	8.1	ND	12.1	17.5	ND	ND
TP8-7	7	4.45	0.907	17.6	184	0.278	0.867
TP9-1	1	8.45	0.482	15.5	94.4	0.134	0.205
TP10-1	1	10.2	0.647	19	142	0.152	0.392
TP11-2	2	5.69	ND	21.7	40.7	ND	ND
TP11-4.5	4.5	ND	1.19	28.8	205	0.411	0.166
MTCA	Method A Unrestricted	**20**	**2**	**19 (VI), 2,000 (III)**	**250**	**2**	1

Notes:

All results and cleanup levels reported in milligrams per kilogram (mg/kg) or parts per million (ppm)

Concentrations shown in **bold** type indicate exceedance of cleanup level

MTCA - Model Toxics Control Act, Chapter 173-340 WAC

Method A Soil Cleanup Levels for Unrestricted Land Uses, MTCA Table 740-1

ND - not detected above laboratory method reporting limits

PCBs - polychlorinated biphenyls

VI - Hexavalent Chromium

III - Trivalent Chromium

Table 4 (continued).

Schade Brewery Property - Polynuclear Aromatic Hydrocarbon Soil Sample Results

Sample	Sample Depth	fluorene	indeno (1,2,3-cd) pyrene[1]	1-methylnaphthalene	2-methylnaphthalene	naphthalene	phenanthrene	pyrene	Total cPAHs	TEF Total cPAHs [2]
Soil Borings										
SB1-2.5	2.5	ND	0.0211	0.0218	0.0133	0.0199	0.0498	0.0744	**0.1987**	0.04975
SB1-5	5	ND	0.013	0.0173	0.0108	0.0101	0.0295	0.0447	**0.1261**	0.03113
SB1-6.5	6.5	ND	0.0112	0.0126	ND	ND	0.0273	0.0393	**0.1085**	0.02654
SB2-2.5	2.5	ND	ND	ND	ND	ND	ND	0.201	**0.315**	0.11115
SB2-4	4	ND	**0.524**	ND	ND	ND	1.7	3.22	**6.676**	**1.7578**
SB3-0.5	0.5	ND	ND	ND	ND	ND	0.057	0.128	**0.1996**	0.07771
SB5-2.5	2.5	ND	0.0845	ND	ND	ND	ND	0.155	**0.4792**	**0.12649**
SB5-3.5	3.5	ND	ND	ND	ND	ND	ND	0.085	**0.1984**	0.06577
SB6-2.5	2.5	ND	ND	ND	ND	ND	ND	0.0575	ND	ND
SB6-5	5	ND	ND	ND	ND	ND	ND	0.0282	ND	ND
SB7-2.5	2.5	ND	**0.117**	ND	ND	ND	0.344	0.593	**1.464**	**0.3633**
Test Pits										
TP1-2.5	2.5	ND	ND	ND	ND	ND	ND	ND	ND	ND
TP1-7.5	7.5	0.0239	0.0881	0.0157	ND	0.0343	0.28	0.424	**0.9122**	**0.24557**
TP2-3.5	3.5	0.0165	0.113	ND	0.0105	ND	0.287	0.573	**1.2675**	**0.2973**
TP2-8	8	0.0102	0.0518	ND	ND	ND	0.144	0.247	**0.5748**	**0.15612**
TP3-3	3	ND	ND	ND	ND	ND	0.121	0.182	**0.455**	**0.18077**
TP3-7	7	ND	0.0235	ND	ND	ND	0.0708	0.142	**0.294**	0.07674
TP3-10	10	0.0141	0.0603	ND	ND	ND	0.204	0.358	**0.7598**	**0.20483**
TP4-2	2	0.191	0.11	0.213	0.161	0.132	1.65	2.17	**5.329**	**1.3087**
TP4-5	5	ND	ND	0.164	0.126	ND	0.193	0.349	**1.287**	**0.29898**
TP5-2	2	0.158	ND	0.261	0.197	0.134	1.45	1.6	**3.954**	**0.9282**
TP5-3.5	3.5	ND	ND	ND	ND	ND	ND	ND	ND	ND
TP6-2.5	2.5	ND	0.0985	0.137	0.0752	0.0879	0.167	0.364	**1.0515**	**0.28677**
TP6-6	6	ND	ND	0.016	0.0107	0.0107	0.0267	0.0507	**0.3932**	0.06784
TP7-2.5	2.5	ND	0.123	0.123	0.146	ND	0.981	3.19	**7.043**	**1.9247**
TP7-5.5	5.5	0.199	0.0912	0.21	0.194	0.271	1.47	1.13	**1.6542**	**0.42957**
TP8-2	2	ND	ND	ND	ND	ND	0.0227	0.0255	0.0523	0.02619
TP8-7	7	ND	ND	0.0108	0.0936	0.072	0.0122	ND	**0.1555**	0.00933
TP9-1	1	ND	ND	ND	ND	ND	0.125	0.148	**0.4545**	**0.11943**
TP10-1	1	ND	ND	ND	ND	ND	0.312	0.34	**0.6491**	0.03647
TP11-2	2	ND	ND	ND	ND	ND	0.0295	0.0309	**0.2629**	0.02414
TP11-4.5	4.5	ND	ND	ND	ND	ND	0.26	0.352	**0.495**	0.0261
MTCA	**Method A Unrestricted**	**na**	**0.1**	**na**	**na**	**5**	**na**	**na**	**0.1**	**0.1**

Table 4.

Schade Brewery Property - Polynuclear Aromatic Hydrocarbon Soil Sample Results

Sample	Sample Depth	acenaphthene	acenaphthylene	anthracene	benzo (a) anthracene [1]	benzo (a) pyrene [1]	benzo (b) flouranthene [1]	benzo (ghi) perylene	benzo (k) fluoranthene [1]	chrysene [1]	dibenzo (a,h) anthracene [1]	fluoranthene
Soil Borings												
SB1-2.5	2.5	ND	ND	0.0533	0.04	0.0372	0.033	0.0239	0.0274	0.04	ND	0.0625
SB1-5	5	ND	ND	0.0317	0.0245	0.0231	0.0223	0.0151	0.018	0.0252	ND	0.0353
SB1-6.5	6.5	ND	ND	0.0301	0.0224	0.0196	0.0182	0.0126	0.0154	0.0217	ND	0.0329
SB2-2.5	2.5	ND	ND	0.1	**0.1**	**0.1**	ND	ND	ND	**0.115**	ND	0.158
SB2-4	4	ND	ND	1.81	**1.42**	**1.26**	**0.992**	0.567	**0.949**	1.29	0.241	2.62
SB3-0.5	0.5	ND	ND	0.0713	0.057	0.0713	ND	ND	ND	0.0713	ND	0.0856
SB5-2.5	2.5	ND	ND	ND	0.0845	0.0986	0.0986	0.113	ND	**0.113**	ND	0.127
SB5-3.5	3.5	ND	ND	ND	0.085	0.0567	ND	ND	ND	0.0567	ND	0.0567
SB6-2.5	2.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SB6-5	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SB7-2.5	2.5	ND	ND	0.373	**0.337**	**0.271**	**0.212**	0.117	**0.227**	**0.3**	ND	0.534
Test Pits												
TP1-2.5	2.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
TP1-7.5	7.5	0.0321	ND	0.299	**0.203**	**0.176**	**0.119**	0.0971	**0.116**	**0.172**	0.0381	0.311
TP2-3.5	3.5	0.024	ND	0.307	**0.301**	**0.206**	**0.191**	0.111	**0.181**	**0.25**	0.0255	0.414
TP2-8	8	0.0146	ND	0.154	**0.124**	**0.111**	0.0811	0.0518	0.0759	**0.104**	0.027	0.178
TP3-3	3	ND	ND	0.137	**0.121**	**0.167**	ND	0.213	ND	**0.167**	ND	ND
TP3-7	7	ND	ND	0.0835	0.0676	0.0552	0.0393	0.0324	0.0373	0.0607	0.0104	0.0897
TP3-10	10	0.0164	ND	0.219	**0.171**	**0.147**	**0.108**	0.0595	0.103	**0.14**	0.0305	0.241
TP4-2	2	0.301	ND	1.45	**0.851**	**0.968**	**1.57**	0.235	**0.77**	**1.06**	ND	2.41
TP4-5	5	ND	ND	0.164	**0.171**	**0.216**	**0.424**	ND	**0.208**	**0.268**	ND	0.438
TP5-2	2	0.229	ND	1.18	**0.585**	**0.671**	**1.11**	ND	**0.798**	**0.79**	ND	1.98
TP5-3.5	3.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
TP6-2.5	2.5	ND	0.0353	0.146	**0.189**	**0.22**	**0.176**	0.121	**0.186**	**0.182**	ND	0.387
TP6-6	6	ND	ND	0.0231	**0.258**	0.0356	0.0267	ND	0.0338	0.0391	ND	0.0667
TP7-2.5	2.5	ND	0.115	0.575	**1.15**	**1.52**	**1.19**	0.36	**1.42**	**1.64**	ND	4.64
TP7-5.5	5.5	0.249	0.0905	0.364	**0.336**	**0.333**	**0.233**	0.132	**0.266**	**0.395**	ND	1.28
TP8-2	2	ND	ND	ND	ND	0.0248	0.0124	ND	ND	0.0151	ND	0.0282
TP8-7	7	ND	ND	0.104	0.0576	ND	ND	ND	0.0288	0.0691	ND	0.16
TP9-1	1	ND	ND	0.137	**0.122**	0.0958	0.0224	ND	0.0783	0.136	ND	0.267
TP10-1	1	ND	ND	0.348	**0.248**	ND	ND	ND	0.0851	**0.316**	ND	0.571
TP11-2	2	ND	ND	0.033	**0.239**	ND	ND	ND	ND	0.0239	ND	0.054
TP11-4.5	4.5	ND	ND	0.285	**0.235**	ND	ND	ND	ND	**0.26**	ND	0.503
MTCA	**Method A Unrestricted**	**na**	**na**	**na**	**0.1**	**0.1**	**0.1**	**na**	**0.1**	**0.1**	**0.1**	**na**

Table 4 (continued).
Schade Brewery Property - Polynuclear Aromatic Hydrocarbon Soil Sample Results

Notes:
All results and cleanup levels reported in milligrams per kilogram (mg/kg) or parts per million (ppm)
Results in **bold** indicate concentration above MTCA Method A Soil Cleanup Level for Unrestricted Land Uses
ND - not detected above laboratory method reporting limit (PQL)
na - not available or analyzed
1) Designated as a carcinogenic polynuclear aromatic hydrocarbon (cPAH)
2) TEF - toxicity equivalency factor per California EPA under WAC 173-340-708(8)(e) and CLARC Version 3.1, Part V Background Information

Spokane Co.
Schade Brewery
TCP/VCP

FILE COPY

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
4601 N. Monroe Street • Spokane, Washington 99205-1295 • (509) 456-2926

June 7, 2004

Mr. Duane Brandenburg
American West Bank
9019 E. Appleway Blvd.
Spokane, WA 99212

Dear Mr. Brandenburg:

Your application for the Voluntary Cleanup Program was received on March 22, 2004, and your Remedial Investigation report was received on June 4, 2004. The purpose of this letter is to acknowledge receipt of your application and to inform you that I will review your site information.

Site Name: Schade Brewery
VCP Identification Number Assigned: EA0112

Our database has been updated to reflect your participation in the Voluntary Cleanup Program. If you have any questions, please call me at (509) 329-3522. Thank you for your commitment to the environment and the Voluntary Cleanup Program.

Sincerely,

Patti Carter

Patti Carter
VCP Coordinator
Eastern Regional Office
Toxics Cleanup Program

cc: Jeff Leppo, SLR

Spokane Co.
Schade Brewery
TCP/VCP

Voluntary Cleanup Program

Washington State Department of Ecology – Toxics Cleanup Program

APPLICATION TO REQUEST ASSISTANCE

This application is for individuals requesting assistance from the Voluntary Cleanup Program to plan, conduct, or evaluate an independent cleanup. The applicant may be a site owner, former site owner, site operator, or consultant on behalf of the owner or operator.

PLEASE ANSWER THE FOLLOWING QUESTIONS TO THE BEST OF YOUR KNOWLEDGE.

RECEIVED
MAR 22 2004
DEPARTMENT OF ECOLOGY
EASTERN REGIONAL OFFICE

Have you discussed this site with an Ecology representative? Yes

If yes, what is that person's name? Patti Carter, Sherman Spencer

What is the approximate date? 3/11/04

Has Ecology already received reports or records pertaining to this site? Yes

If yes, what do they pertain to? Laboratory data & tables

Is this a leaking underground storage tank site? No

Is this site a Brownsfield? No

(Brownfields are properties that are abandoned or underused because of environmental contamination from past industrial or commercial practices.)

PLEASE DETERMINE IF PERMITS ARE REQUIRED.

Local, state, and/or federal permits may be required for cleanup activities at your site. To determine if a permit(s) is required for your cleanup action, please check with Ecology's **Permit Assistance Center at 1-800-917-0043.**

APPLICANT COMPLETES THIS SECTION (NOTE: THE APPLICANT IS RESPONSIBLE FOR ALL BILLINGS.)

Applicant Name American West Bank Phone 509. [redacted] 279-4446

Applicant Address 9019 East Appleway Blvd.

City Spokane State WA Zip Code 99212

Site Name Schade Brewery Alternate Name

Site Address 528 East Trent Avenue

City Spokane State WA Zip Code 99202 County Spokane

Site Owner Name Same

Site Owner Address Phone

City State Zip Code

I, Duane Brandenburg *, request the assistance of the Department of Ecology. With this application, I have enclosed an initial deposit of $500. I understand this payment is the equivalent of approximately (5) hours of staff review on the cleanup of my contaminated site. If total charges exceed $500, I will be billed and will pay the remaining balance. Any excess payments will be refunded to me.*

Duane Brandenburg 3/19/04

Signature of Applicant Date

VCP# EA0112
~~TCP ID~~ #

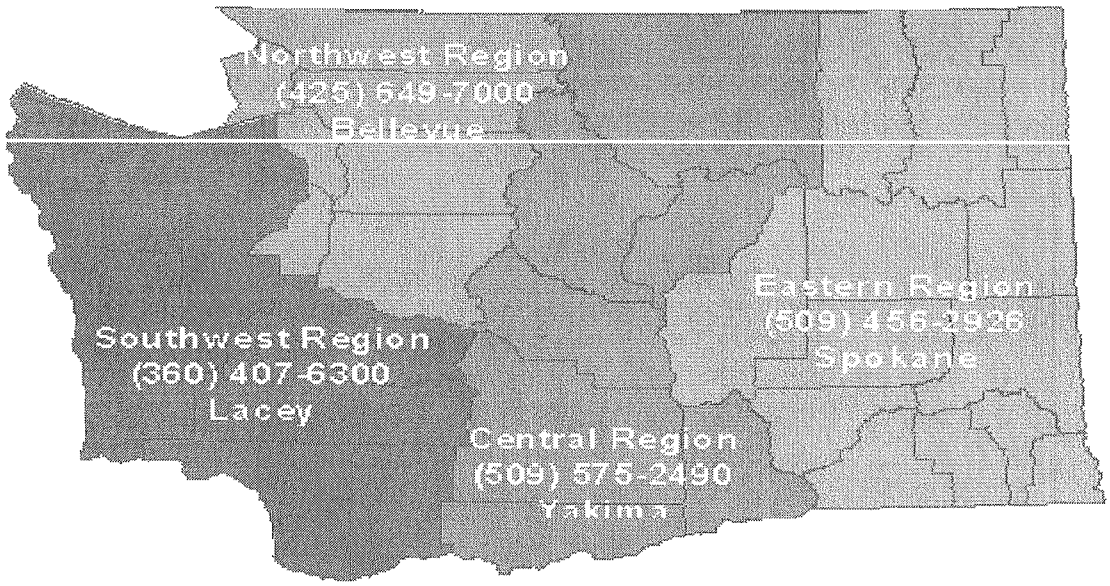
Publication #020-74 (revised 10/02)

Please submit the following information, along with your signed application form, to the appropriate Ecology office:

1. Site Summary form (Ecology Publication #020-73)
2. A check or money order for $500 made out to the "Department of Ecology"
3. If applicable, a "Terrestrial Ecological Evaluation Exclusion" form
4. Any other existing reports pertaining to this site

WHERE TO SUBMIT YOUR FORMS, REPORTS & FEE

- Please submit your forms and reports to the regional office in which the site resides.



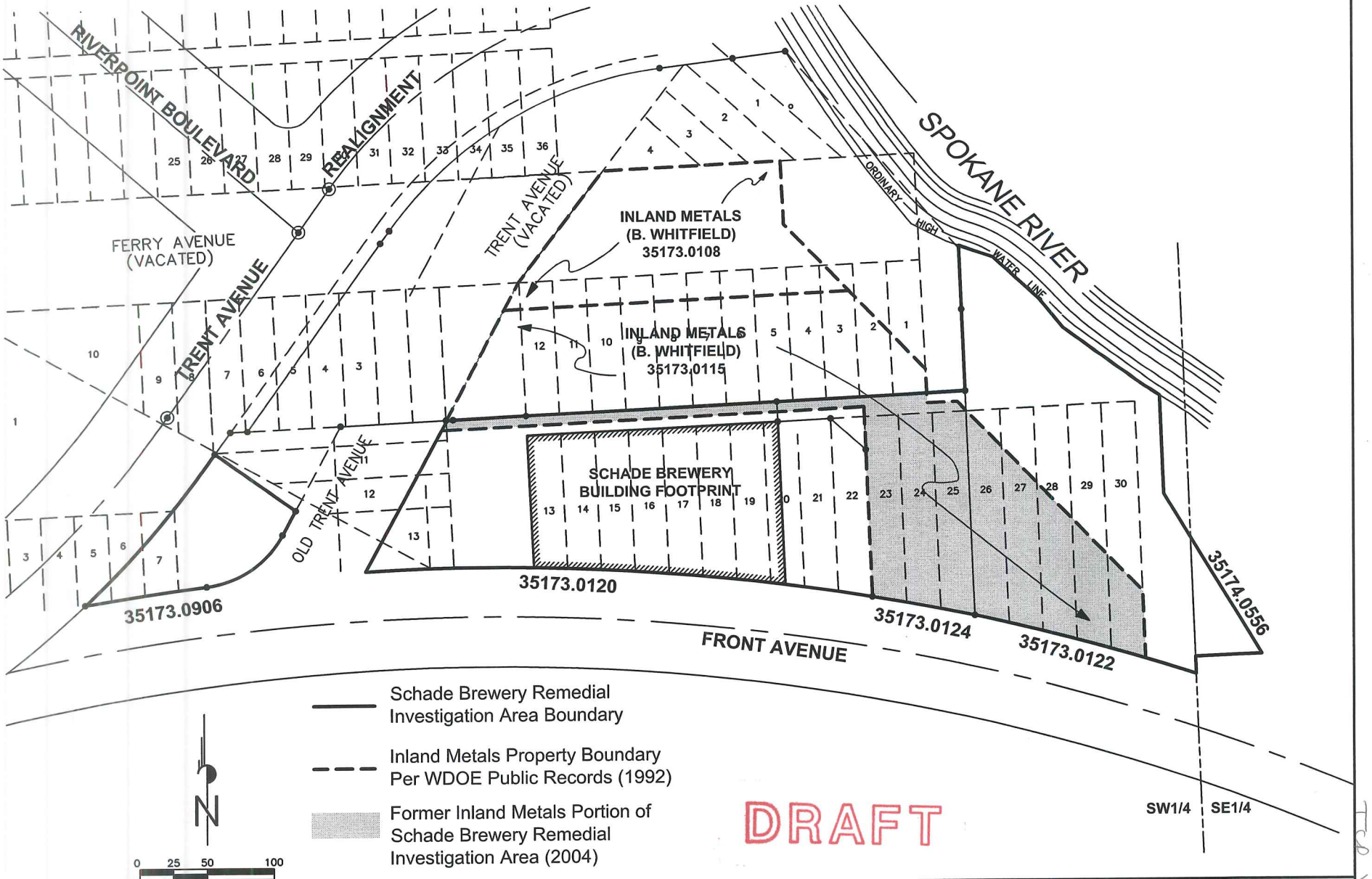
REGIONAL OFFICE ADDRESSES:

- Central Regional Office, Attn: Frosti Smith, 15 W. Yakima Ave., Suite 200, Yakima WA 98902
- Eastern Regional Office, Attn: Patti Carter, N. 4601 Monroe, Spokane WA 99205-1295
- Northwest Regional Office, Attn: Teri Fisher, 3190 160th Ave. SE, Bellevue WA 98008-5452
- Southwest Regional Office, , Attn: Chuck Cline, PO Box 47775, Olympia WA 98504-7775

Please note: If your site is part of a major pulp mill, paper mill, aluminum smelter, or oil refinery, please submit your information to: Paul Skyllingstad, Department of Ecology – Industrial Section, PO Box 47706, Olympia WA 98504-7706, (360) 407-6949.

For office use only

Date:	Hours:	Rate:	Staff Name:
Date:	Hours:	Rate:	Staff Name:
Date:	Hours:	Rate:	Staff Name:
Receipts Amount:	Date Paid:	Receipt #:	**For Fiscal use only** 173-02-94-005000-5000 LUST/NON-LUST: LUST – 30 NON-LUST – 20 OFFICE: NWRO – 40 SWRO – 50 ERO – 60 CRO – 70 IND – 80 HQ – 90



Map Sources: Adams & Clark, Inc.
Spokane County Assessor's Office,
WDOE Public Records

For Representational Purposes Only
All locations and distances are approximate
Tax ID parcel boundaries based on currently known descriptions

SLR International Corp

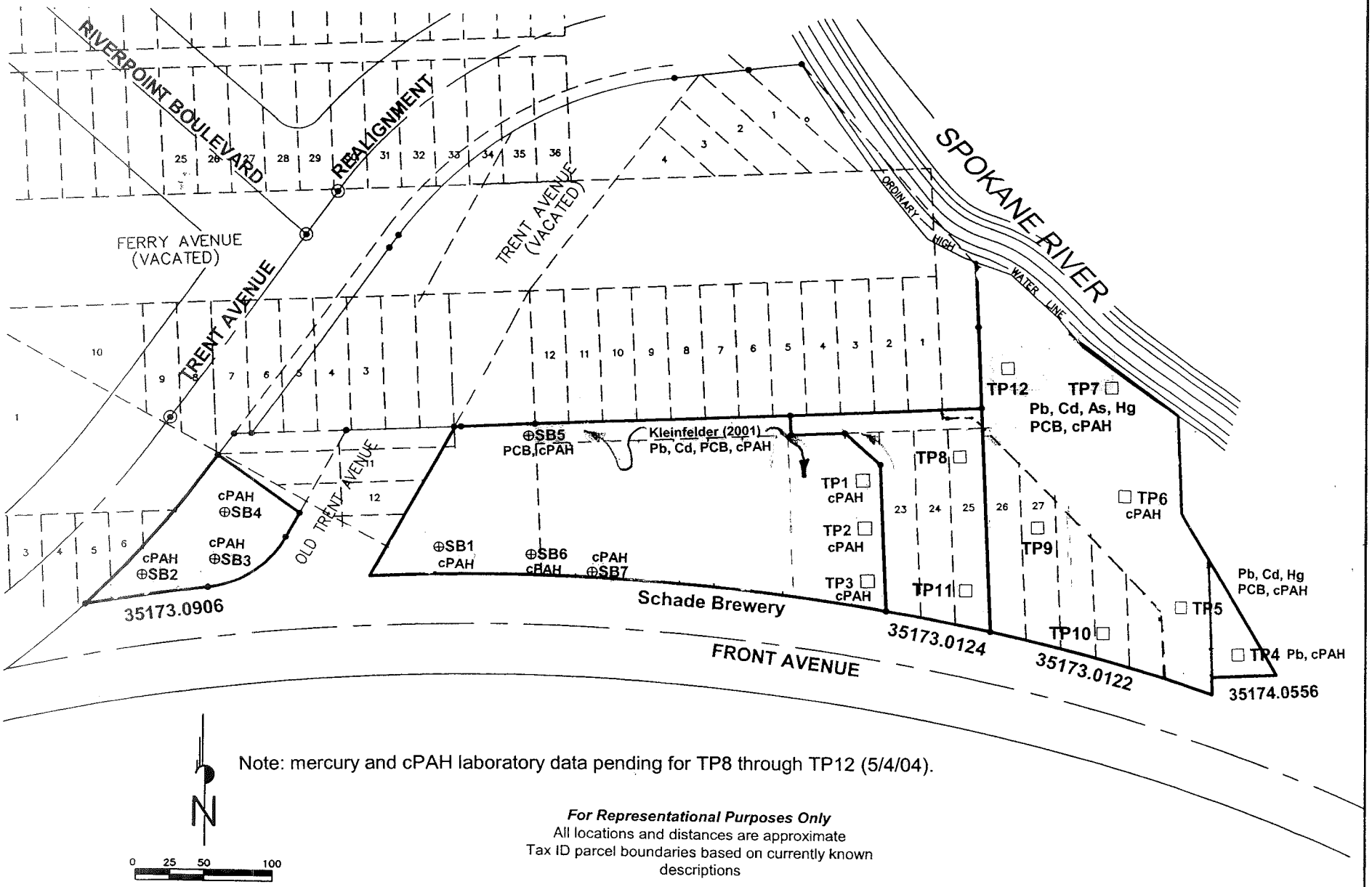
FIGURE 3

SLR NO. 003.0156.00002

SLR INTERNATIONAL, CORP.
Spokane, Washington

Remedial Investigation
INLAND METALS PROPERTY & SCHADE BREWERY INVESTIGATION AREA
American West Bank
Schade Brewery and Adjoining Parcels
Spokane, Washington

DRAWN: Jasper GeoGraphics	CHECKED: JEL	DATE: May 2004	SCALE: 1"=100'



Note: mercury and cPAH laboratory data pending for TP8 through TP12 (5/4/04).

For Representational Purposes Only
All locations and distances are approximate
Tax ID parcel boundaries based on currently known descriptions

Base Map Source: ***Adams & Clark, Inc.***

SLR International Corp	***DRAFT FIGURE***	Remedial Investigation
	SLR NO. 003.0156.00002	**SOIL BORING AND TEST PIT LOCATIONS**
	SLR INTERNATIONAL, CORP. Spokane, Washington	American West Bank ***Schade Brewery and Adjoining Parcels*** Spokane, Washington
DRAWN: Jasper GeoGraphics	CHECKED: JEL	DATE: March 2004 / SCALE: 1"=100'

Schade Brewery Property - DRAFT Total Petroleum Hydrocarbon Soil Sample Results

Sample No.	Sample Depth (ft.)	HCID-GRO	HCID-DRO	HCID -Heavy Oils	NWTPH - DRO	NWTPH-Heavy Oils
Soil Borings						
SB1-2.5	2.5	ND	ND	ND	na	na
SB1-5	5	ND	ND	ND	na	na
SB1-6.5	6.5	ND	ND	ND	na	na
SB2-2.5	2.5	ND	ND	460	ND	734
SB2-4	4	ND	57	280	na	na
SB3-0.5	0.5	ND	ND	330	ND	425
SB5-2.5	2.5	ND	ND	260	na	na
SB5-3.5	3.5	ND	ND	350	ND	459
SB6-2.5	2.5	ND	ND	200	na	na
SB6-5	5	ND	ND	180	na	na
SB7-2.5	2.5	ND	ND	110	na	na
Test Pits						
TP1-2.5	2.5	ND	ND	ND	na	na
TP1-7.5	7.5	ND	ND	ND	na	na
TP2-3.5	3.5	ND	ND	ND	na	na
TP2-8	8	ND	ND	ND	na	na
TP3-3	3	ND	ND	420	na	na
TP3-7	7	ND	ND	ND	na	na
TP3-10	10	ND	ND	ND	na	na
TP4-2	2	ND	69	240	na	na
TP4-5	5	ND	ND	130	na	na
TP5-2	2	ND	ND	230	na	na
TP5-3.5	3.5	ND	ND	ND	na	na
TP6-2.5	2.5	ND	ND	ND	na	na
TP6-6	6	ND	ND	ND	na	na
TP7-2.5	2.5	ND	63	300	na	na
TP7-5.5	5.5	ND	ND	ND	na	na
TP8-2	2	na	na	na	ND	ND
TP8-7	7	na	na	na	23.3	84.8
TP9-1	1	na	na	na	10.3	45.5
TP10-1	1	na	na	na	14	72.3
TP11-2	2	na	na	na	ND	28.3
TP11-4.5	4.5	na	na	na	70.9	271
MTCA	Method A Unrestricted	0.3	2,000	2,000	2,000	2,000

Notes:

All results and cleanup levels reported in milligrams per kilogram (mg/kg) or parts per million (ppm)

MTCA - Model Toxics Control Act, Chapter 173-340 WAC

Method A Soil Cleanup Levels for Unrestricted Land Uses, MTCA Table 740-1

ND - not detected above laboratory method reporting limits

na - not analyzed

HCID - analysis for hydrocarbon identification by NWTPH-HCID with semi-quantitative report

NWTPH - analysis for DRO and Heavy Oil semi-volatile petroleum products by NWTPH-DX

GRO - gasoline range organics

DRO - diesel range organics

Heavy Oil - heavy oil range petroleum hydrocarbons

Schade Brewery Property - DRAFT Total Metals (5) and PCBs Soil Sample Results

Sample No.	Sample Depth (ft.)	Arsenic	Cadmium	Chromium	Lead	Mercury	PCBs
Soil Borings							
SB1-2.5	2.5	10.5	0.366	12	112	ND	ND
SB1-5	5	3.93	0.201	16.1	83.3	ND	ND
SB1-6.5	6.5	3.02	ND	74.6 (III)	39	ND	ND
SB2-2.5	2.5	ND	ND	10.2	104	ND	ND
SB2-4	4	2.84	ND	18.8	97.1	ND	ND
SB3-0.5	0.5	ND	ND	7.21	46.4	ND	ND
SB5-2.5	2.5	4.04	0.316	17.4	117	ND	ND
SB5-3.5	3.5	ND	0.278	10.2	62.2	ND	**1.04**
SB6-2.5	2.5	ND	ND	5.56	24.9	ND	ND
SB6-5	5	ND	ND	5.22	16.5	ND	ND
SB7-2.5	2.5	ND	0.574	9.09	71	ND	ND
Test Pits							
TP1-2.5	2.5	9.97	ND	11.6	10.9	ND	ND
TP1-7.5	7.5	9.57	ND	14.7	78.7	0.14	ND
TP2-3.5	3.5	4.33	ND	11.9	86.9	0.16	ND
TP2-8	8	5.14	ND	16.1	103	ND	ND
TP3-3	3	3.01	ND	11.3	91.6	ND	ND
TP3-7	7	3.79	ND	8.39	10.8	ND	ND
TP3-10	10	2.93	ND	18.2	126	ND	ND
TP4-2	2	8.49	1.97	16	**690**	1.02	0.562
TP4-5	5	7.33	0.955	20.2	**341**	0.246	ND
TP5-2	2	6.03	**9.37**	30.7	**2,520**	**2.47**	**6.14**
TP5-3.5	3.5	ND	ND	16.4	9.31	ND	ND
TP6-2.5	2.5	3.15	0.349	14.4	97.5	0.31	0.224
TP6-6	6	ND	ND	5.62	13.8	ND	ND
TP7-2.5	2.5	**32.3**	**8.91**	39	**2,200**	**2.44**	**3.42**
TP7-5.5	5.5	ND	0.872	12.3	144	**2.93**	0.23
TP8-2	2	8.1	ND	12.1	17.5		ND
TP8-7	7	4.45	0.907	17.6	184		0.867
TP9-1	1	8.45	0.482	15.5	94.4		0.205
TP10-1	1	10.2	0.647	19	142		0.392
TP11-2	2	5.69	ND	21.7	40.7		ND
TP11-4.5	4.5	ND	1.19	28.8	205		0.166
MTCA	Method A Unrestricted	**20**	**2**	**19 (VI), 2,000 (III)**	**250**	**2**	**1**

Notes:

All results and cleanup levels reported in milligrams per kilogram (mg/kg) or parts per million (ppm)

Concentrations shown in **bold** type indicate exceedance of cleanup level

MTCA - Model Toxics Control Act, Chapter 173-340 WAC

Method A Soil Cleanup Levels for Unrestricted Land Uses, MTCA Table 740-1

ND - not detected above laboratory method reporting limits

PCBs - polychlorinated biphenyls

VI - Hexavalent Chromium

III - Trivalent Chromium

Schade Brewery Property - DRAFT Polynuclear Aromatic Hydrocarbon Soil Sample Results

Sample	Sample Depth	acenaphthene	acenaphthylene	anthracene	benzo (a) anthracene [1]	benzo (a) pyrene [1]	benzo (b) flouranthene [1]	benzo (ghi) perylene	benzo (k) fluoranthene [1]	chrysene [1]	dibenzo (a,h) anthracene [1]	fluoranthene
Soil Borings												
SB1-2.5	2.5	ND	ND	0.0533	0.04	0.0372	0.033	0.0239	0.0274	0.04	ND	0.0625
SB1-5	5	ND	ND	0.0317	0.0245	0.0231	0.0223	0.0151	0.018	0.0252	ND	0.0353
SB1-6.5	6.5	ND	ND	0.0301	0.0224	0.0196	0.0182	0.0126	0.0154	0.0217	ND	0.0329
SB2-2.5	2.5	ND	ND	0.1	0.1	0.1	ND	ND	ND	0.115	ND	0.158
SB2-4	4	ND	ND	1.81	**1.42**	**1.26**	**0.992**	0.567	**0.949**	1.29	0.241	2.62
SB3-0.5	0.5	ND	ND	0.0713	0.057	0.0713	ND	ND	ND	0.0713	ND	0.0856
SB5-2.5	2.5	ND	ND	ND	0.0845	0.0986	0.0986	0.113	ND	0.113	ND	0.127
SB5-3.5	3.5	ND	ND	ND	0.085	0.0567	ND	ND	ND	0.0567	ND	0.0567
SB6-2.5	2.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SB6-5	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SB7-2.5	2.5	ND	ND	0.373	**0.337**	**0.271**	**0.212**	0.117	**0.227**	**0.3**	ND	0.534
Test Pits												
TP1-2.5	2.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
TP1-7.5	7.5	0.0321	ND	0.299	**0.203**	**0.176**	0.119	0.0971	0.116	**0.172**	0.0381	0.311
TP2-3.5	3.5	0.024	ND	0.307	**0.301**	**0.206**	**0.191**	0.111	**0.181**	**0.25**	0.0255	0.414
TP2-8	8	0.0146	ND	0.154	0.124	0.111	0.0811	0.0518	0.0759	0.104	0.027	0.178
TP3-3	3	ND	ND	0.137	0.121	**0.167**	ND	0.213	ND	**0.167**	ND	ND
TP3-7	7	ND	ND	0.0835	0.0676	0.0552	0.0393	0.0324	0.0373	0.0607	0.0104	0.0897
TP3-10	10	0.0164	ND	0.219	**0.171**	**0.147**	0.108	0.0595	0.103	**0.14**	0.0305	0.241
TP4-2	2	0.301	ND	1.45	**0.851**	**0.968**	**1.57**	0.235	**0.77**	**1.06**	ND	2.41
TP4-5	5	ND	ND	0.164	**0.171**	**0.216**	**0.424**	ND	**0.208**	**0.268**	ND	0.438
TP5-2	2	0.229	ND	1.18	**0.585**	**0.671**	**1.11**	ND	**0.798**	**0.79**	ND	1.98
TP5-3.5	3.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
TP6-2.5	2.5	ND	0.0353	0.146	**0.189**	**0.22**	**0.176**	0.121	**0.186**	**0.182**	ND	0.387
TP6-6	6	ND	ND	0.0231	**0.258**	0.0356	0.0267	ND	0.0338	0.0391	ND	0.0667
TP7-2.5	2.5	ND	0.115	0.575	**1.15**	**1.52**	**1.19**	0.36	**1.42**	**1.64**	ND	4.64
TP7-5.5	5.5	0.249	0.0905	0.364	**0.336**	**0.333**	**0.233**	0.132	**0.266**	**0.395**	ND	1.28
TP8-2	2											
TP8-7	7											
TP9-1	1											
TP10-1	1											
TP11-2	2											
TP11-4.5	4.5											
MTCA	**Method B (Standard)**	**4,800**	**na**	**24,000**	**0.137**	**0.137**	**0.137**	**na**	**0.137**	**0.137**	**0.137**	**3,200**

Schade Brewery Property - DRAFT Polynuclear Aromatic Hydrocarbon Soil Sample Results

Sample	Sample Depth	fluorene	indeno (1,2,3-cd) pyrene [1]	1-methylnaphthalene	2-methylnaphthalene	naphthalene	phenanthrene	pyrene	Total cPAHs	TEF Total cPAHs [4]
Soil Borings										
SB1-2.5	2.5	ND	0.0211	0.0218	0.0133	0.0199	0.0498	0.0744	**0.1987**	0.04975
SB1-5	5	ND	0.013	0.0173	0.0108	0.0101	0.0295	0.0447	**0.1261**	0.03113
SB1-6.5	6.5	ND	0.0112	0.0126	ND	ND	0.0273	0.0393	**0.1085**	0.02654
SB2-2.5	2.5	ND	ND	ND	ND	ND	ND	0.201	**0.315**	0.11115
SB2-4	4	ND	**0.524**	ND	ND	ND	1.7	3.22	**6.676**	**1.7578**
SB3-0.5	0.5	ND	ND	ND	ND	ND	0.057	0.128	**0.1996**	0.07771
SB5-2.5	2.5	ND	0.0845	ND	ND	ND	ND	0.155	**0.4792**	**0.12649**
SB5-3.5	3.5	ND	ND	ND	ND	ND	ND	0.085	**0.1984**	0.06577
SB6-2.5	2.5	ND	ND	ND	ND	ND	ND	0.0575	0	0
SB6-5	5	ND	ND	ND	ND	ND	ND	0.0282	0	0
SB7-2.5	2.5	ND	0.117	ND	ND	ND	0.344	0.593	**1.464**	**0.3633**
Test Pits										
TP1-2.5	2.5	ND	ND	ND	ND	ND	ND	ND	ND	ND
TP1-7.5	7.5	0.0239	0.0881	0.0157	ND	0.0343	0.28	0.424	**0.9122**	**0.24557**
TP2-3.5	3.5	0.0165	0.113	ND	0.0105	ND	0.287	0.573	**1.2675**	**0.2973**
TP2-8	8	0.0102	0.0518	ND	ND	ND	0.144	0.247	**0.5748**	**0.15612**
TP3-3	3	ND	ND	ND	ND	ND	0.121	0.182	**0.455**	**0.18077**
TP3-7	7	ND	0.0235	ND	ND	ND	0.0708	0.142	**0.294**	0.07674
TP3-10	10	0.0141	0.0603	ND	ND	ND	0.204	0.358	**0.7598**	**0.20483**
TP4-2	2	0.191	0.11	0.213	0.161	0.132	1.65	2.17	**5.329**	**1.3087**
TP4-5	5	ND	ND	0.164	0.126	ND	0.193	0.349	**1.287**	**0.29898**
TP5-2	2	0.158	ND	0.261	0.197	0.134	1.45	1.6	**3.954**	**0.9282**
TP5-3.5	3.5	ND	ND	ND	ND	ND	ND	ND	ND	ND
TP6-2.5	2.5	ND	0.0985	0.137	0.0752	0.0879	0.167	0.364	**1.0515**	**0.28677**
TP6-6	6	ND	ND	0.016	0.0107	0.0107	0.0267	0.0507	**0.3932**	0.06784
TP7-2.5	2.5	ND	0.123	0.123	0.146	ND	0.981	3.19	**7.043**	**1.9247**
TP7-5.5	5.5	0.199	0.0912	0.21	0.194	0.271	1.47	1.13	**1.6542**	**0.42957**
TP8-2	2									
TP8-7	7									
TP9-1	1									
TP10-1	1									
TP11-2	2									
TP11-4.5	4.5									
MTCA	**Method B (Standard)[2]**	**3,200**	**0.137**	**na**	**na**	**1,600**	**na**	**2,400**	**0.1 [3]**	**0.1 [3]**

Schade Brewery Property - DRAFT Polynuclear Aromatic Hydrocarbon Soil Sample Results

Notes:

All results and cleanup levels reported in milligrams per kilogram (mg/kg) or parts per million (ppm)

Results in **bold** indicate concentration above MTCA Method A or Method B soil cleanup level for unrestricted land uses

ND - not detected above laboratory method reporting limit (PQL)

na - not available or analyzed

1) Carcinogenic Polynuclear Aromatic Hydrocarbon (cPAH)

2) MTCA Method B Formula Value Tables (CLARC Ver 3.1) for direct human contact - ingestion only (Standard Method)

3) Method A Soil Cleanup Level for Unrestricted Land Uses - Total cPAHs (MTCA Table 740-1)

4) TEF - toxicity equivalency factor per California EPA under WAC 173-340-708(8)(e) and CLARC Version 3.1, Part V Background Information

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On: 04/02/2004 At: 03:23 pm

RECEIPT

Receipt Number **04-017430**

Department of Ecology (4610)
PO Box 5128
Lacey, WA 98509-5128
(360) 407-7095

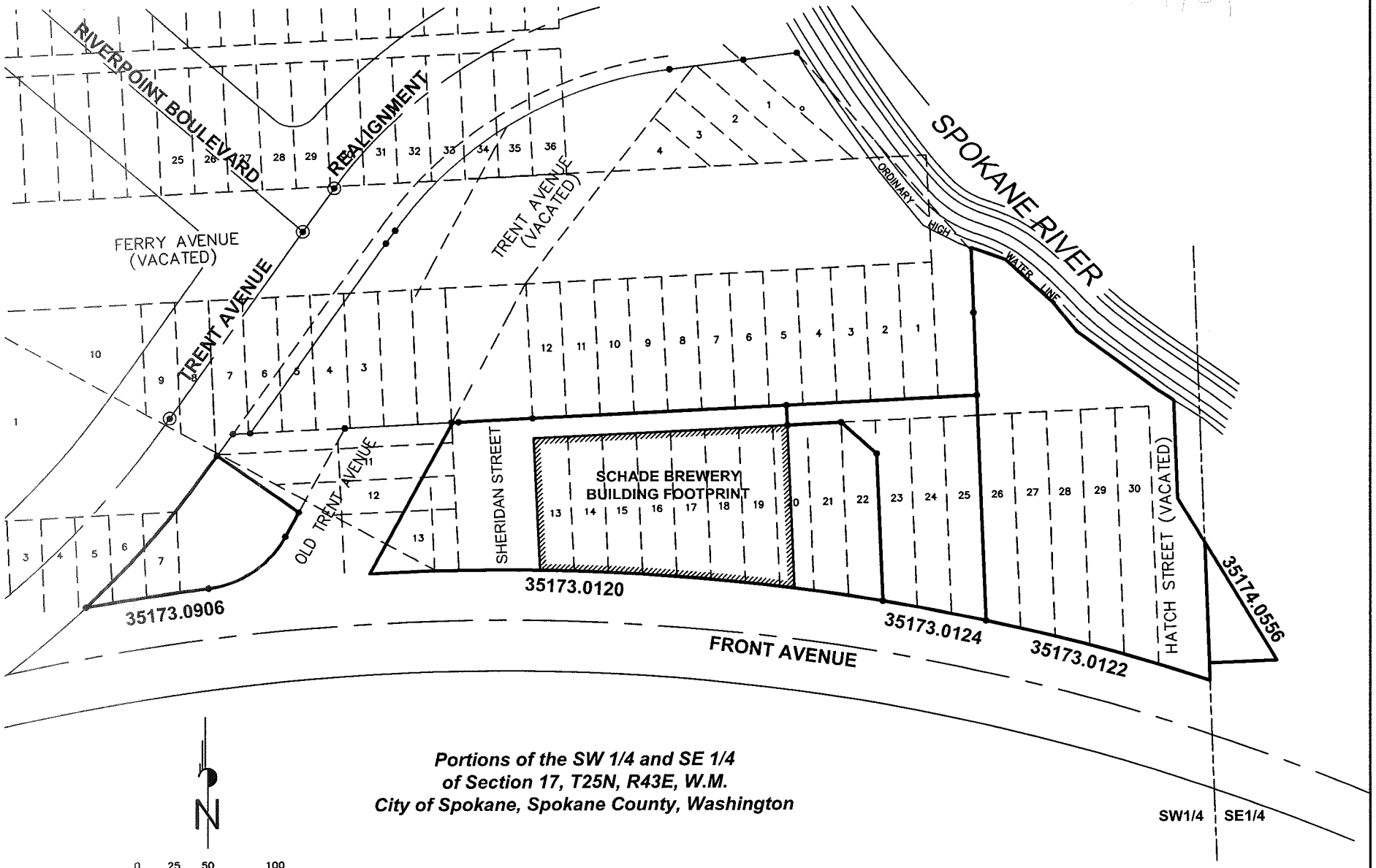
Current Document Number **461H1314CJ** Date **03/29/2004** FM **09**

Remitter Name **AMERICAN WEST BANK** Receipt Name

Check/Draw Number **123988282**
Document Amount **$500.00**
Method of Payment **Check**
Comment Description **VCP**

Ref Doc Nr	Ref Doc Sfx	Inv Nr	Id Nr	Sub Id Nr	Prgm Cd	T C	R	Fund	Maj Grp	Maj Src	Sub Src	Cnty	Work Cls	PIC	AI	Org	Prj	Sub Prj	Prj Phs	Sub Obj	Sub Sub Obj	Var GL	Sub Sid Dr	Sub Sid Cr	Alloc Amt
			EA0112		J00	001		173	04	34	005000						5000	20	60						$500.00

Spokane Co. Schools Bonanza TCP/VCP

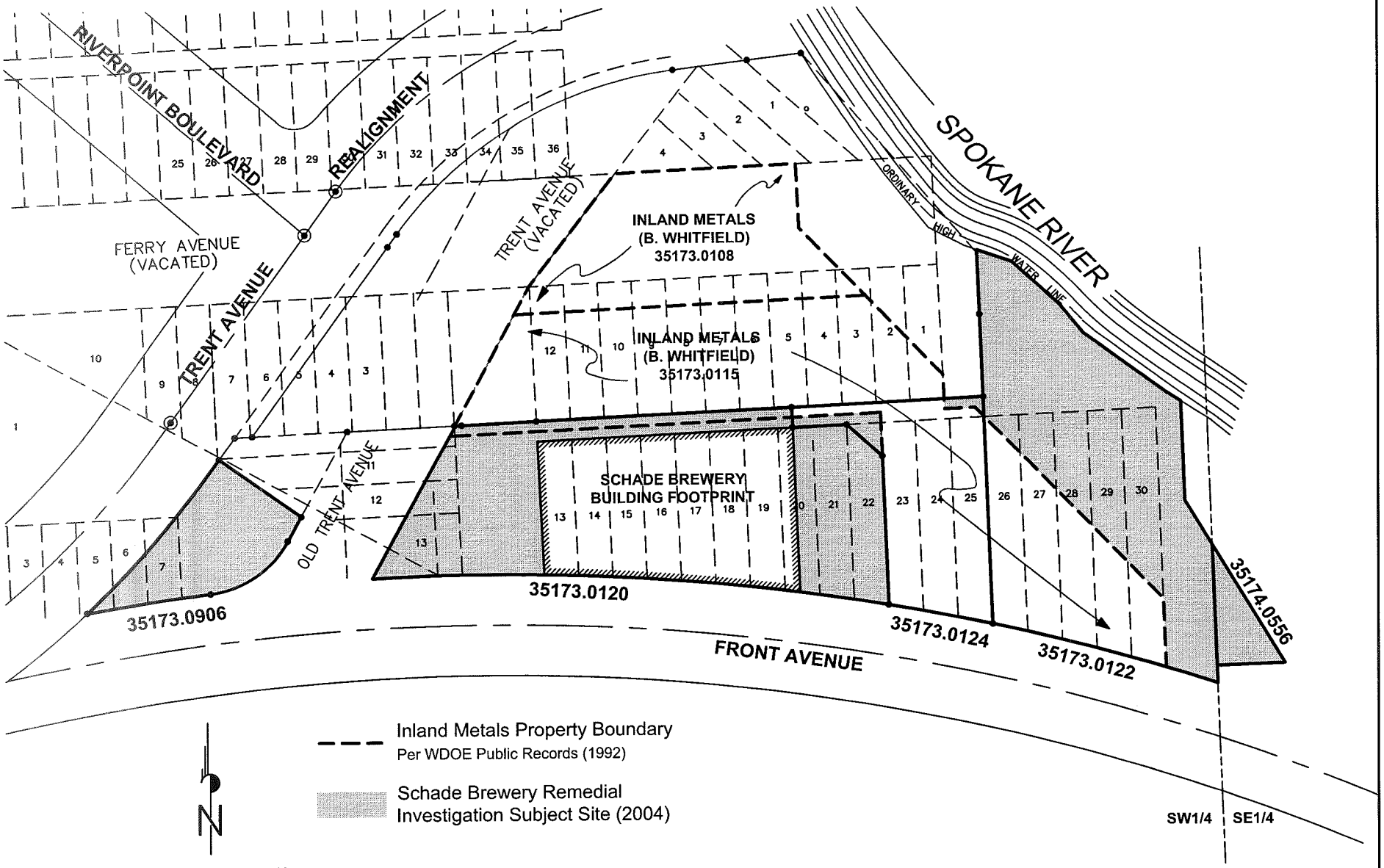


Portions of the SW 1/4 and SE 1/4 of Section 17, T25N, R43E, W.M. City of Spokane, Spokane County, Washington

Base Map Source: Adams & Clark, Inc.

For Representational Purposes Only
All locations and distances are approximate
Tax ID parcel boundaries based on currently known descriptions

SLR International Corp	***DRAFT FIGURE***	Remedial Investigation
	SLR NO. 003.0156.00002	**TAX PARCEL IDENTIFICATION**
	SLR INTERNATIONAL, CORP. Spokane, Washington	American West Bank ***Schade Brewery and Adjoining Parcels*** Spokane, Washington
DRAWN: Jasper GeoGraphics	CHECKED: JEL	DATE: April 2004 SCALE: 1"=100'



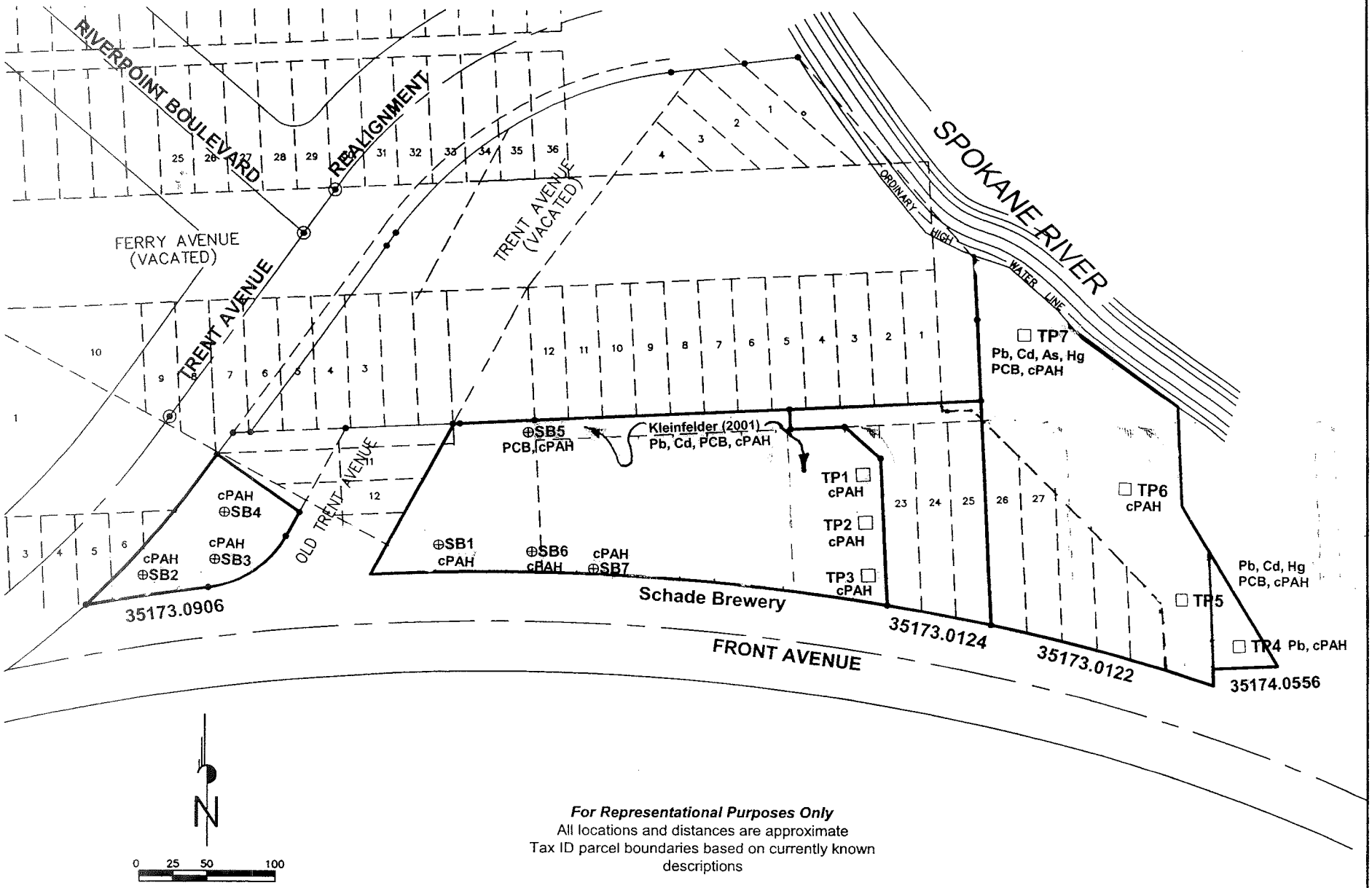
Map Sources: Adams & Clark, Inc. Spokane County Assessor's Office, WDOE Public Records

For Representational Purposes Only
All locations and distances are approximate
Tax ID parcel boundaries based on currently known descriptions

SLR International Corp	***DRAFT FIGURE***	Remedial Investigation **INLAND METALS PROPERTY & SCHADE BREWERY INVESTIGATION AREA** American West Bank ***Schade Brewery and Adjoining Parcels*** Spokane, Washington
	SLR NO. 003.0156.00002	
	SLR INTERNATIONAL, CORP. Spokane, Washington	
DRAWN: Jasper GeoGraphics	CHECKED: JEL	DATE: April 2004 / SCALE: 1"=100'

Schade Brewery Parcel - Remedial Investigation Soil Boring and Test Pit Information

Boring/Test Pit No.	Spokane Co. Tax Parcel ID	Location Description	Terminus (ft.)	Notes
Soil Borings				
SB1	35173.0120	southwest parcel corner, former gas station	7.5	refusal at basalt bedrock/boulder
SB2	35173.0906	southwest parcel corner, adjacent to Front and Trent	4.5	refusal at basalt bedrock/boulders
SB3	35173.0906	north side of parcel, adjacent to stormwater swale	1	refusal at basalt bedrock/boulders
SB4	35173.0906	southeast parcel corner, adjacent to Front St.	0.5	no sample, basalt bedrock
SB5	35173.0120	north side of parcel at alley west entrance	4.5	refusal at basalt bedrock/boulders
SB6	35173.0120	south side of parcel, adjacent to southwest bldg. corner	6	refusal at basalt bedrock/boulders
SB7	35173.0120	south side of parcel and building, adjacent to Front St.	3.5	refusal at basalt bedrock/boulders
Test Pits				
TP1	35173.0120	northeast parcel corner	10	mixed fill materials, no bedrock
TP2	35173.0120	east central parcel boundary	12	mixed fill materials, no bedrock
TP3	35173.0120	southeast parcel corner	10	mixed fill over native at 9 ft., no bedrock
TP4	35174.0556	south central end of parcel	5.5	refusal at basalt bedrock/boulders
TP5	35173.0122	southeast corner of parcel	4	refusal at basalt bedrock/boulders
TP6	35173.0122	central portion of parcel	7.5	refusal at basalt bedrock/boulders
TP7	35173.0122	northwest corner of parcel	6	refusal at basalt bedrock/boulders



Base Map Source: Adams & Clark, Inc.

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SLR International Corp	***DRAFT FIGURE***	Remedial Investigation
	SLR NO. 003.0156.00002	**SOIL BORING AND TEST PIT LOCATIONS**
	SLR INTERNATIONAL, CORP. Spokane, Washington	American West Bank ***Schade Brewery and Adjoining Parcels*** Spokane, Washington
DRAWN: Jasper GeoGraphics	CHECKED: JEL	DATE: March 2004 / SCALE: 1"=100'

Schade Brewery Property - DRAFT Total Petroleum Hydrocarbon Soil Sample Results

Sample No.	Sample Depth (ft.)	HCID-GRO	HCID-DRO	HCID -Heavy Oils	NWTPH - DRO	NWTPH-Heavy Oils
Soil Borings						
SB1-2.5	2.5	ND	ND	ND	na	na
SB1-5	5	ND	ND	ND	na	na
SB1-6.5	6.5	ND	ND	ND	na	na
SB2-2.5	2.5	ND	ND	460	ND	734
SB2-4	4	ND	57	280	na	na
SB3-0.5	0.5	ND	ND	330	ND	425
SB5-2.5	2.5	ND	ND	260	na	na
SB5-3.5	3.5	ND	ND	350	ND	459
SB6-2.5	2.5	ND	ND	200	na	na
SB6-5	5	ND	ND	180	na	na
SB7-2.5	2.5	ND	ND	110	na	na
Test Pits						
TP1-2.5	2.5	ND	ND	ND	na	na
TP1-7.5	7.5	ND	ND	ND	na	na
TP2-3.5	3.5	ND	ND	ND	na	na
TP2-8	8	ND	ND	ND	na	na
TP3-3	3	ND	ND	420	na	na
TP3-7	7	ND	ND	ND	na	na
TP3-10	10	ND	ND	ND	na	na
TP4-2	2	ND	69	240	na	na
TP4-5	5	ND	ND	130	na	na
TP5-2	2	ND	ND	230	na	na
TP5-3.5	3.5	ND	ND	ND	na	na
TP6-2.5	2.5	ND	ND	ND	na	na
TP6-6	6	ND	ND	ND	na	na
TP7-2.5	2.5	ND	63	300	na	na
TP7-5.5	5.5	ND	ND	ND	na	na
MTCA	Method A Unrestricted	0.3	2,000	2,000	2,000	2,000

Notes:

All results and cleanup levels reported in milligrams per kilogram (mg/kg) or parts per million (ppm)

MTCA - Model Toxics Control Act, Chapter 173-340 WAC

Method A Soil Cleanup Levels for Unrestricted Land Uses, MTCA Table 740-1

ND - not detected above laboratory method reporting limits

na - not analyzed

HCID - analysis for hydrocarbon identification by NWTPH-HCID with semi-quantitative report

NWTPH - analysis for DRO and Heavy Oil semi-volatile petroleum products by NWTPH-DX

GRO - gasoline range organics

DRO - diesel range organics

Heavy Oil - heavy oil range petroleum hydrocarbons

Schade Brewery Property - DRAFT Total Metals (5) and PCBs Soil Sample Results

Sample No.	Sample Depth (ft.)	Arsenic	Cadmium	Chromium	Lead	Mercury	PCBs
Soil Borings							
SB1-2.5	2.5	10.5	0.366	12	112	ND	ND
SB1-5	5	3.93	0.201	16.1	83.3	ND	ND
SB1-6.5	6.5	3.02	ND	74.6 (III)	39	ND	ND
SB2-2.5	2.5	ND	ND	10.2	104	ND	ND
SB2-4	4	2.84	ND	18.8	97.1	ND	ND
SB3-0.5	0.5	ND	ND	7.21	46.4	ND	ND
SB5-2.5	2.5	4.04	0.316	17.4	117	ND	ND
SB5-3.5	3.5	ND	0.278	10.2	62.2	ND	**1.04**
SB6-2.5	2.5	ND	ND	5.56	24.9	ND	ND
SB6-5	5	ND	ND	5.22	16.5	ND	ND
SB7-2.5	2.5	ND	0.574	9.09	71	ND	ND
Test Pits							
TP1-2.5	2.5	9.97	ND	11.6	10.9	ND	ND
TP1-7.5	7.5	9.57	ND	14.7	78.7	0.14	ND
TP2-3.5	3.5	4.33	ND	11.9	86.9	0.16	ND
TP2-8	8	5.14	ND	16.1	103	ND	ND
TP3-3	3	3.01	ND	11.3	91.6	ND	ND
TP3-7	7	3.79	ND	8.39	10.8	ND	ND
TP3-10	10	2.93	ND	18.2	126	ND	ND
TP4-2	2	8.49	1.97	16	**690**	1.02	0.562
TP4-5	5	7.33	0.955	20.2	**341**	0.246	ND
TP5-2	2	6.03	**9.37**	30.7	**2,520**	**2.47**	**6.14**
TP5-3.5	3.5	ND	ND	16.4	9.31	ND	ND
TP6-2.5	2.5	3.15	0.349	14.4	97.5	0.31	0.224
TP6-6	6	ND	ND	5.62	13.8	ND	ND
TP7-2.5	2.5	**32.3**	**8.91**	39	**2,200**	**2.44**	**3.42**
TP7-5.5	5.5	ND	0.872	12.3	144	**2.93**	0.23
MTCA	Method A Unrestricted	**20**	**2**	**19 (VI), 2,000 (III)**	**250**	**2**	**1**

Notes:

All results and cleanup levels reported in milligrams per kilogram (mg/kg) or parts per million (ppm)

Concentrations shown in **bold** type indicate exceedance of cleanup level

MTCA - Model Toxics Control Act, Chapter 173-340 WAC

Method A Soil Cleanup Levels for Unrestricted Land Uses, MTCA Table 740-1

ND - not detected above laboratory method reporting limits

PCBs - polychlorinated biphenyls

VI - Hexavalent Chromium

III - Trivalent Chromium

Schlade Brewery Property - DRAFT Polynuclear Aromatic Hydrocarbon Soil Sample Results

Sample	Sample Depth	acenaphthene	acenaphthylene	anthracene	benzo (a) anthracene [1]	benzo (a) pyrene [1]	benzo (b) flouranthene [1]	benzo (ghi) perylene	benzo (k) fluoranthene [1]	chrysene [1]	dibenzo (a,h) anthracene [1]	fluoranthene
Soil Borings												
SB1-2.5	2.5	ND	ND	0.0533	0.04	0.0372	0.033	0.0239	0.0274	0.04	ND	0.0625
SB1-5	5	ND	ND	0.0317	0.0245	0.0231	0.0223	0.0151	0.018	0.0252	ND	0.0353
SB1-6.5	6.5	ND	ND	0.0301	0.0224	0.0196	0.0182	0.0126	0.0154	0.0217	ND	0.0329
SB2-2.5	2.5	ND	ND	0.1	0.1	0.1	ND	ND	ND	0.115	ND	0.158
SB2-4	4	ND	ND	1.81	**1.42**	**1.26**	**0.992**	0.567	**0.949**	1.29	0.241	2.62
SB3-0.5	0.5	ND	ND	0.0713	0.057	0.0713	ND	ND	ND	0.0713	ND	0.0856
SB5-2.5	2.5	ND	ND	ND	0.0845	0.0986	0.0986	0.113	ND	0.113	ND	0.127
SB5-3.5	3.5	ND	ND	ND	0.085	0.0567	ND	ND	ND	0.0567	ND	0.0567
SB6-2.5	2.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SB6-5	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SB7-2.5	2.5	ND	ND	0.373	**0.337**	**0.271**	**0.212**	0.117	**0.227**	**0.3**	ND	0.534
Test Pits												
TP1-2.5	2.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
TP1-7.5	7.5	0.0321	ND	0.299	**0.203**	**0.176**	0.119	0.0971	0.116	**0.172**	0.0381	0.311
TP2-3.5	3.5	0.024	ND	0.307	**0.301**	**0.206**	**0.191**	0.111	**0.181**	**0.25**	0.0255	0.414
TP2-8	8	0.0146	ND	0.154	0.124	0.111	0.0811	0.0518	0.0759	0.104	0.027	0.178
TP3-3	3	ND	ND	0.137	0.121	**0.167**	ND	0.213	ND	**0.167**	ND	ND
TP3-7	7	ND	ND	0.0835	0.0676	0.0552	0.0393	0.0324	0.0373	0.0607	0.0104	0.0897
TP3-10	10	0.0164	ND	0.219	**0.171**	**0.147**	0.108	0.0595	0.103	**0.14**	0.0305	0.241
TP4-2	2	0.301	ND	1.45	**0.851**	**0.968**	**1.57**	0.235	**0.77**	**1.06**	ND	2.41
TP4-5	5	ND	ND	0.164	**0.171**	**0.216**	**0.424**	ND	**0.208**	**0.268**	ND	0.438
TP5-2	2	0.229	ND	1.18	**0.585**	**0.671**	**1.11**	ND	**0.798**	**0.79**	ND	1.98
TP5-3.5	3.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
TP6-2.5	2.5	ND	0.0353	0.146	**0.189**	**0.22**	**0.176**	0.121	**0.186**	**0.182**	ND	0.387
TP6-6	6	ND	ND	0.0231	**0.258**	0.0356	0.0267	ND	0.0338	0.0391	ND	0.0667
TP7-2.5	2.5	ND	0.115	0.575	**1.15**	**1.52**	**1.19**	0.36	**1.42**	**1.64**	ND	4.64
TP7-5.5	5.5	0.249	0.0905	0.364	**0.336**	**0.333**	**0.233**	0.132	**0.266**	**0.395**	ND	1.28
MTCA	**Method B (Standard)**	**4,800**	**na**	**24,000**	**0.137**	**0.137**	**0.137**	**na**	**0.137**	**0.137**	**0.137**	**3,200**

Schade Brewery Property - DRAFT Polynuclear Aromatic Hydrocarbon Soil Sample Results

Sample	Sample Depth	fluorene	indeno (1,2,3-cd) pyrene [1]	1-methylnaphthalene	2-methylnaphthalene	naphthalene	phenanthrene	pyrene	Total cPAHs	TEF Total cPAHs [3]
Soil Borings										
SB1-2.5	2.5	ND	0.0211	0.0218	0.0133	0.0199	0.0498	0.0744	**0.1987**	0.04975
SB1-5	5	ND	0.013	0.0173	0.0108	0.0101	0.0295	0.0447	**0.1261**	0.031132
SB1-6.5	6.5	ND	0.0112	0.0126	ND	ND	0.0273	0.0393	**0.1085**	0.026537
SB2-2.5	2.5	ND	ND	ND	ND	ND	ND	0.201	**0.315**	0.11115
SB2-4	4	ND	**0.524**	ND	ND	ND	1.7	3.22	**6.676**	**1.7578**
SB3-0.5	0.5	ND	ND	ND	ND	ND	0.057	0.128	**0.1996**	0.077713
SB5-2.5	2.5	ND	0.0845	ND	ND	ND	ND	0.155	**0.4792**	**0.12649**
SB5-3.5	3.5	ND	ND	ND	ND	ND	ND	0.085	**0.1984**	0.065767
SB6-2.5	2.5	ND	ND	ND	ND	ND	ND	0.0575	0	0
SB6-5	5	ND	ND	ND	ND	ND	ND	0.0282	0	0
SB7-2.5	2.5	ND	0.117	ND	ND	ND	0.344	0.593	**1.464**	**0.3633**
Test Pits										
TP1-2.5	2.5	ND	ND	ND	ND	ND	ND	ND	ND	ND
TP1-7.5	7.5	0.0239	0.0881	0.0157	ND	0.0343	0.28	0.424	**0.9122**	**0.24557**
TP2-3.5	3.5	0.0165	0.113	ND	0.0105	ND	0.287	0.573	**1.2675**	**0.2973**
TP2-8	8	0.0102	0.0518	ND	ND	ND	0.144	0.247	**0.5748**	**0.15612**
TP3-3	3	ND	ND	ND	ND	ND	0.121	0.182	**0.455**	**0.18077**
TP3-7	7	ND	0.0235	ND	ND	ND	0.0708	0.142	**0.294**	0.076737
TP3-10	10	0.0141	0.0603	ND	ND	ND	0.204	0.358	**0.7598**	**0.20483**
TP4-2	2	0.191	0.11	0.213	0.161	0.132	1.65	2.17	**5.329**	**1.3087**
TP4-5	5	ND	ND	0.164	0.126	ND	0.193	0.349	**1.287**	**0.29898**
TP5-2	2	0.158	ND	0.261	0.197	0.134	1.45	1.6	**3.954**	**0.9282**
TP5-3.5	3.5	ND	ND	ND	ND	ND	ND	ND	ND	ND
TP6-2.5	2.5	ND	0.0985	0.137	0.0752	0.0879	0.167	0.364	**1.0515**	**0.28677**
TP6-6	6	ND	ND	0.016	0.0107	0.0107	0.0267	0.0507	**0.3932**	0.067841
TP7-2.5	2.5	ND	0.123	0.123	0.146	ND	0.981	3.19	**7.043**	**1.9247**
TP7-5.5	5.5	0.199	0.0912	0.21	0.194	0.271	1.47	1.13	**1.6542**	**0.42957**
MTCA	**Method B (Standard)**	**3,200**	**0.137**	**na**	**na**	**1,600**	**na**	**2,400**	**0.1 [2]**	**0.1 [2]**

Notes:

All results and cleanup levels reported in milligrams per kilogram (mg/kg) or parts per million (ppm)

Results in **bold** indicate concentration above MTCA Method B Formula Value Tables (CLARC Ver 3.1) for direct human contact only (Standard Method Only)

ND - not detected above laboratory method reporting limit (PQL)

na - not available

1) Carcinogenic Polynuclear Aromatic Hydrocarbon (cPAH)

2) Method A Soil Cleanup Level for Unrestricted Land Uses - Total cPAHs (MTCA Table 740-1)

3) TEF - toxicity equivalency factor per California EPA under WAC 173-340-708(8)(e) and CLARC Version 3.1, Part V Background Information

Spokane Co.
Schade Brewery

AmericanWest Bank

TCP/VCP

March 19, 2004

RECEIVED
MAR 2 2 2004
DEPARTMENT OF ECOLOGY
EASTERN REGIONAL OFFICE

Patti Carter
Washington State Department of Ecology
4601 North Monroe St., Suite 202
Spokane, WA 99205

Re: Voluntary Cleanup Program
SLR Project No. 003.0156.00002

Dear Ms. Carter:

I am enclosing the following to begin the process for the Voluntary Cleanup Program regarding the property commonly known as the Schade Brewery property:

1. Application To Request Assistance
2. Site Summary
3. AmericanWest Bank Official Check No. 123988282 in the amount of $500.00 which represents the initial deposit.

Please don't hesitate to contact Jeff Leppo, who is working on our behalf, Duane Brandenburg or me whenever you have questions or need anything. We appreciate your help on this matter.

Sincerely,

Kay Ferris

Kay Ferris
Executive Assistant

Enclosures

9019 E. Appleway Blvd.
Spokane Valley, WA 99212
Telephone: (509) 279-4446
Facsimile: (509) 279-4458

Simply... Better Banking.

Spokane Co.
Schade Brewery
TCP/VCP

Voluntary Cleanup Program

Washington State Department of Ecology – Toxics Cleanup Program

SITE SUMMARY

This form is a required component of your request for assistance under the Voluntary Cleanup Program. Please include it with your application, consultation fee, and terrestrial ecological evaluation form (if applicable).

WHICH OF THE FOLLOWING APPLY TO YOUR SITE?

- ☒ You are requesting assistance on a planned cleanup.
- ☐ You are requesting assistance on an ongoing cleanup.
- ☐ You are requesting review of a completed cleanup.
- ☐ You are requesting review of monitoring reports.

PERSON/ORGANIZATION MAKING REQUEST FOR ASSISTANCE

Name: Duane Brandenburg / Kay Ferris			
Firm: American West Bank			
Mailing address: 9019 E. Appleway Blvd.			
City: Spokane	State: WA	Zip code: 99212	
Telephone number: 509. ~~[illegible] 2265~~ 279-4446	Fax number: 509.279.4458	E-mail address: Kferris@awbank.net	

WHICH BEST DESCRIBES YOUR INVOLVEMENT AT THIS SITE (CHECK AS MANY THAT APPLY)

Current Owner	Former Owner	Potential Purchaser	Current Operator	Former Operator	Environmental Consultant	Attorney	Insurance Carrier	Other
X								

If other, please specify:

SITE IDENTIFICATION

Name of site: Schade Brewery				
Alternative name(s) for site:				
Site address: 528 East Trent Avenue				
City: Spokane	State: WA	Zip code: 99202	County: Spokane	UBI Number: NA
Township: 25N	Range: 43E	Section: 17	Quarter-Quarter: SE, SW	

Latitude: North	Degrees: 47	Minutes: 39	Seconds: 38	
Longitude: west	Degrees: 117	Minutes: 24	Seconds: 8	

What method did you use to calculate latitude and longitude? DeLorme TopoUSA Version 3.0

How many acres is the site? +/- 2.5 including Spokane County Tax Parcel Nos. 35173.0906 35173.0124 35174.0556 35173.0120 35173.0122

Property type? Commercial ☒ Industrial ☐ Residential ☐ Other ☐ Please specify:

Is the property currently being used? No. Vacant commercial office building

Are there plans for change in use? No If yes, please specify:

STANDARD INDUSTRIAL CLASSIFICATION (SIC) CODES

Please list all that apply. If you do not know the SIC code(s), list the activities conducted at the site (i.e. automotive repair and maintenance, construction equipment storage, etc.)

Commercial office building (vacant)

TANK INFORMATION

Please complete the table below for all above ground tanks (AST) and underground storage tanks (UST) existing or formerly existing on the property, including unregulated tanks.

TANK ID	AST/UST	SIZE	WAS FREE PRODUCT ENCOUNTERED?		IN EXCAVATION	**TANK STATUS & DATE
			*PRODUCT	ON GW		

** Unleaded, leaded diesel, bunker-C, waste oil, heating oil, aviation fuel, other (please identify)*
***Left in-place, removed, closed-in-place*

SITE MAPS

Please include an area map that shows the general location of the site (mark the site location) and a site diagram that shows sampling and well locations.

DANGEROUS WASTE FACILITIES

Does the facility have a dangerous waste identification (WAD) number? No

If yes, please specify.

SITE ASSESSMENT OR SITE REMEDIATION WORK COMPLETED TO-DATE

Has site assessment work been completed at the site? Yes
If yes, when? 1986 to Present Were the results reported to Ecology? Yes, recent and including former Inland Metals data
Has site cleanup work been conducted at the site? Yes, on former Inland Metals portion of Subject Site
If yes, when? 1986 to 1992 Were the results reported to Ecology? Yes
Does contamination remain on-site after cleanup? NFA on former Inland Metals portion only, other areas under investigation
If yes, please describe the contamination? Please refer to WDOE Inland Metals records

INSTITUTIONAL CONTROLS (I.E. RESTRICTIVE COVENANT, ENGINEERED CONTROLS, FENCING)

Were institutional controls used at the site? If yes, please specify. Restrictive convenant conditions for Inland Metals portions under WDOE review.

DOCUMENTATION

Please list all known assessment and/or cleanup reports completed for the site. Include the title of the report, the name of the consulting firm that did the work, and the year it was completed.

TITLE	CONSULTING FIRM	DATE
Please refer to WDOE	Various	1986 to 1992
Inland Metals records		
Draft laboratory data and	SLR International	3/11/04
tables - presented to WDOE	Corp.	

Affected Media & Contaminants

Please list the known or suspected contaminants at the site prior to cleanup. Mark the appropriate medium (such as soil) with "C" (confirmed and above Model Toxics Control Act (MTCA) cleanup standards), "B" (confirmed but below MTCA standards), "S" (suspected), "N/A" (not applicable), "O" (tested and not present), "U" (unknown).

Contaminant	Soil	Ground Water	Surface Water	Air	Sediment	Drinking Water	Date of Release (if known)
Example: Lead	**C**	**S**	**S**	**U**	**S**	**S**	**1967-82**
Lead	C	U	N/A	N/A	N/A	N/A	Pre-1980's
Diesel Range Organics	C	U	N/A	N/A	N/A	N/A	"
Heavy Oil Range Organics	C	U	N/A	N/A	N/A	N/A	"
cPAHs	C	U	N/A	N/A	N/A	N/A	"
PCB	C	U	N/A	N/A	N/A	N/A	"
Arsenic	C	U	N/A	N/A	N/A	N/A	"

Methods & Treatment Technologies Used at Site

Please check all applicable boxes that apply to your site.

Cleanup Method Used	Soil	Ground Water	Surface Water	Drinking Water	Air	Sediments
Method A	✓	✓				
Method B	✓	✓				
Method C						
Treatment Technology Used	**Soil**	**Ground Water**	**Surface Water**	**Drinking Water**	**Air**	**Sediments**
Air Sparging/Air Stripping						
Bioventing						
Capping (asphalt, concrete, topsoil, RCRA cover, soil-clay, synthetic membrane)						
Carbon Adsorption						
Containment On-Site						
Containment Off-Site						
Free-product Recovery						
In Situ Chemical Oxidation						
Natural Attenuation (dilution, volatilization, biodegradation, adsorption)						
Permeable Reactive Barriers						
Phytoremediation						
Soil Flushing						
Soil Vapor Extraction						
Thermal Desorption						
Other (please specify)						

Affected Media & Contaminants after cleanup

Please list the contaminants from the box on page 4 and list their status after cleanup. Mark the appropriate medium (such as soil) with "C" (confirmed and above Model Toxics Control Act (MTCA) cleanup standards but contained), "B" (confirmed but below MTCA standards), "R" (remediated and below MTCA standards), "N/A" (not applicable), "O" (tested and not present), "U" (unknown).

Contaminant	Soil	Ground Water	Surface Water	Air	Sediment	Drinking Water
Example: Lead	**R**	**O**	**B**	**U**	**B**	**O**

DRINKING WATER & AQUATICS INFORMATION

Are there any drinking wells within ½ mile of the site? UnKnown If yes, how many?
Was a drinking water system affected? UnK If yes, was an alternate drinking water source provided?
Was the affected drinking water system public, private, or both? UnK
Are there any creeks, streams, ponds, wetlands, or shorelands on or adjacent to the site? Yes Within ¼ mile of the site?
If yes, where are they located? Spokane River, adjacent to eastern Subject Site boundary
Were they impacted by the contamination from the site? N/A or UnKnown

OWNER/OPERATOR HISTORY

Please complete as many of the below boxes as possible. For type of owner/operator, please use the following codes: (1) Private, (2) Municipal, (3) County, (4) Federal, (5) State, (6) Tribal, (7) Mixed, (8) Other, (9) Unknown, (10) Public Entitle Acquisition via Bankruptcy.

Current site owner: American West Bank		Type: Lending Institution (8)
Street address: 9019 East Appleway Blvd.		
City: Spokane	State: WA	Zip code: 99212
Contact person (if different than owner listed above): Duane Brandenburg (Pres.) or Kay Ferris		
Street address:		
City:	State:	Zip code:
Phone: 509. ~~755. 2265~~ 279-4446	Fax: 509. 279. 4458	E-mail address: Kferris@awbank.net
Date of ownership: Jan./Feb. 2004 to Present		

Current operator: No operator on-site		Type:
Street address:		
City:	State:	Zip code:
Contact person (if different than owner listed above):		
Street address:		
City:	State:	Zip code:
Phone:	Fax:	E-mail address:
Date of operation: to		

Former site owner: Mark A. Leonard, ProMarKet WA, Inc Type: Private		
Street address: UnKnown		
City:	State:	Zip code:
Contact person (if different than owner listed above):		
Street address:		
City:	State:	Zip code:
Phone:	Fax:	E-mail address:
Date of ownership: to		

Former operator: Mark A. Leonard, ProMarKet WA, Inc Type:		
Street Address: UnKnown		
City:	State:	Zip code:
Phone:	Fax:	E-mail address:
Date of operation: to		

Environmental consultant:		Type:
Representing:		
Firm:		
Street address:		
City:	State:	Zip code:
Phone:	Fax:	E-mail address:

SITE CONTACT PERSON (IF OTHER THAN OWNER/OPERATOR)

This is someone who is available during normal working hours and has knowledge about the site and the activities conducted at the site.

Name: Jeff Leppo		
Relation to site owner/operator: Environmental Consultant		
Firm: SLR International Corp.		
Street address: 3810 E. Boone Ave., Suite 306		
City: Spokane	State: WA	Zip code: 99202
Phone: 509.535.7225	Fax: 509.535.7361	E-mail address: jleppo@slrcorp.com
Date of involvement with site: 2/04 to Present		

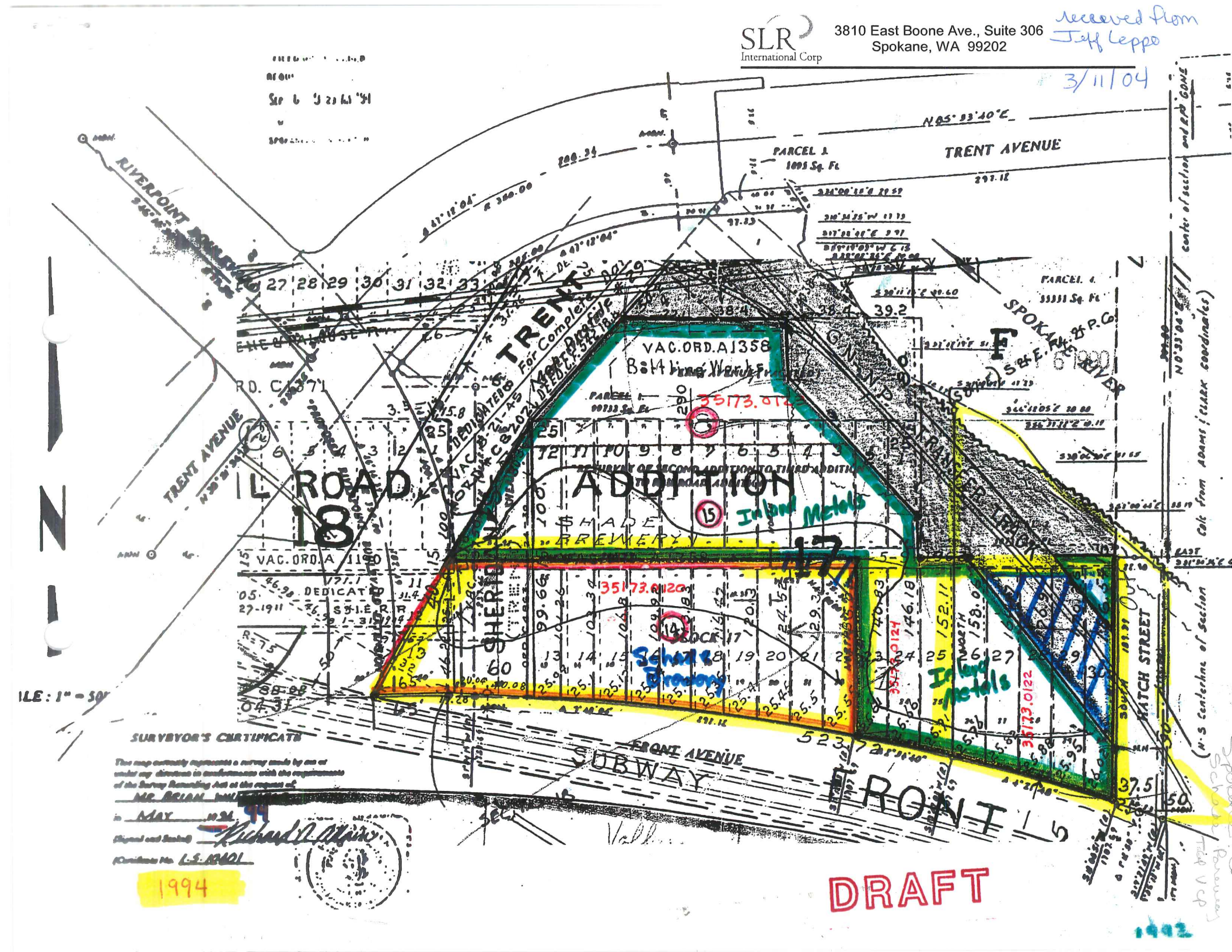
Name:		
Relation to site owner/operator:		
Firm:		
Street address:		
City:	State:	Zip code:
Phone:	Fax:	E-mail address:
Date of involvement with site:	to	

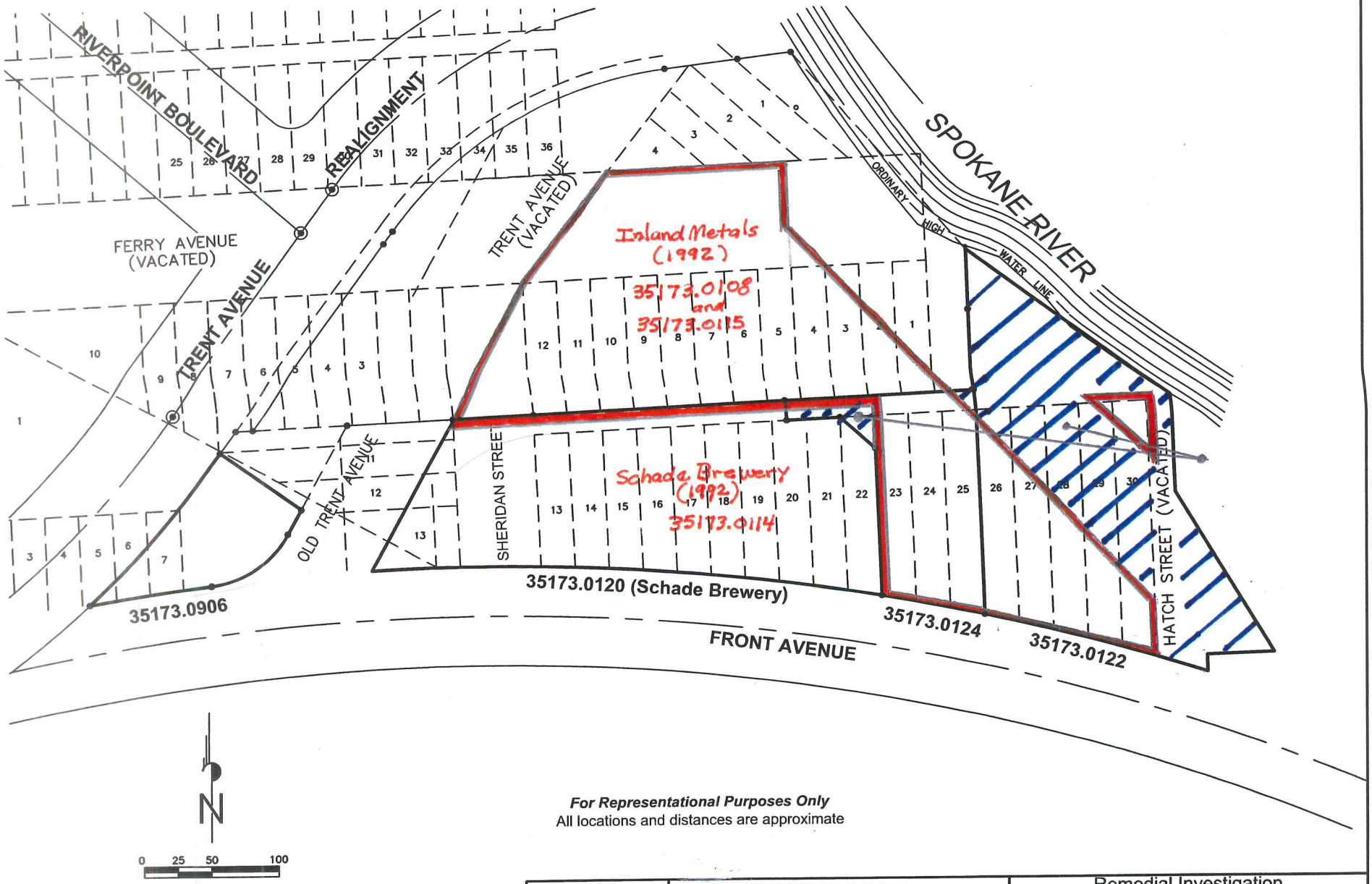
Name:		
Relation to site owner/operator:		
Firm:		
Street address:		
City:	State:	Zip code:
Phone:	Fax:	E-mail address:
Date of involvement with site:	to	

Publication #020-73 (revised 10/02)

SLR International Corp
3810 East Boone Ave., Suite 306
Spokane, WA 99202

received from Jeff Leppo 3/11/04

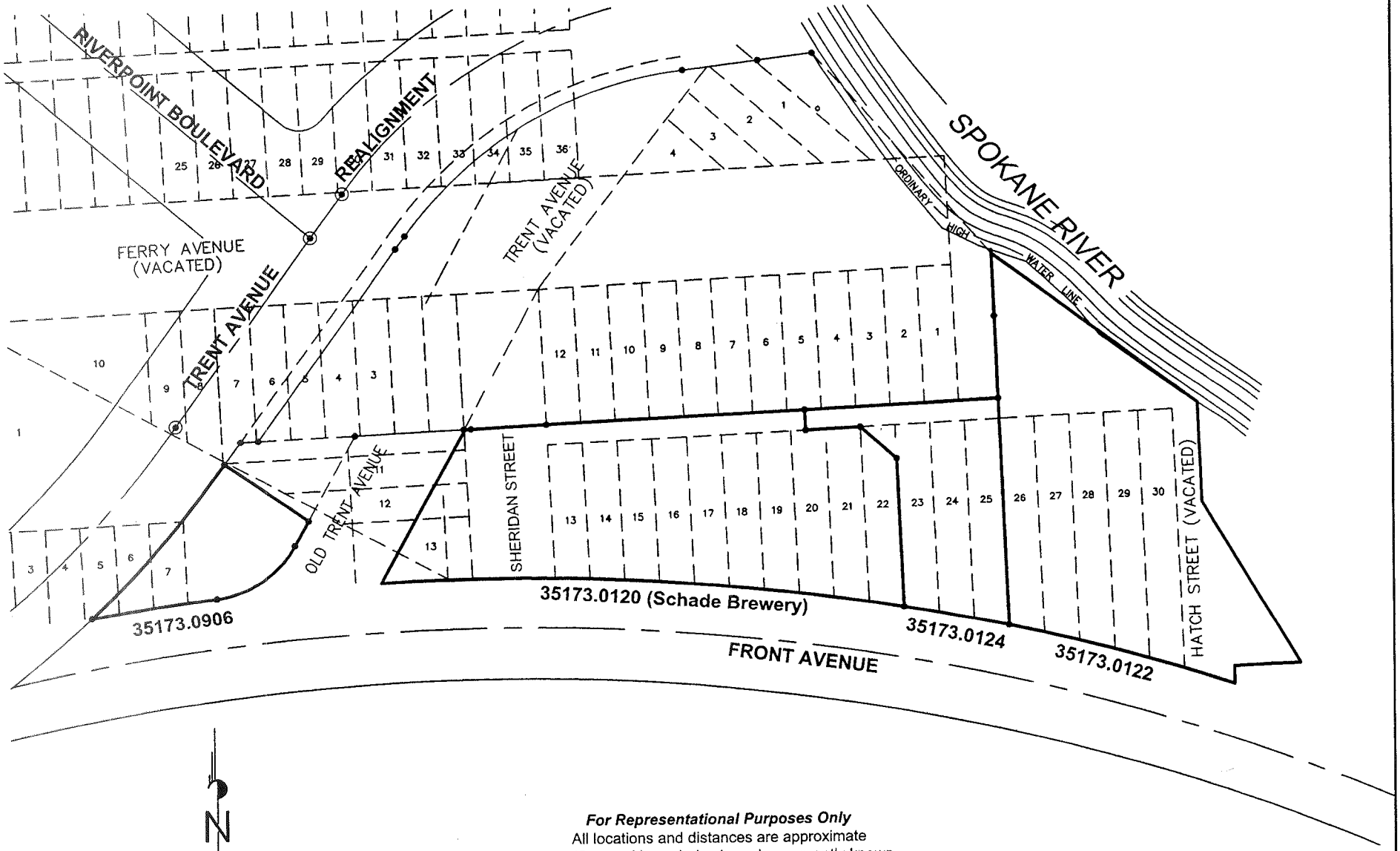




For Representational Purposes Only
All locations and distances are approximate

Base Map Source: Adams & Clark, Inc.

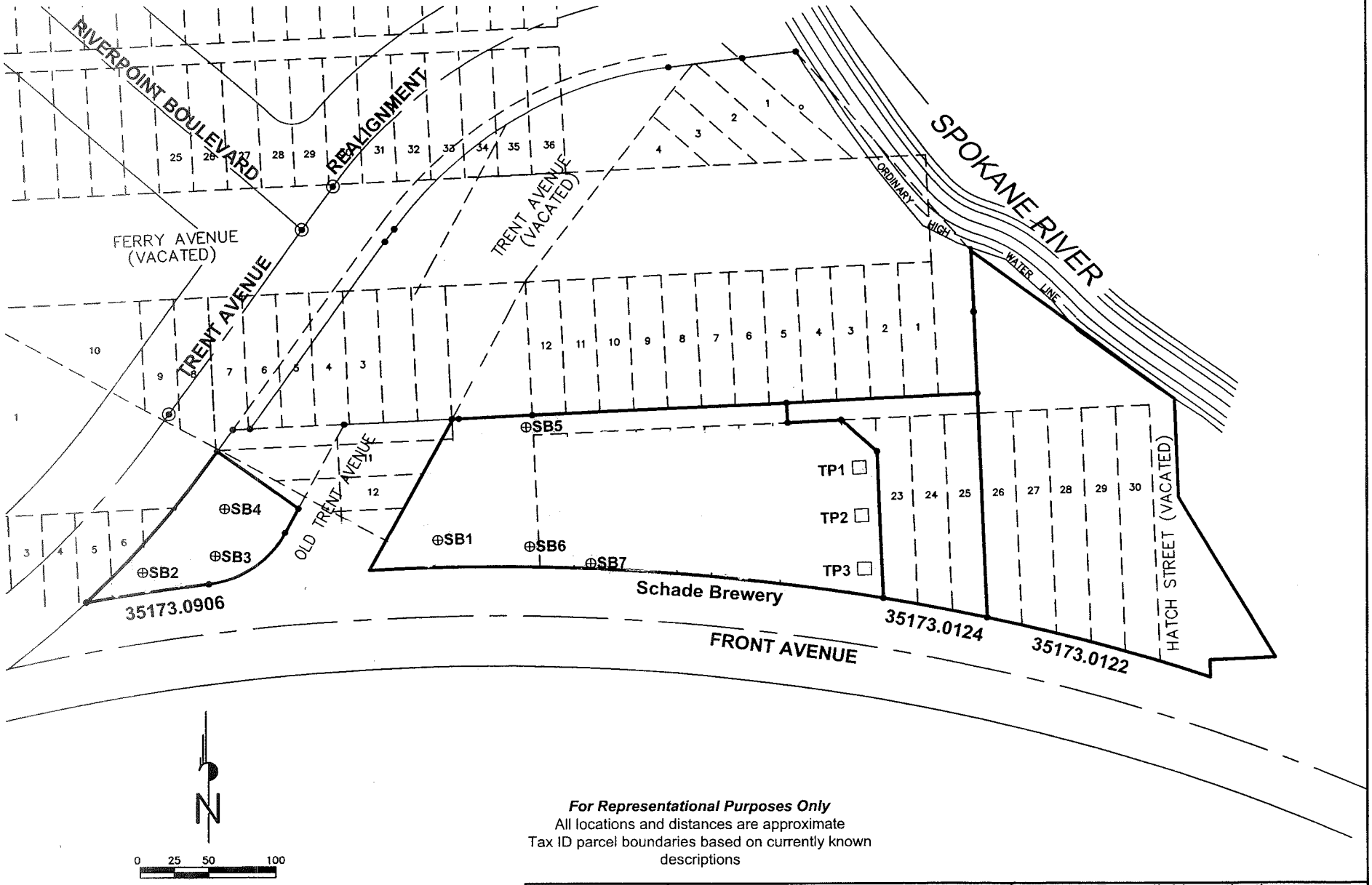
SLR International Corp	***DRAFT FIGURE***	Remedial Investigation
	SLR NO. 003.0156.00002	Inland Metals & Schade Parcels (1992)
	SLR INTERNATIONAL, CORP. Spokane, Washington	American West Bank ***Schade Brewery and Adjoining Parcels*** Spokane, Washington
DRAWN: Jasper GeoGraphics	CHECKED: JEL	DATE: March 2004 / SCALE: 1"=100'



Base Map Source: Adams & Clark, Inc.

For Representational Purposes Only
All locations and distances are approximate
Tax ID parcel boundaries based on currently known descriptions

SLR International Corp	***DRAFT FIGURE***	Remedial Investigation **BASE MAP** American West Bank ***Schade Brewery and Adjoining Parcels*** Spokane, Washington
	SLR NO. 003.0156.00002	
	SLR INTERNATIONAL, CORP. Spokane, Washington	
DRAWN: Jasper GeoGraphics	CHECKED: JEL	DATE: March 2004 SCALE: 1"=100'



For Representational Purposes Only
All locations and distances are approximate
Tax ID parcel boundaries based on currently known descriptions

Base Map Source: Adams & Clark, Inc.

SLR International Corp	***DRAFT FIGURE***	Remedial Investigation
	SLR NO. 003.0156.00002	**SOIL BORING AND TEST PIT LOCATIONS**
	SLR INTERNATIONAL, CORP. Spokane, Washington	American West Bank ***Schade Brewery and Adjoining Parcels*** Spokane, Washington
DRAWN: Jasper GeoGraphics	CHECKED: JEL	DATE: March 2004 / SCALE: 1"=100'

Schade Brewery Parcel - Remedial Investigation Soil Boring and Test Pit Information

Boring/Test Pit No.	Spokane Co. Tax Parcel ID	Location Description	Terminus (ft.)	Notes
Soil Borings				
SB1	35173.0120	southwest parcel corner, former gas station	7.5	refusal at basalt bedrock/boulder
SB2	35173.0906	southwest parcel corner, adjacent to Front and Trent	4.5	basalt bedrock/boulder
SB3	35173.0906	north side of parcel, adjacent to stormwater swale	1	refusal at basalt bedrock
SB4	35173.0906	southeast parcel corner, adjacent to Front St.	0.5	no sample, basalt bedrock
SB5	35173.0120	north side of parcel at alley west entrance	4.5	refusal at basalt bedrock/boulder
SB6	35173.0120	south side of parcel, adjacent to southwest bldg. corner	6	refusal at basalt bedrock/boulder
SB7	35173.0120	south side of parcel and building, adjacent to Front St.	3.5	refusal at basalt bedrock/boulder
Test Pits				
TP1	35173.0120	northeast parcel corner	10	mixed fill materials, no bedrock
TP2	35173.0120	east central parcel boundary	12	mixed fill materials, no bedrock
TP3	35173.0120	southeast parcel corner	10	mixed fill over native at 9 ft., no bedrock

Schade Brewery Property - DRAFT Total Petroleum Hydrocarbon Soil Sample Results

Sample No.	Sample Depth (ft.)	HCID-GRO	HCID-DRO	HCID -Heavy Oils	NWTPH - DRO	NWTPH-Heavy Oils
Soil Borings						
SB1-2.5	2.5	ND	ND	ND		
SB1-5	5	ND	ND	ND		
SB1-6.5	6.5	ND	ND	ND		
SB2-2.5	2.5	ND	ND	460		
SB2-4	4	ND	57	280		
SB3-0.5	0.5	ND	ND	330		
SB5-2.5	2.5	ND	ND	260		
SB5-3.5	3.5	ND	ND	350		
SB6-2.5	2.5	ND	ND	200		
SB6-5	5	ND	ND	180		
SB7-2.5	2.5	ND	ND	110		
Test Pits						
TP1-2.5	2.5					
TP1-7.5	7.5					
TP2-3.5	3.5					
TP2-8	8					
TP3-3	3					
TP3-7	7					
TP3-10	10					
MTCA	Method A Unrestricted	0.3	2,000	2,000	2,000	2,000

Schade Brewery Property - DRAFT Total Metals (5) and PCBs Soil Sample Results

Sample No.	Sample Depth (ft.)	Arsenic	Cadmium	Chromium	Lead	Mercury	PCBs
Soil Borings							
SB1-2.5	2.5	10.5	0.366	12	112	ND	ND
SB1-5	5	3.93	0.201	16.1	83.3	ND	ND
SB1-6.5	6.5	3.02	ND	74.6	39	ND	ND
SB2-2.5	2.5	ND	ND	10.2	104	ND	ND
SB2-4	4	2.84	ND	18.8	97.1	ND	ND
SB3-0.5	0.5	ND	ND	7.21	46.4	ND	ND
SB5-2.5	2.5	4.04	0.316	17.4	117	ND	ND
SB5-3.5	3.5	ND	0.278	10.2	62.2	ND	ND
SB6-2.5	2.5	ND	ND	5.56	24.9	ND	ND
SB6-5	5	ND	ND	5.22	16.5	ND	ND
SB7-2.5	2.5	ND	0.574	9.09	71	ND	ND
Test Pits							
TP1-2.5	2.5						
TP1-7.5	7.5						
TP2-3.5	3.5						
TP2-8	8						
TP3-3	3						
TP3-7	7						
TP3-10	10						
MTCA	Method A Unrestricted	20	2	19 (VI), 2,000 (III)	250	2	1

Schade Brewery Property - DRAFT Polynuclear Aromatic Hydrocarbon Soil Sample Results

Sample	Sample Depth	acenaphthene	acenaphthylene	anthracene	benzo (a) anthracene [1]	benzo (a) pyrene [1]	benzo (b) flouranthene [1]	benzo (ghi) perylene	benzo (k) fluoranthene [1]	chrysene [1]	dibenzo (a,h) anthracene [1]	fluoranthene
Soil Borings												
SB1-2.5	2.5	ND	ND	0.0533	0.04	0.0372	0.033	0.0239	0.0274	0.04	ND	0.0625
SB1-5	5	ND	ND	0.0317	0.0245	0.0231	0.0223	0.0151	0.018	0.0252	ND	0.0353
SB1-6.5	6.5	ND	ND	0.0301	0.0224	0.0196	0.0182	0.0126	0.0154	0.0217	ND	0.0329
SB2-2.5	2.5	ND	ND	0.1	0.1	0.1	ND	ND	ND	0.115	ND	0.158
SB2-4	4	ND	ND	1.81	**1.42**	**1.26**	**0.992**	0.567	**0.949**	1.29	0.241	2.62
SB3-0.5	0.5	ND	ND	0.0713	0.057	0.0713	ND	ND	ND	0.0713	ND	0.0856
SB5-2.5	2.5	ND	ND	ND	0.0845	0.0986	0.0986	0.113	ND	0.113	ND	0.127
SB5-3.5	3.5	ND	ND	ND	0.085	0.0567	ND	ND	ND	0.0567	ND	0.0567
SB6-2.5	2.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SB6-5	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SB7-2.5	2.5	ND	ND	0.373	**0.337**	**0.271**	**0.212**	0.117	**0.227**	**0.3**	ND	0.534
Test Pits												
TP1-2.5	2.5											
TP1-7.5	7.5											
TP2-3.5	3.5											
TP2-8	8											
TP3-3	3											
TP3-7	7											
TP3-10	10											
MTCA	**Method B (Standard)**	**4,800**	**na**	**24,000**	**0.137**	**0.137**	**0.137**	**na**	**0.137**	**0.137**	**0.137**	**3,200**

Schade Brewery Property - DRAFT Polynuclear Aromatic Hydrocarbon Soil Sample Results

Sample	Sample Depth	fluorene	indeno (1,2,3-cd) pyrene [1]	1-methylnaphthalene	2-methylnaphthalene	naphthalene	phenanthrene	pyrene	Total cPAHs	TEF Total cPAHs [3]
Soil Borings										
SB1-2.5	2.5	ND	0.0211	0.0218	0.0133	0.0199	0.0498	0.0744	**0.1987**	0.04975
SB1-5	5	ND	0.013	0.0173	0.0108	0.0101	0.0295	0.0447	**0.1261**	0.03113
SB1-6.5	6.5	ND	0.0112	0.0126	ND	ND	0.0273	0.0393	**0.1085**	0.02654
SB2-2.5	2.5	ND	ND	ND	ND	ND	ND	0.201	**0.315**	0.11115
SB2-4	4	ND	**0.524**	ND	ND	ND	1.7	3.22	**6.676**	**1.7578**
SB3-0.5	0.5	ND	ND	ND	ND	ND	0.057	0.128	**0.1996**	0.07771
SB5-2.5	2.5	ND	0.0845	ND	ND	ND	ND	0.155	**0.4792**	**0.12649**
SB5-3.5	3.5	ND	ND	ND	ND	ND	ND	0.085	**0.1984**	0.06577
SB6-2.5	2.5	ND	ND	ND	ND	ND	ND	0.0575	0	0
SB6-5	5	ND	ND	ND	ND	ND	ND	0.0282	0	0
SB7-2.5	2.5	ND	0.117	ND	ND	ND	0.344	0.593	**1.464**	**0.3633**
Test Pits										
TP1-2.5	2.5									
TP1-7.5	7.5									
TP2-3.5	3.5									
TP2-8	8									
TP3-3	3									
TP3-7	7									
TP3-10	10									
MTCA	**Method B (Standard)**	**3,200**	**0.137**	**na**	**na**	**1,600**	**na**	**2,400**	**0.1 [2]**	**0.1 [2]**

Notes:

All results report in milligrams per kilogram (mg/kg) or parts per million (ppm)

Results in **bold** indicate concentration above MTCA Method A Cleanup Level - Soil or Method B Formula Value Tables (direct human contact only, point-of-compliance less than 15 ft. bgs)

ND - not detected above laboratory method reporting limit (PQL)

na - not analyzed

1) Carcinogenic Polynuclear Aromatic Hydrocarbon (cPAH)

2) Method A Unrestricted Cleanup Level - Soil for Total cPAHs

3) TEF - toxicity equivalency factor per California EPA under WAC 173-340-708(8)(e) and CLARC Version 3.1, Part V Background Information

Prepared for:

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Kleinfelder Project No.: 60-2164-01

FINAL REPORT
PRELIMINARY PHASE II
SUBSURFACE SOIL
CHARACTERIZATION
SCHADE TOWER
E. 528 TRENT AVENUE
SPOKANE, WASHINGTON

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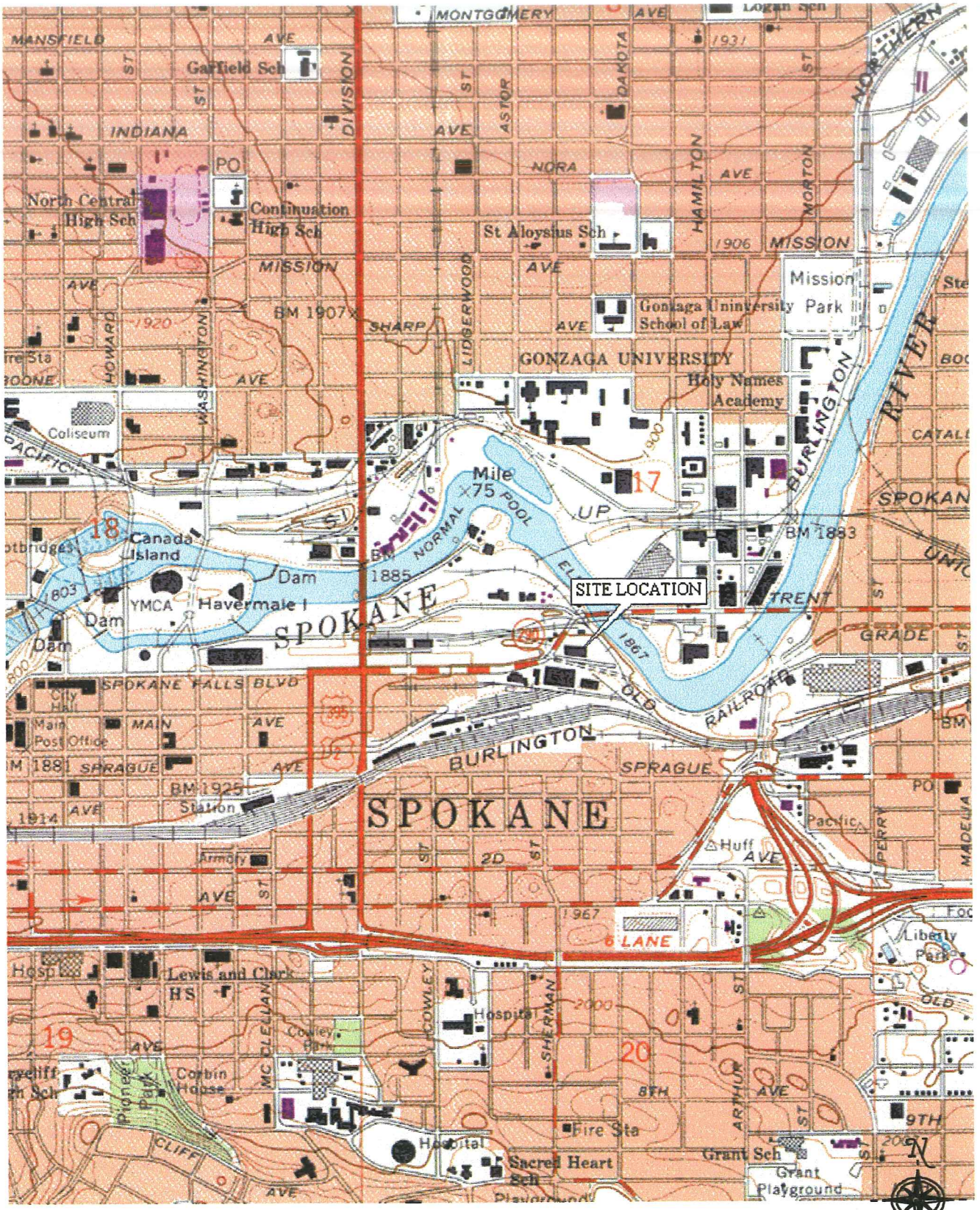
August 6, 2001



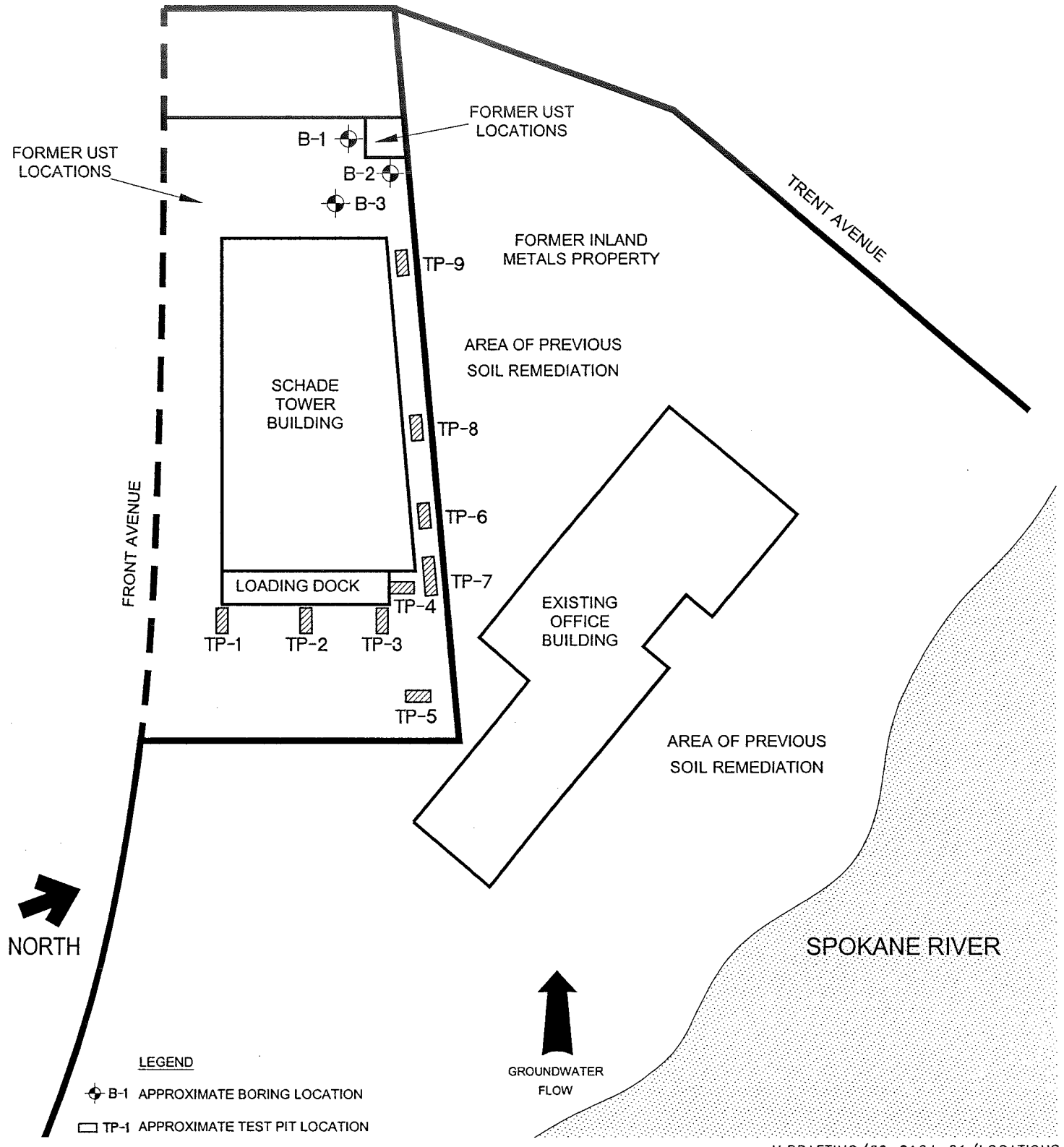
Reference: TopoScout, USGS Topographic Maps

KLEINFELDER

PROJECT # 60-2164.01 JUNE 2001

SITE VICINITY MAP
SCHADE TOWER
528 EAST TRENT AVE.
SPOKANE, WASHINGTON

FIGURE 1B



U:DRAFTING/60-2164-01/LOCATIONS

KLEINFELDER

SCHADE TOWER
528 EAST TRENT AVE
SPOKANE, WASHINGTON

Project: 60-2164-01 JUNE 2001

TEST PIT LOCATIONS

FIGURE
2

TABLE 1

SUMMARY OF SOIL LABORATORY ANALYTICAL RESULTS
PETROLEUM HYDROCARBON ANALYSIS
SCHADE TOWER
SPOKANE, WASHINGTON

Sample Number		TP-1-12	TP-2-8	TP-3-13.5	TP-4-12	TP-5-12	TP-6-9	TP-7-5
Sample Depth (feet)		12	8	13.5	12	12	9	5
(UNITS: mg/kg, milligrams/kilogram, dry weight)								
Compound	**MTCA**							
NWTPH-HCID	**Method A**							
Gasoline (Toluene-nC12)	100	NA	NA	NA	NA	NA	NA	NA
Diesel (>nC12-nC24)	200	NA	NA	NA	NA	NA	NA	NA
Motor Oil (>nC24-nC32)	200	NA	NA	NA	NA	NA	NA	NA
NWTPH-D Extended								
Diesel (>nC12-nC24)	200	170	62	48	**2600 (1)**	12	**530**	745
Motor Oil (>nC24-nC32)	200	**230**	120	69	**8300 (1)**	34	**1300**	7770 (1)

NOTES :

Refer to site diagram for sampling locations.
MTCA - Model Toxics Control Act Cleanup Criteria
Concentrations are in milligrams per kilogram (mg/kg) or parts per million (ppm)
-- Indicates applicable standard not established
ND - Not detected above method reporting limits. See Laboratory reports for reporting limits.
NA - Not analyzed.
Bold - Indicates concentration above MTCA Method A or B Standard
(1) Exceeds Revised MTCA Method A Unrestricted and Industrial Cleanup Level of 2000 mg/kg.

TABLE 1 (Continued)

SUMMARY OF SOIL LABORATORY ANALYTICAL RESULTS
PETROLEUM HYDROCARBON ANALYSIS
SCHADE TOWER
SPOKANE, WASHINGTON

Sample Number		TP-8-4	TP-8-9	TP-9-1	B-S-2	B-1-8.5-10.5	B-2-2.5-4.5	B-3-6.5-8.5
Sample Depth (feet)		4	9	1	2	8.5-10.5	2.5-4.5	6.5-8.5
(UNITS: mg/kg, milligrams/kilogram, dry weight)								
Compound	**MTCA Method A (mg/kg)**							
NWTPH-HCID								
Gasoline (Toluene-nC12)	100	NA	NA	NA	NA	<27	<21	<21
Diesel (>nC12-nC24)	200	NA	NA	NA	NA	<50	<50	<50
Motor Oil (>nC24-nC32)	200	NA	NA	NA	NA	<100	<100	**260**
NWTPH-D Extended								
Diesel (>nC12-nC24)	200	49	**4300 (1)**	**360**	147	NA	NA	31
Motor Oil (>nC24-nC32)	200	150	**13000 (1)**	**550**	**360**	NA	NA	**210**

NOTES :

Refer to site diagram for sampling locations.

MTCA - Model Toxics Control Act Cleanup Criteria

Concentrations are in milligrams per kilogram (mg/kg) or parts per million (ppm)

-- Indicates applicable standard not established

ND - Not detected above method reporting limits. See Laboratory reports for reporting limits.

NA - Not analyzed.

Bold - Indicates concentration above MTCA Method A or B Standard

(1) Exceeds Revised MTCA Method A Unrestricted and Industrial Cleanup Level of 2000 mg/kg.

TABLE 2

SUMMARY OF SOIL LABORATORY ANALYTICAL RESULTS
PCBs BY EPA METHOD 8082
SCHADE TOWER
SPOKANE, WASHINGTON

Sample Number		TP-1-12	TP-2-8	TP-3-13.5	TP-4-12	TP-5-12	TP-6-9	TP-7-5	TP-8-4	TP-8-9	TP-9-1	BS-2
Sample Depth (feet)		12	8	13.5	12	12	9	5	4	9	1	2
(UNITS: ug/kg, micrograms/kilogram, dry weight)												
Compound												
EPA Method 8082	Method A											
AROCLOR 1016	--	<40	<38	<36	<44	<36	<38	<42	<37	<39	<39	<41
AROCLOR 1242	--	<40	<38	<36	<44	<36	<38	<42	<37	720	<39	<41
AROCLOR 1248	--	<40	<38	<36	<44	<36	<38	<42	140	<39	<39	<41
AROCLOR 1254	--	<40	<38	<36	<44	<36	<38	<42	390	290	540	<41
AROCLOR 1260	--	<40	<38	<36	<44	<36	<38	<42	250	160	210	<41
AROCLOR 1221	--	<80	<75	<71	<87	<72	<77	<84	<75	<78	<79	<81
AROCLOR 1232	--	<40	<38	<36	<44	<36	<38	<42	<37	<39	<39	<41
PCB Mixtures	1,000	320	303	287	351	288	305	336	966	**1365**	985	327

NOTES :

Refer to site diagram for sampling locations.

MTCA - Model Toxics Control Act Cleanup Criteria

Concentrations are in micrograms per kilogram (ug/kg) or parts per billion (ppb)

-- Indicates applicable standard not established

ND - Not detected above method reporting limits. See Laboratory reports for reporting limits.

NA - Not analyzed.

Bold - Indicates concentration above MTCA Method A or B Standard

TABLE 3

SUMMARY OF SOIL LABORATORY ANALYTICAL RESULTS
VOLATILE ORGANIC COMPOUNDS BY EPA METHOD 8260
SCHADE TOWER
SPOKANE, WASHINGTON

Sample Number			TP-1-12	TP-4-12*	TP-4-12**
Sample Depth (feet)			12	12	12
(UNITS: ug/kg, micrograms/kilogram, dry weight)					
Compound	**MTCA Method A**	**MTCA Method B**			
CHLOROMETHANE		--	<1.1	<1.1	<10
BROMOMETHANE		*112,000*	<1.1	<1.1	<10
VINYL CHLORIDE		526.315	<1.1	<1.1	<10
CHLOROETHANE		--	<1.1	<1.1	<10
METHYLENE CHLORIDE	500	--	3.7 B	60 B	60 B
ACETONE		*8,000,000*	7.9 B	60 B	<10
CARBON DISULFITE		*8,000,000*	<1.1	<1.1	<10
1,1-DICHLOROETHENE		--	<1.1	<1.1	<10
1,1-DICHLOROETHANE		*8,000,000*	<1.1	<1.1	<10
TRANS-1,2-DICHLOROETHENE		*1,600,000*	<1.1	<1.1	<10
CIS-1,2-DICHLOROETHENE		*8,000,000*	<1.1	<1.1	<10
CHLOROFORM		163,934	<1.1	<1.1	<10
1,2-DICHLOROETHANE		--	<1.1	<1.1	<10
2-BUTANONE		--	<5.7	<5.6	<51
1,1,1-TRICHLOROMETHANE		--	<1.1	<1.1	<10
CARBON TETRACHLORIDE		7,692	<1.1	<1.1	<10
VINYL ACETATE		*80,000,000*	<5.7	<5.6	<51
BROMODICHLOROMETHANE		16,129	<1.1	<1.1	<10
1,2-DICHLOROPROPANE		14,706	<1.1	<1.1	<10
CIS-1,3-DICHLOROPROPENE		5555	<1.1	<1.1	<10
TRICHLOROETHENE	500	--	<1.1	<1.1	<10
DIBROMOCHLOROMETHANE		11,904	<1.1	<1.1	<10
1,1,2-TRICHLOROETHANE		38,460	<1.1	<1.1	<10
BENZENE	500	34,483	1.2 B	1.1 B	<10
TRANS-1,3-DICHLOROPROPENE		--	<1.1	<1.1	<10
2-CHLOROETHYLVINYLETHER		--	<5.7	<5.6	<51
BROMOFORM		126,582	<1.1	<1.1	<10
4-METHYL-2-PENTANONE (MIBK)		--	<5.7	<5.6	<51
2-HEXANONE		--	<5.7	<5.6	<51
TETRACHLOROETHENE	500	19,608	<1.1	<1.1	<10
1,1,2,2-TETRACHLOROETHANE		5,000	<1.1	<1.1	<10
TOLUENE	40,000	*16,000,000*	<1.1	<1.1	<10
CHLOROBENZENE		*1,600,000*	<1.1	<1.1	<10
ETHYLBENZENE	20,000	*8,000,000*	<1.1	<1.1	<10
STYRENE		33,333	<1.1	<1.1	<10
TRICHLOROFLUOROMETHANE		*240,000,000*	<1.1	<1.1	<10
1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE		2,400,000,000	<1.1	<1.1	<10

NOTES :

Refer to site diagram for sampling locations.
MTCA - Model Toxics Control Act Cleanup Criteria
Concentrations are in micrograms per kilogram (ug/kg) or parts per billion (ppb)
-- Indicates applicable standard not established
ND - Not detected above method reporting limits. See Laboratory reports for reporting limits.
NA - Not analyzed.
Bold - Indicates concentration above MTCA Method A or B Standard
* - 4.5 G DRY WEIGHT
** - 0.49 G DRY WEIGHT
italic-indicates non-carcinogenic values
B - Indicates possible/probable blank contamination. Flagged when the analyte is detected in the blank as well as the sample.

TABLE 3 (Continued)

SUMMARY OF SOIL LABORATORY ANALYTICAL RESULTS
VOLATILE ORGANIC COMPOUNDS BY EPA METHOD 8260
SCHADE TOWER
SPOKANE, WASHINGTON

Sample Number			TP-1-12	TP-4-12*	TP-4-12**
Sample Depth (feet)			12	12	12
(UNITS: ug/kg, micrograms/kilogram, dry weight)					
Compound	**MTCA Method A**	**MTCA Method B**			
M,P-XYLENE	20,000	*160,000,000*	<1.1	<1.1	<10
O-XYLENE		*160,000,000*	<1.1	<1.1	<10
1,2-DICHLOROBENZENE		*7,200,000*	<1.1	<1.1	<10
1,3-DICHLOROBENZENE		--	<1.1	<1.1	<10
1,4-DICHLOROBENZENE		41,666	<1.1	<1.1	<10
ACROLEIN		*1,600,000*	*<57*	*510*	*<510*
METHYL IODIDE		--	<1.1	<1.1	<10
BROMOETHANE		*112,000*	<2.3	<2.2	<20
ACRYLONITRILE		1,852	<5.7	<5.6	<51
1,1-DICHLOROPROPENE		--	<1.1	<1.1	<10
DIBROMOMETHANE		--	<1.1	<1.1	<10
1,1,1,2-TETRACHLOROETHANE		38,462	<1.1	<1.1	<10
1,2-DIBROMO-3-CHLOROPROPANE		--	<5.7	<5.6	<51
1,2,3-TRICHLOROPROPANE		142.8	<2.3	<2.2	<20
TRANS-1,4-DICHLORO-2-BUTENE		--	<5.7	<5.6	<51
1,3,5-TRIMETHYLBENZENE		--	<1.1	<1.1	<10
1,2,4-TRIMETHYLBENZENE		--	<1.1	<1.1	<10
HEXACHLOROBUTADIENE		12,821	<5.7	<5.6	<51
ETHYLENE DIBROMIDE		--	<1.1	<1.1	<10
BROMOCHLOROMETHANE		16,129	<1.1	<1.1	<10
2,2-DICHLOROPROPANE		--	<1.1	<1.1	<10
1,3-DICHLOROPROPANE		--	<1.1	<1.1	<10
ISOPROPYLBENZENE		--	<1.1	<1.1	<10
N-PROPYLBENZENE		--	<1.1	<1.1	<10
BROMOBENZENE		--	<1.1	<1.1	<10
2-CHLOROTOLUENE		--	<1.1	<1.1	<10
4-CHLOROTOLUENE		--	<1.1	<1.1	<10
TERT-BUTYLBENZENE		--	<1.1	<1.1	<10
SEC-BUTYLBENZENE		--	<1.1	<1.1	<10
4-ISOPROPYLTOLUENE		--	<1.1	<1.1	<10
N-BUTYLBENZENE		--	<2.3	<2.2	<20
1,2,4-TRICHLOROBENZENE		*800,000*	<5.7	<5.6	<51
NAPHTHALENE		*3,200,000*	<5.7	<5.6	<51
1,2,3-TRICHLOROBENZENE		--	<5.7	<5.6	<51

NOTES :

Refer to site diagram for sampling locations.
MTCA - Model Toxics Control Act Cleanup Criteria
Concentrations are in micrograms per kilogram (ug/kg) or parts per billion (ppb)
-- Indicates applicable standard not established
ND - Not detected above method reporting limits. See Laboratory reports for reporting limits.
NA - Not analyzed.
Bold - Indicates concentration above MTCA Method A or B Standard
* - 4.5 G DRY WEIGHT
** - 0.49 G DRY WEIGHT
italic- indicates non-carcinogenic values
B - Indicates possible/probable blank contamination. Flagged when the analyte is detected in the blank as well as the sample.

TABLE 4

SUMMARY OF SOIL LABORATORY ANALYTICAL RESULTS
SEMI-VOLATILE ORGANIC COMPOUNDS BY EPA METHOD 8260
SCHADE TOWER
SPOKANE, WASHINGTON

Sample Number			TP-1-12	TP-2-8	TP-3-13.5	TP-4-12	TP-7-5	TP-8-9	TP-9-1	B-S-2
Sample Depth (feet)			12	8	13.5	12	5	9	1	2
(UNITS: ug/kg, micrograms/kilogram, dry weight)										
Compound	**MTCA Method A**	**MTCA Method B**								
PHENOL		*48,000,000*	ND	ND	ND	ND	ND	ND	ND	ND
BIS- (2-CHLOROETHYL) ETHER		909	ND	ND	ND	ND	ND	ND	ND	ND
2-CHLOROPHENOL		*400,000*	ND	ND	ND	ND	ND	ND	ND	ND
1,3-DICHLOROBENZENE		--	ND	ND	ND	ND	ND	ND	ND	ND
1,4-DICHLOROBENZENE		41,666	ND	ND	ND	ND	ND	ND	ND	ND
1,2-DICHLOROBENZENE		*7,200,000*	ND	ND	ND	ND	ND	ND	ND	ND
BENZYL ALCOHOL		*24,000,000*	ND	ND	ND	ND	ND	ND	ND	ND
2,2'-OXYBIS (1-CHLOROPROPANE)		--	ND	ND	ND	ND	ND	ND	ND	ND
2-METHYLPHENOL		--	ND	ND	ND	ND	ND	ND	ND	ND
HEXACHLOROETHANE		71,429	ND	ND	ND	ND	ND	ND	ND	ND
N-NITROSO-DI-N-PROPYLAMINE		142.80	ND	ND	ND	ND	ND	ND	ND	ND
4-METHYLPHENOL		--	ND	ND	ND	449	ND	168	ND	ND
NITROBENZENE		*40,000*	ND	ND	ND	ND	ND	ND	ND	ND
ISOPHORONE		1,052,632	ND	ND	ND	ND	ND	ND	ND	ND
2-NITROPHENOL		8,333	ND	ND	ND	ND	ND	ND	ND	ND
2,4-DIMETHYLPHENOL		--	ND	ND	ND	ND	ND	ND	ND	ND
BIS- (2-CHLOROETHOXY) METHANE		--	ND	ND	ND	ND	ND	ND	ND	ND
2,4-DICHLOROPHENOL		*240,000*	ND	ND	ND	ND	ND	440	ND	ND
1,2,4-THRICHLOROBENZENE		--	ND	ND	ND	ND	ND	150	ND	ND
NAPHTHALENE		*3,200,000*	1500	850	850	11000	3300	4200	2000	800
BENZOIC ACID		*320,000,000*	ND	ND	ND	ND	ND	ND	ND	ND
4-CHLOROANILINE		--	ND	ND	ND	ND	ND	ND	ND	ND
HEXACHLOROBUTADIENE		12,821	ND	ND	ND	ND	ND	ND	ND	ND
4-CHLORO-3-METHYLPHENOL		--	ND	ND	ND	ND	ND	ND	ND	ND
2-METHYLNAPHTHALENE		--	330	203	120	3300	3100	3600	1600	320
HEXACHLOROCYCLOPENTADIENE		*560,000*	ND	ND	ND	ND	ND	ND	ND	ND
2,4,6-TRICHLOROPHENOL		--	ND	ND	ND	ND	ND	ND	ND	ND
2,4,5-TRICHLOROPHENOL		*8,000,000*	ND	ND	ND	ND	ND	ND	ND	ND
2-CHLORONAPHTHALENE		--	ND	ND	ND	ND	ND	ND	ND	ND
2-NITROANILINE		--	ND	ND	ND	ND	ND	ND	ND	ND
ACENAPHTHYLENE		*4,800,000*	ND	39.7	ND	2700	ND	240	230	77.8
DIMETHYLPHTHALATE		--	ND	ND	ND	ND	ND	ND	ND	ND
2,6-DINITROTOLUENE		*160,000*	ND	ND	ND	ND	ND	ND	ND	ND
ACENAPHTHENE		*4,800,000*	460	280	84	12000	3100	550	620	55.1
3-NITROANILINE		--	ND	ND	ND	ND	ND	ND	ND	ND
2,4-DINITROPHENOL		*240,000*	ND	ND	ND	ND	ND	ND	ND	ND
DIBENZOFURAN		--	220	150	71	9300	3100	540	660	98
4-NITROPHENOL		--	ND	ND	ND	ND	ND	1200	ND	ND

NOTES :

Refer to site diagram for sampling locations.
MTCA - Model Toxics Control Act Cleanup Criteria
Concentrations are in micrograms per kilogram (ug/kg) or parts per billion (ppb)
-- Indicates applicable standard not established
ND - Not detected above method reporting limits. See Laboratory reports for reporting limits.
NA - Not analyzed.
Bold - Indicates concentration above MTCA Method A or B Standard
intalic - indicates non-carcinogenic values

TABLE 4 (Continued)

SUMMARY OF SOIL LABORATORY ANALYTICAL RESULTS
SEMI-VOLATILE ORGANIC COMPOUNDS BY EPA METHOD 8260
SCHADE TOWER
SPOKANE, WASHINGTON

Sample Number			TP-1-12	TP-2-8	TP-3-13.5	TP-4-12	TP-7-5	TP-8-9	TP-9-1	B-S-2
Sample Depth (feet)			12	8	13.5	12	5	9	1	2
(UNITS: ug/kg, micrograms/kilogram, dry weight)										
Compound	**MTCA Method A**	**MTCA Method B**								
2,4-DINITROTOLUENE		*160,000*	ND	ND	ND	ND	ND	ND	ND	ND
FLUORENE		*3,200,000*	340	210	52.4	15000	906	711	998	ND
4-CHLOROPHENYL-PHENYLETHER		--	ND	ND	ND	ND	ND	ND	ND	ND
DIETHYLPHTHALATE		*64,000,000*	ND	ND	ND	ND	ND	ND	ND	ND
4-NITROANILINE		--	ND	ND	ND	ND	ND	ND	ND	ND
4,6-DINITRO-2-METHYLPHENOL		--	ND	ND	ND	ND	ND	ND	ND	ND
N-NITROSODIPHENYLAMINE		204,082	ND	ND	ND	ND	ND	ND	ND	ND
4-BROMOPHENYL-PHENYLETHER		--	ND	ND	ND	ND	ND	ND	ND	ND
HEXACHLOROBENZENE		625.000	ND	ND	ND	ND	ND	ND	ND	ND
PENTACHLOROPHENOL		8,333	ND	ND	ND	ND	ND	ND	ND	ND
PHENANTHRENE		--	3800	2600	580	130000	6000	2800	7300	520
ANTHRACENE		*24,000,000*	740	570	140	38000	3100	530	5500	110
CARBAZOLE		50,000	300	210	57.4	22000	969	190	480	60
DI-N-BUTYLPHTHALATE		--	66.6	ND	ND	ND	ND	219	63.9	ND
FLUORANTHENE		*3,200,000*	3700	2800	760	140000	5310	3100	11000	1000
PYRENE		*2,400,000*	2600	2900	1100	140000	6720	2900	9500	1300
BUTYLBENZYLPHTHALATE		*16,000,000*	ND	ND	ND	ND	ND	ND	ND	ND
BENZO (A) ANTHRACENE		136.99	**1100**	**1300**	**420**	**80000**	**3160**	**1700**	**3400**	**700**
3,3'-DICHLOROBENZIDINE		2,222	ND	ND	ND	ND	ND	ND	ND	ND
CHRYSENE		136.9800	**1400**	**1500**	**460**	**87000**	**5970**	**2400**	**3800**	**910**
BIS (2-ETHYLHEXYL) PHTHALATE		71,429	ND	ND	ND	ND	ND	700	1400	ND
DI-N-OCTYL PHTHALATE		--	ND	ND	ND	ND	ND	ND	ND	ND
BENZO (B) FLUORANTHENE		136.98	**1100**	**1200**	**350**	**70000**	**3100**	**1300**	**2600**	**830**
BENZO (K) FLUORANTHENE		136.98	**1600**	**1000**	**380**	**66000**	**4400**	**2600**	**2100**	**860**
BENZO (A) PYRENE		136.98	**1500**	**1200**	**440**	**78000**	**3300**	**2800**	**2000**	**950**
INDENO (1,2,3-CD) PYRENE		--	620	470	180	24000	1340	150	896	640
DIBENZo (A,H) ANTHRACENE		136.98	130	120	71	**5900**	ND	150	**230**	**220**
BENZO (G,H,I) PERYLENE		--	550	400	160	20000	1400	150	662	740

NO' Refer to site diagram for sampling locations.
MTCA - Model Toxics Control Act Cleanup Criteria
Concentrations are in micrograms per kilogram (ug/kg) or parts per billion (ppb)
-- Indicates applicable standard not established
ND - Not detected above method reporting limits. See Laboratory reports for reporting limits.
NA - Not analyzed.
Bold - Indicates concentration above MTCA Method A or B Standard
intalic - indicates non-carcinogenic values

TABLE 5

SUMMARY OF SOIL LABORATORY ANALYTICAL RESULTS
TOTAL METALS BY EPA METHODS 6010B/7471A
SCHADE TOWER
SPOKANE, WASHINGTON

Sample Number			TP-1-12	TP-2-8	TP-3-13.5	TP-4-12	TP-6-9	TP-7-5	TP-8-4	TP-8-9-	TP-9-1	B-S-2
Sample Depth (feet)			12	8	13.5	12	9	5	4	9	1	2
(UNITS: mg/kg, milligrams/kilogram, dry weight)												
Compound	**MTCA Method A**	**MTCA Method B**										
Arsenic	20	--	9	12	**25**	11	13	<6	11	12	**38**	130
Barium		5,600,000	672	427	298	385	370	392	319	695	1,610	542
Cadmium	2	--	**2.9**	0.8	**2.1**	0.8	**4.6**	0.4	1.9	0.5	**5.3**	1.1
Chromium	100	--	58.8	16.6	23.9	24.4	13.3	219	19.3	12.5	21.3	18.7
Lead	250	--	**712**	**1,530**	**262**	**449**	**428**	80	**262**	**270**	**841**	566
Mercury	1	--	0.47	0.62	0.21	0.48	0.42	0.15	0.48	0.15	0.79	0.3
Selenium		400,000	<7	<6	<5	<6	<6	<6	<6	<5	<6	<6
Silver		400,000	<0.4	1.3	<0.3	<0.3	<0.3	<0.3	0.6	<0.3	3.2	1.1

NOTES :

Refer to site diagram for sampling locations
MTCA - Model Toxics Control Act Cleanup Criteria
Concentrations are in milligrams per kilogram (mg/kg) or parts per million (ppm)
-- Indicates applicable standard not established
ND - Not detected above method reporting limits. See Laboratory reports for reporting limits.
NA - Not analyzed.
Bold - Indicates concentration above MTCA Method A or B Standard

TABLE 6

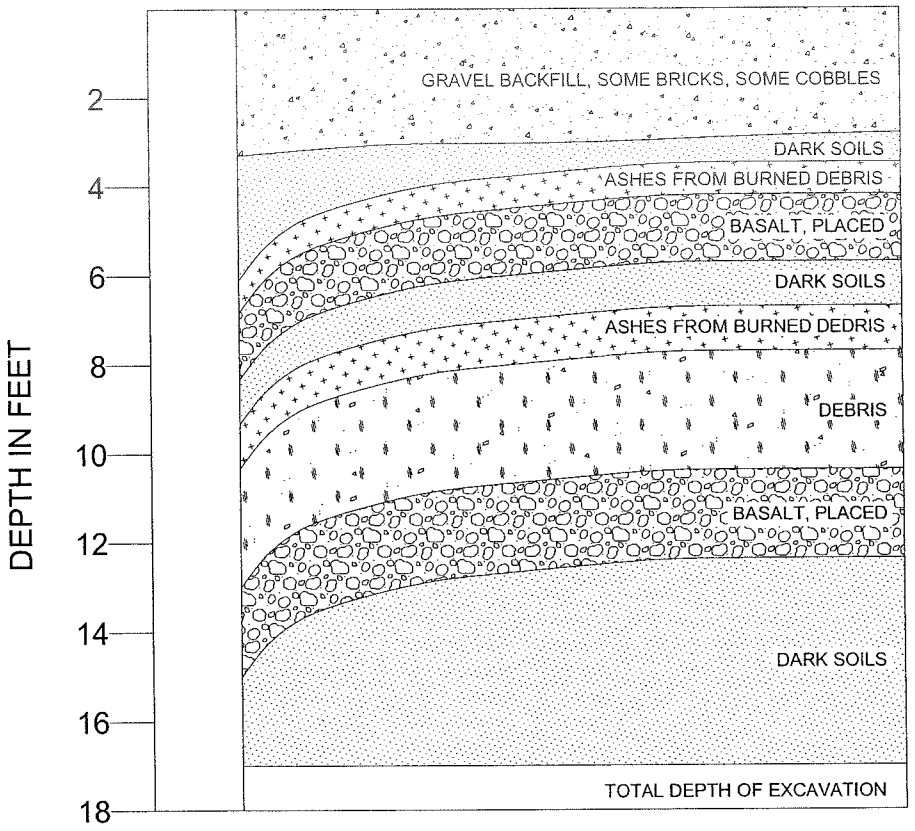
SUMMARY OF SOIL LABORATORY ANALYTICAL RESULTS
pH, TOTAL SOLIDS AND TOTAL CYANIDE BY EPA METHODS 150.1/160.3/335.2
SCHADE TOWER
SPOKANE, WASHINGTON

Sample Number			TP-1-12	TP-4-12	TP-7-5	TP-8-9	TP-9-1	B-S-2
Sample Depth (feet)			12	12	5	9	1	2
	units	MTCA Method A						
EPA Method 150.1								
pH	std units	--	8.36	8.39	8.47	7.7	7.68	7.79
EPA Method 160.1								
Total Solids	Percent	--	81.9	81	89.2	NA	NA	NA
EPA Method 335.2								
Total Cyanide	mg/kg	1,600	0.3	**0.36**	<0.28	NA	NA	NA

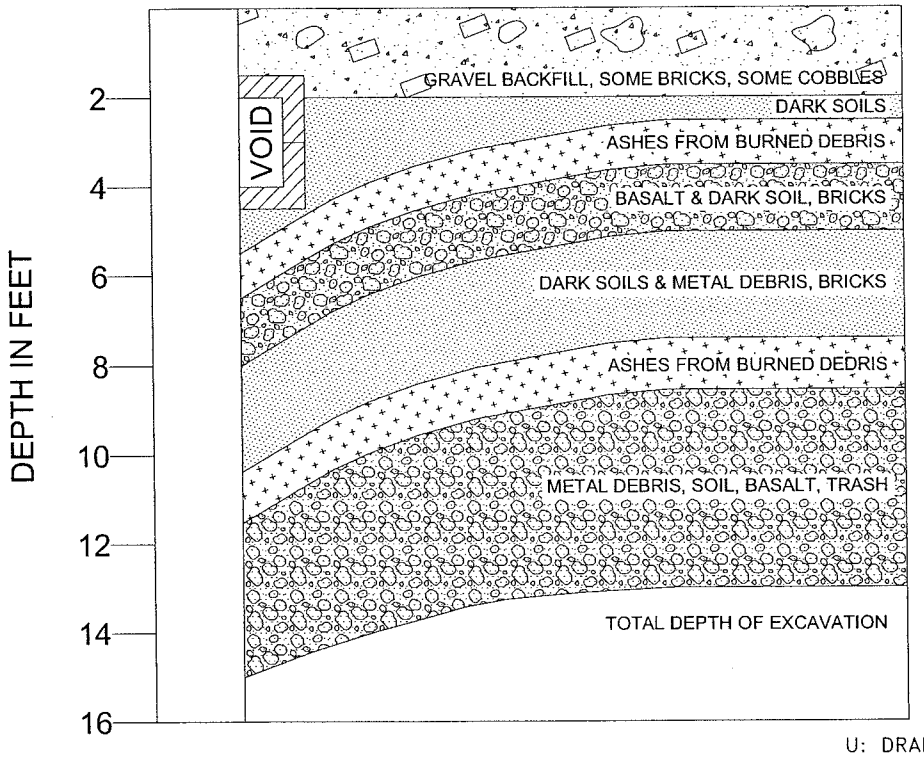
NOTES :

Refer to site diagram for sampling locations.
MTCA - Model Toxics Control Act Cleanup Criteria
Concentrations are in milligrams per kilogram (mg/kg) or parts per million (ppm)
-- Indicates applicable standard not established
ND - Not detected above method reporting limits. See Laboratory reports for reporting limits.
NA - Not analyzed.
Bold - Indicates concentration above MTCA Method A or B Standard

TEST PIT #1



TEST PIT #2



U: DRAFTING/60-2164-01/FIG.1

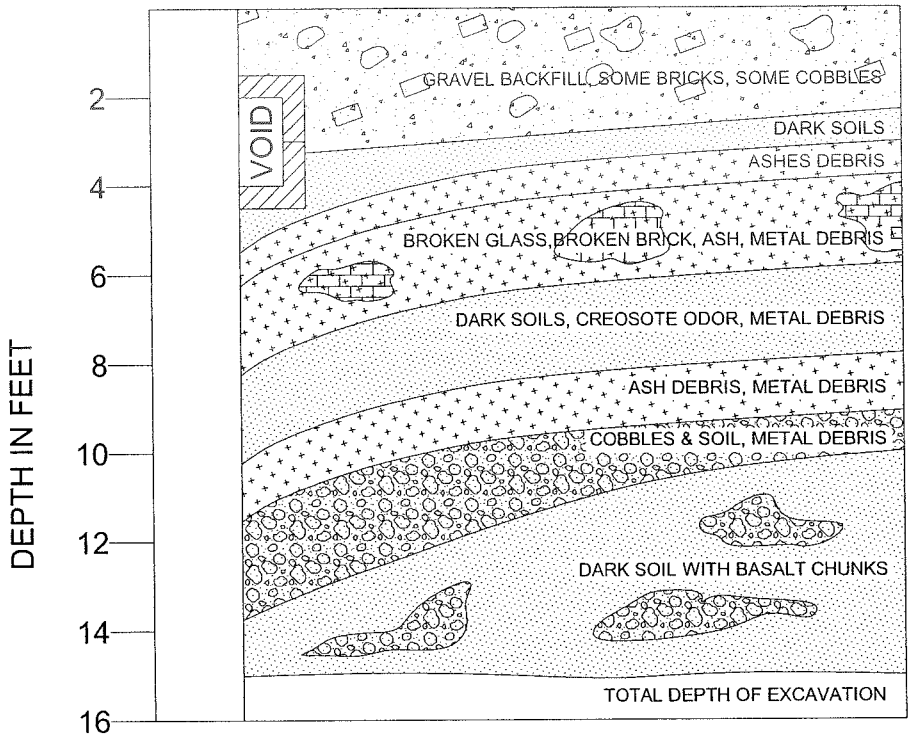
KLEINFELDER

SCHADE TOWER
528 EAST TRENT AVENUE
SPOKANE, WASHINGTON
Project: 60-2164-01 JULY 2001

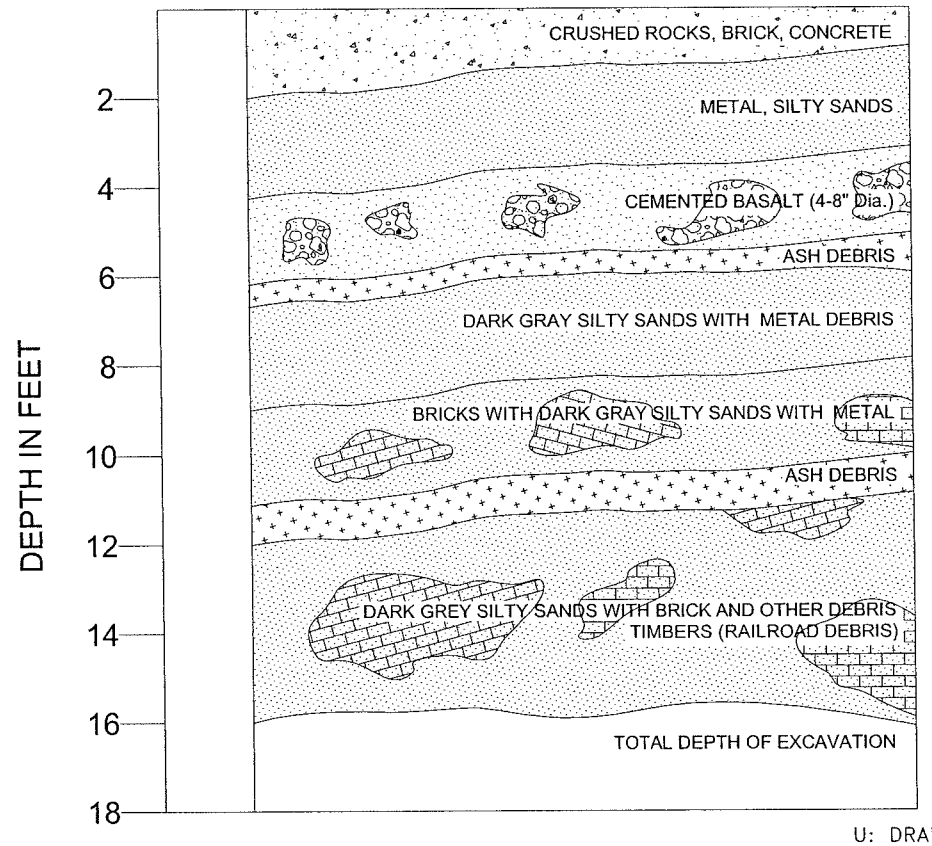
TEST PIT
CROSS-SECTIONS

FIGURE
1

TEST PIT #3



TEST PIT #4



U: DRAFTING/60-2164-01/FIG.2

KLEINFELDER

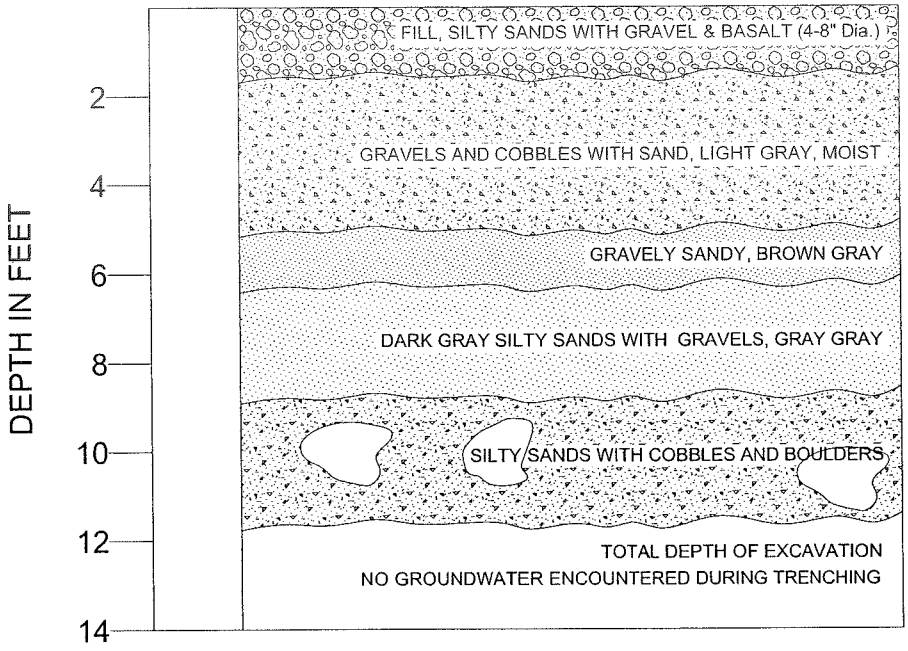
SCHADE TOWER
528 EAST TRENT AVENUE
SPOKANE, WASHINGTON

Project: 60-2164-01 JULY 2001

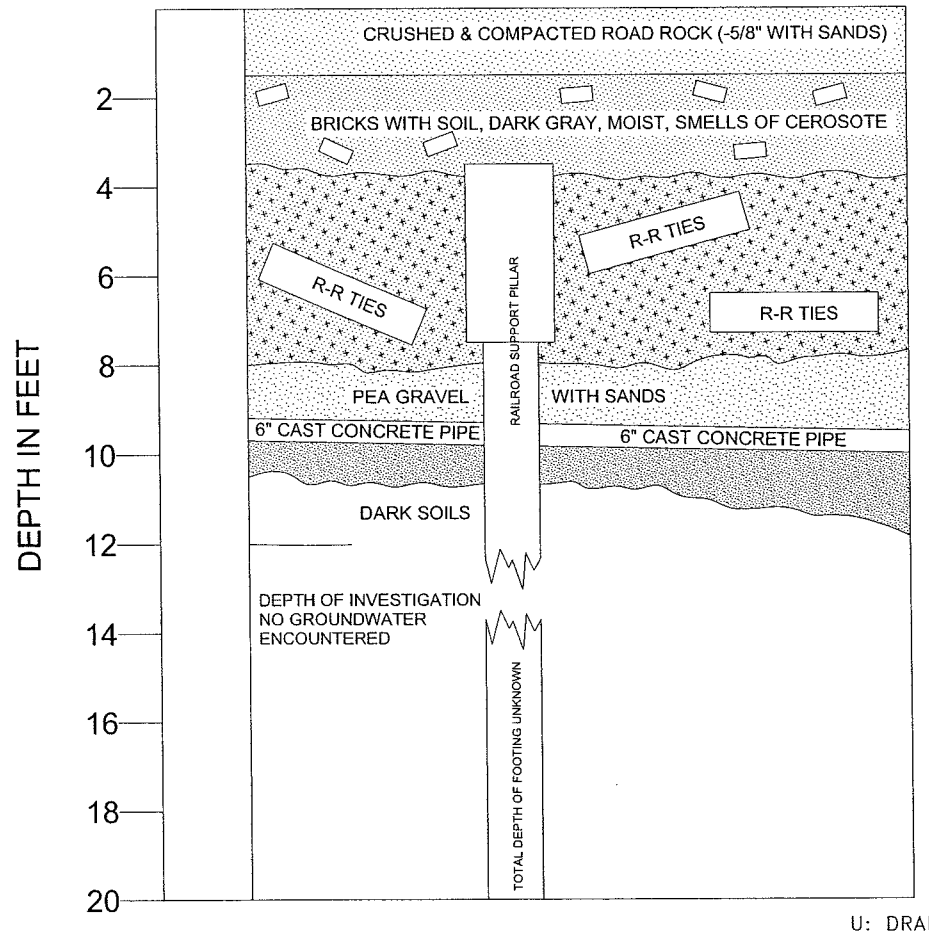
TEST PIT
CROSS-SECTIONS

FIGURE
2

TEST PIT #5



TEST PIT #6



U: DRAFTING/60-2164-01/FIG.3

KLEINFELDER

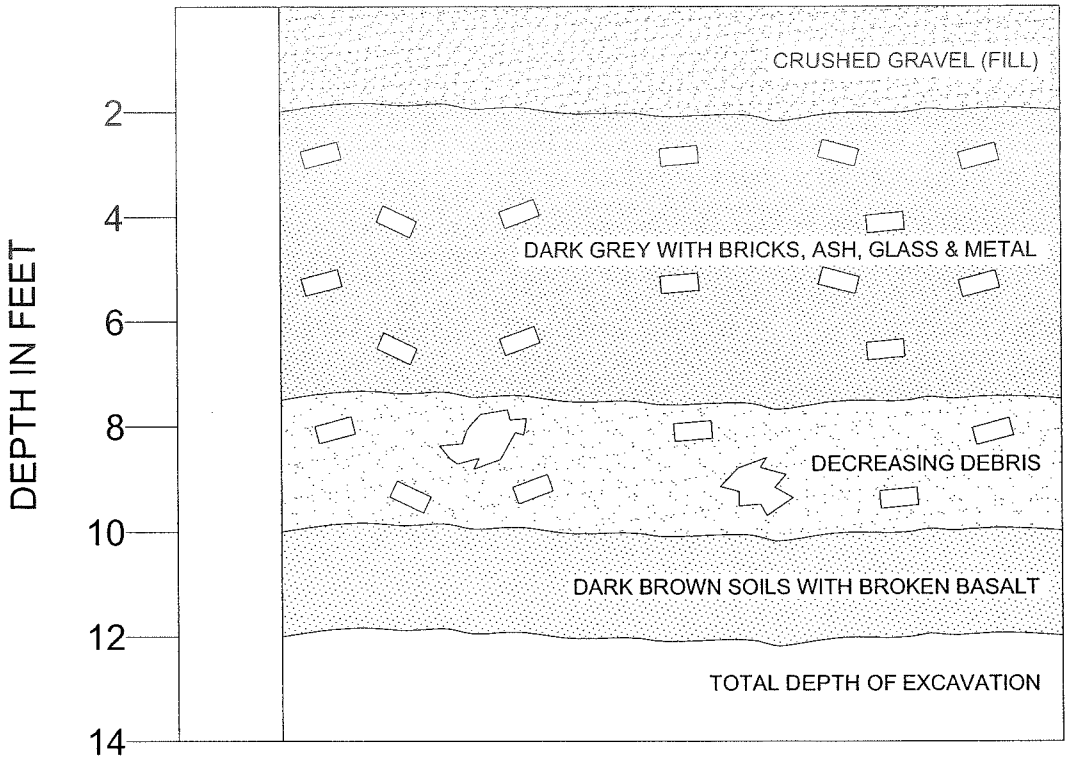
SCHADE TOWER
528 EAST TRENT AVENUE
SPOKANE, WASHINGTON

Project: 60-2164-01 JULY 2001

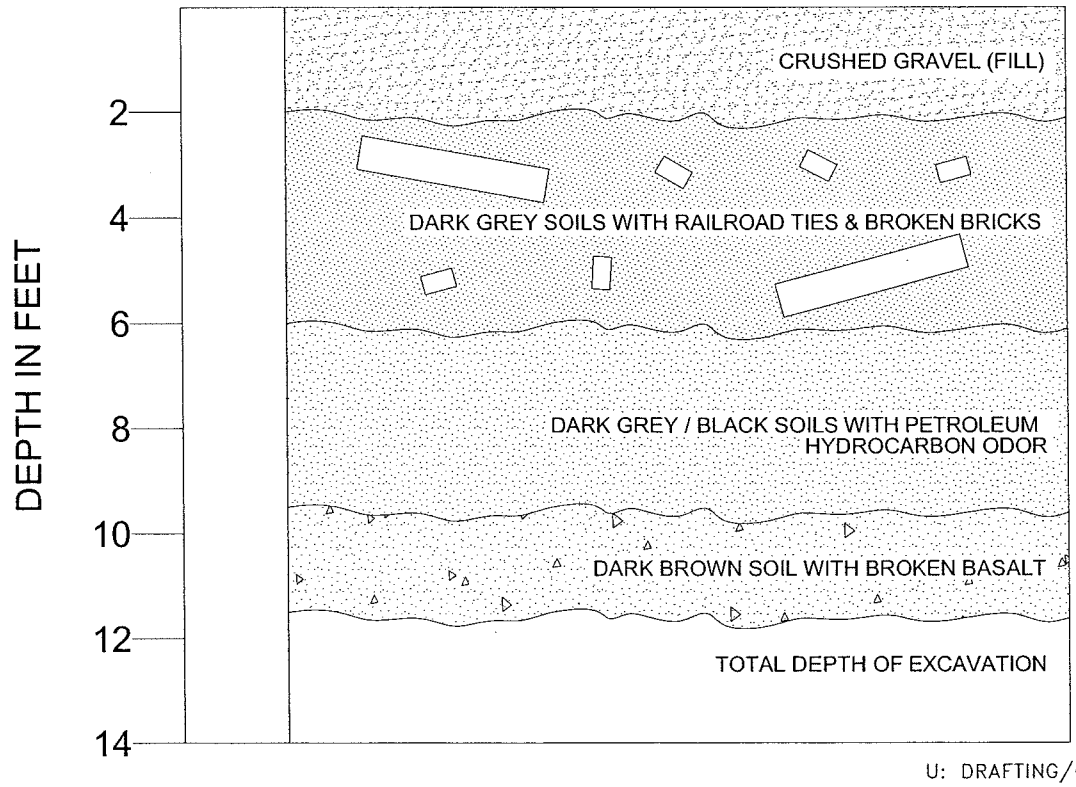
TEST PIT
CROSS-SECTIONS

FIGURE
3

TEST PIT #7



TEST PIT #8



U: DRAFTING/60-2164-01/FIG.4

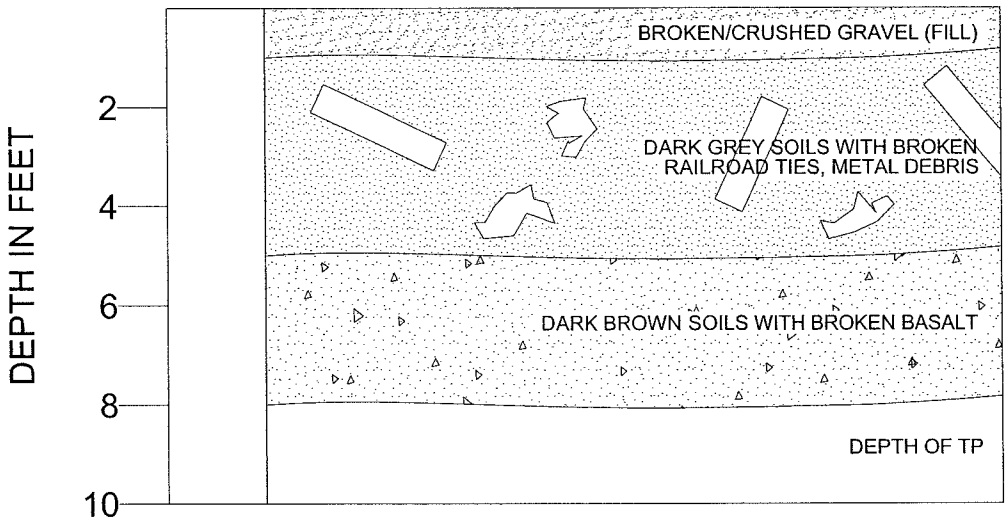
KLEINFELDER

SCHADE TOWER
528 EAST TRENT AVENUE
SPOKANE, WASHINGTON
Project: 60-2164-01 JULY 2001

TEST PIT
CROSS-SECTIONS

FIGURE
4

TEST PIT #9



U: DRAFTING/60-2164-01/FIG.5

KLEINFELDER

SCHADE TOWER
528 EAST TRENT AVENUE
SPOKANE, WASHINGTON

Project: 60-2164-01 JULY 2001

TEST PIT
CROSS-SECTIONS

FIGURE
5

DEPTH (feet)	WELL/PIEZO CONSTRUCTION	WATER LEVEL	TESTING PROGRAM: LABORATORY: MOISTURE CONTENT(%)	PLASTIC LIMIT(%)	LIQUID LIMIT(%)	% PASSING No. 200 SIEVE	OTHER TESTS	FIELD: PID (ppm)	BLOWS/6 in** (uncorrected)	SAMPLER *	SAMPLE NUMBER	U.S.C.S. NAME	U.S.C.S. SYMBOL	SOIL DESCRIPTION
														SURFACE: Asphalt
0														Asphalt
									15		B-3-2.5	GM		Sity GRAVEL (GM), black, dry, dense.
									23					
									22					
									17					
									8		B-3-4.5			
									8					
									7					
									10					
5												GM		Silty GRAVEL (GM) with boulders.
									50/5"		B-3-8	GM		Silty GRAVEL (GM), black, moist, very dense.
8														Boring terminated at 8' bgs on 6/7/01 due to refusal. No groundwater was encountered during drilling. Boring was backfilled with bentonite on 6/7/01.

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

APPROV: _____

BY: _____

DATE DRILLED: 6-7-01
LOGGED BY: B. J.
REVIEWED BY: Dennis O'Neill

SURFACE ELEVATION (feet): N/A
TOTAL DEPTH (feet): 8.0
DIAMETER OF BORING (in): 6'

DRILLING METHOD: HSA
DRILLER: Jasper Mt. Drilling
CASING SIZE: 4'

KLEINFELDER
GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS
SOILS AND MATERIALS TESTING

PROJECT NUMBER: 60-2164-01

Schade Tower
528 East Trent Avenue,
Spokane, WA

BORING LOG
-3

FIGURE
B - 9

DEPTH (feet)	WELL/PIEZO CONSTRUCTION	WATER LEVEL	TESTING PROGRAM: LABORATORY: MOISTURE CONTENT(%)	PLASTIC LIMIT(%)	LIQUID LIMIT(%)	% PASSING No. 200 SIEVE	OTHER TESTS	FIELD: PID (ppm)	BLOWS/6 in** (uncorrected)	SAMPLER *	SAMPLE NUMBER	U.S.C.S. NAME	U.S.C.S. SYMBOL	SOIL DESCRIPTION
														SURFACE: Asphalt
0														Asphalt
									16		B-1-1.5	GM		Silty GRAVEL, (GM), black, moist, dense.
									18					
									25					
									32					
									11		B-1-4.5			
									37					
									25					
									41			GM		Silty GRAVEL (GM) with boulders
5														
									9		B-1-8.5			
									6					
									5					
									4					
									3		B-1-10.5	ML		Silt (ML), light-brown, wet, soft to hard, trace gravel.
									6					
10									50/1"			BSLT		BASALT
10.5														Boring terminated at 10.5' bgs on 6/7/01 due to refusal. Groundwater was not encountered during drilling. Boring was backfilled with bentonite on 6/7/01.

THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

APPROV: _____

BY: _____

DATE DRILLED: 6-7-01
LOGGED BY: B. J.
REVIEWED BY: Dennis O'Neill

SURFACE ELEVATION (feet): N/A
TOTAL DEPTH (feet): 10.5
DIAMETER OF BORING (in): 6'

DRILLING METHOD: HSA
DRILLER: Jasper Mt. Drilling
CASING SIZE: 4'

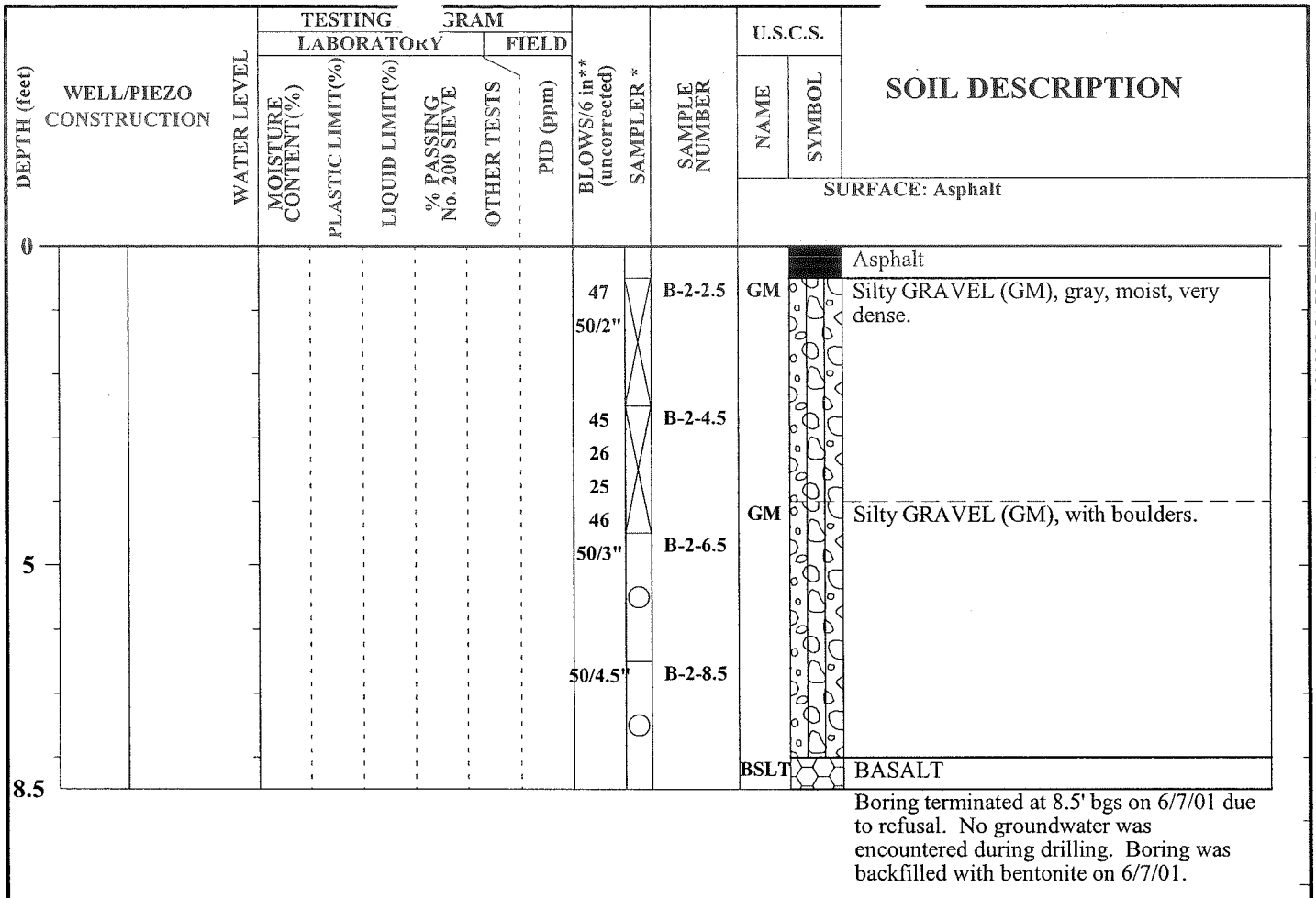
KLEINFELDER
GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS
SOILS AND MATERIALS TESTING

PROJECT NUMBER: 60-2164-01

Schade Tower
528 East Trent Avenue,
Spokane, WA

BORING LOG
B-1

FIGURE
B - 7



THIS SUMMARY APPLIES ONLY AT THIS LOCATION AND AT THE TIME OF LOGGING. CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH TIME. DATA PRESENTED IS A SIMPLIFICATION.

APPROV: _____

BY: _____

DATE DRILLED: 6-7-01
LOGGED BY: B. J.
REVIEWED BY: Dennis O'Neill

SURFACE ELEVATION (feet): N/A
TOTAL DEPTH (feet): 8.5
DIAMETER OF BORING (in): 6'

DRILLING METHOD: HSA
DRILLER: Jasper Mt. Drilling
CASING SIZE: 4'

KLEINFELDER
GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS
SOILS AND MATERIALS TESTING

PROJECT NUMBER: 60-2164-01

Schade Tower
528 East Trent Avenue,
Spokane, WA

BORING LOG
-2

FIGURE
B - 8

CHRISTINE O. GREGOIRE
Director

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
N. 4601 Monroe, Suite 100 • Spokane, Washington 99205-1295 • (509) 456-2926

October 11, 1990

Mr. Brian Whitfield
8609 N.E. 14th Street
Bellevue, WA 98004

CONSENT FOR ACCESS TO PROPERTY

Property Address: Inland Metals
E. 528 Trent
Spokane, WA

I hereby give my consent of officers, employees, contractors, and persons acting at the request of the Washington State Department of Ecology (WDOE) to my property located at the above property address for the following purposes: to collect soil samples for a site hazard assessment of the property.

Permission for access commences on October 22, 1990 and continues through October 26, 1990.

Oct 15, 1990
Date

Signature

The WDOE is requested to provide me a duplicate of any samples(s) collected at the above property address during the time of access. I will supply the container(s) to receive the duplicate sample(s).

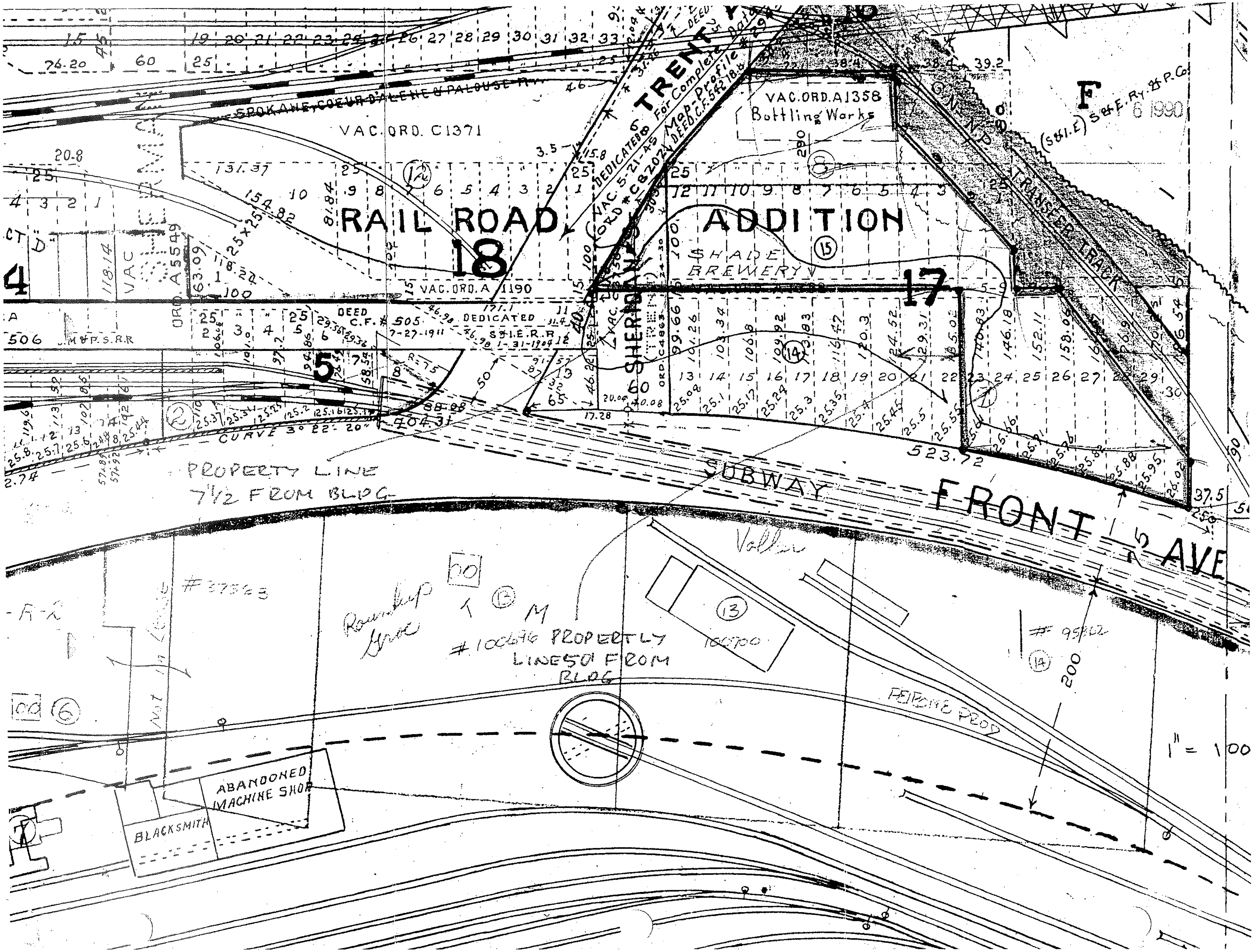
Date

Signature

The WDOE is not requested to provide me a duplicate of any sample(s) collected at the above address during the time of access.

Oct 15/1990
Date

Signature


RAIL ROAD ADDITION
18
17
5
TRENT
SHERIDAN
FRONT AVE
SUBWAY
VAC. ORD. C1371
VAC. ORD. A1358
Bottling Works
SHADE BREWERY
VAC. ORD. A 1190
ORD. A5549
DEDICATED
DEED C.F. # 505 7-27-1911
SPOKANE, COEUR D'ALENE & PALOUSE Ry
TRANSFER TRACK
PROPERTY LINE 7½ FROM BLDG
#100696 PROPERTY LINE 50' FROM BLDG
ABANDONED MACHINE SHOP
BLACKSMITH
Not in Lease
CURVE 3° 22' 20"
523.72
1" = 100

BRIAN WHITFIELD
8609 N.E. 14th STREET, BELLEVUE, WA 98004, (206) 453-9785

May 21, 1992

Ms. Patti Carter,
Environmental Geologist,
Site Hazard Assessments,
Department of Ecology
Eastern Regional Office,
N. 4601 Monroe, Suite 100
Spokane, WA 99205-1295

Dear Ms. Carter,

Re: Inland Metals Site

During our telephone conversation yesterday you mentioned that you were uncertain of the location of the samples taken by George Maddox relative to that of the samples taken by SAIC. Looking at the maps prepared by each, I can understand your statement as neither is to scale.

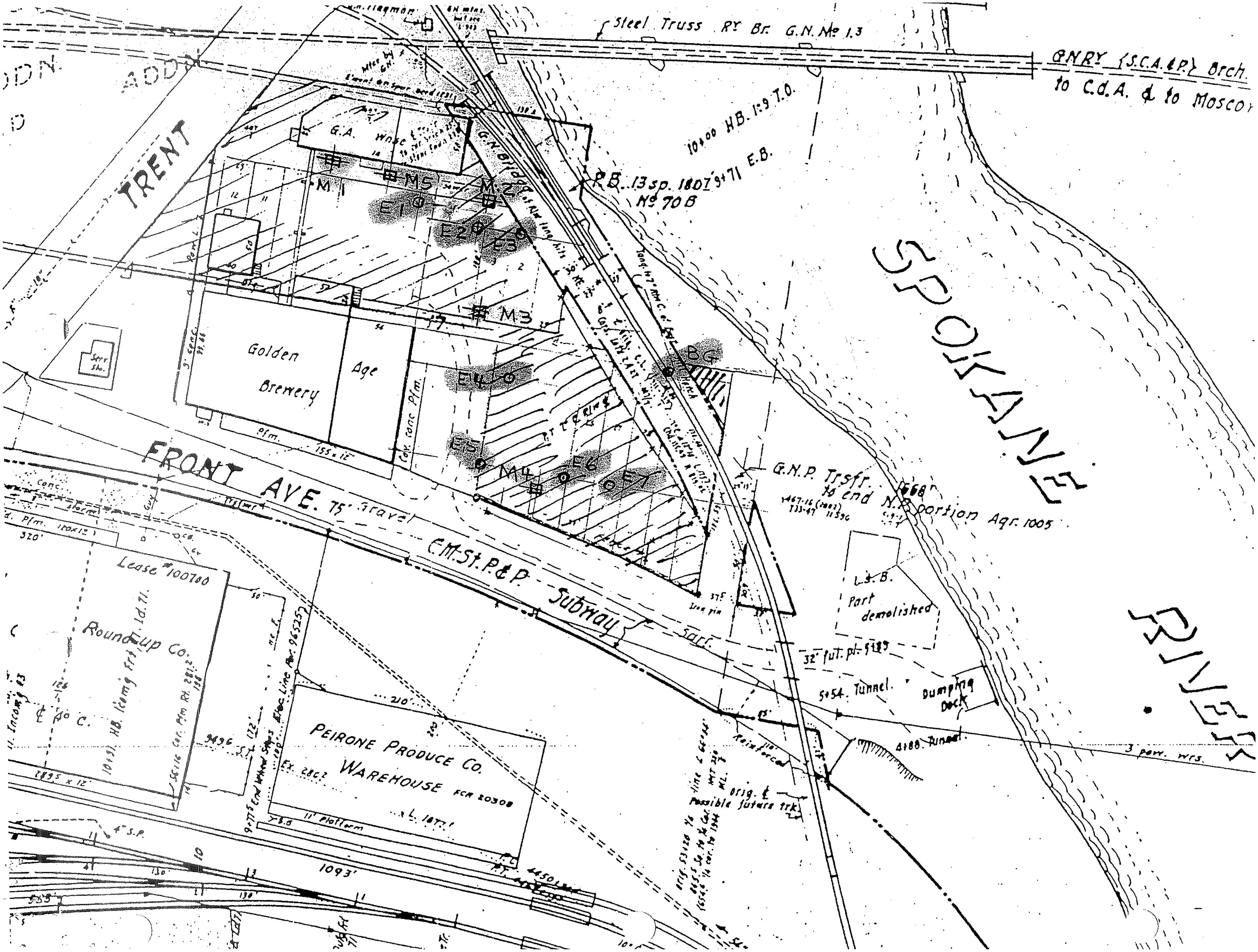
I have, as accurately as I can, located both sets of sample locations on one plot plan of the property. The SAIC samples were located as per page 3 of their notes. The latest George Maddox samples were located according to measurements I took, as I was present at the time. The locations were such that they approximated locations of his 1986 testing program: many of the previous landmarks no longer exist.

For clarity SAIC test locations are marked in pink as E1, etc and George Maddox test locations are marked in yellow as M1, etc

Yours truly,

Brian Whitfield

c.c. George Maddox



Steel Truss RY Br. G.N. No 1.3
GNRY (S.C.A.&P.) Brch. to C.d.A. & to Moscow
TRENT
G.A.
M1
M5
M2
E1
E2
E3
M3
Golden Brewery
Age
E4
BG
E5
M4
E6
E7
P.B. 13 sp. 1807 9+71 E.B.
No 70 B
10+00 HB. 1:9 T.O.
G.N.P. Trsfr. to end N.P. portion Agr. 1005
FRONT AVE. 75' Gravel
C.M.St.P.&P. Subway
Lease #100780
Roundup Co.
PEIRONE PRODUCE CO. WAREHOUSE
L.S.B. Part demolished
5+54 Tunnel
Dumping Dock
4+88 Tunnel
3 pwr. wrs
1093'
SPOKANE RIVER

BRIAN WHITFIELD
8609 N.E. 14th STREET, BELLEVUE, WA 98004, (206) 453-9785

July 12, 1992

Ms. Patti Y. Carter
Environmental Geologist
Department of Ecology
N. 4601 Monroe, Suite 100
Spokane, WA 99205

Dear Ms. Carter:

Re: Inland Metals Site

The purpose of this letter is to petition the removal of the Inland Metals site from the Washington State Hazardous Sites List.

Location of site:	Street address: 534 East Trent, Spokane, WA 99202 Site location: S.W. Quarter, Section 17, of Township 25 N. Range 43 E.W.M.
Legal description:	Appendix 1
Identification numbers.:	City Parcel Numbers: 35173.0115 and 35173.0108 S.A.I.C Case Number: 04091
Area of site:	Approximately 74,000 Square feet.
Map of site:	Appendix 2
Zoning:	Industrial / Commercial
Surrounding area:	Industrial and commercial, no residential.
Ownership:	The property was acquired by the present owner, Brian Whitfield, in August, 1986 by foreclosure action in the Superior Court of the State of Washington in and for the County of Spokane.

History of site:

The subject site was part of the land occupied by the Schade Brewery which was opened in the year 1903. The brewery building still stands on the adjacent land. The building which was located on the subject site, and which was demolished in 1991, had been the bottling plant. Old drawings, confirmed by subsequent excavation, showed at least one other building.

In the late 1950's the property was acquired by Sam Rykus, who was President and owner of Inland Metals, Inc., a company engaged in the scrap business. Rykus continued the business until 1986.

The area surrounding the site is industrial and commercial. Two or three years ago redevelopment started. The immediate area, and certainly the subject site, will continue to be industrial / commercial rather than residential.

Management of cleanup:

The cleanup was performed under the overall management of Brian Whitfield, the undersigned. I am a graduate Mechanical Engineer. My environmental experience included the modification and operation of limestone quarries and cement plants to meet newly imposed EPA regulations. I have also had experience in exploring for sand and gravel, for use in concrete, which involved drilling and testing soils, requiring a basic understanding of geology.

On site supervision was initially performed by Holt Construction, Inc.. Then, in 1989, TAMCO, a partnership of Mike and Tammy Holt, commenced on site supervision. The Holts have had considerable experience as excavation subcontractors.

Introduction to cleanup:

Sam Rykus, the previous owner, was unable to sell the subject property, and hence prevent foreclosure, because of stories circulating about him having dismantled transformers on the site and thereby contaminating it with P.C.B.'s. He denied this allegation and to support and give credibility to his statement he agreed to a testing program in late 1985. The resulting report, prepared by George Maddox & Associates, Inc., dated January 13, 1986, and attached as Appendix 3, indicated a maximum P.C.B. count of 12 p.p.m. at one location in a low lying area near to the river. These tests, plus the previous use of the site, brought this property to the attention of D.O.E.

For cleanup purposes, the site was divided at the narrow neck (See Appendix 2) into two main parts: the N.W. Section (which included the low lying area near the river) where the buildings and fill were located, and where most of the scrap metal business was conducted; and the S. E. Section (which had outcroppings of basalt rock) where automobile crushing was performed.

Removal of surface scrap and debris

Several independent contractors worked intermittently over a two year period to remove surface scrap from the N.W. Section. A portable baler was brought in to crush 175 tons of automobiles located on the S.E. Section: at the same time City of Spokane dumpsters were brought in to remove about 500 cubic yards of debris that was intermingled with the automobiles.

Removal of underground tanks

In late 1990, after receiving appropriate permits, a licensed contractor removed the underground storage tanks. There was no contamination or leakage, The report is attached as Appendix 4.

Building demolition

The building used by Inland Metals was demolished in 1991. The demolition contractor removed most of the materials, with the remaining concrete foundation and floor being hauled away.

N.W. Section cleanup

The location of installed shears and other dismantling equipment, and discussions with "old hands" in the Spokane scrap business, confirmed where most of the work had been done and, therefore, where there was most likely to be contamination of the underlying ground. However it was evident that most of the scrap processing work had been performed on large concrete slabs, rather than directly on the ground, resulting in less contamination of the underlying materials than might otherwise have been the case.

In mid 1987, at the start of the cleanup program, a quantity of 1,490 cubic yards of debris from adjacent the river was taken to Marshall Landfill. Upon completion, two samples were taken from the bottom of the resulting hole. The ABC Laboratory, Inc. test results, dated September 24, 1987 are attached as Appendix 5. One test result for P.C.B.'s was less than 1 p.p.m. and the other was 3 p.p.m.. With the immediate danger of run off into the adjacent river reduced, the cleanup program was put on hold for financial reasons. However, scavenging of the site for salable metal by independent contractors continued.

Work started again in late 1989 with a continuation of excavation, sorting of metals and hauling material to the landfill. A total of 2,180 cubic yards were hauled in 1989, 4,590 cubic yards in 1990 and 1,620 cubic yards in 1991. In addition a total of 685 cubic yards of concrete were hauled to The Ralph Wilson dump in 1990 and 1991.

A rough estimate of 10,000 cubic yards of clean materials were relocated to already excavated areas during the task of digging down to the grade existing at the time that the brewery was built.

A total of 9,880 cubic yards of material were removed from the N.W. Section to Marshall Landfill. This was made up primarily of two categories, scrap, such as thin sheet metal and wire cable which had no commercial value and building materials from two long ago demolished buildings which had been pushed into their basements. The largest basement, which used to be part of the bottling plant, was 60 ft. long, 50 ft. wide and 18 ft. deep. Almost 3,000 cubic yards, when measured in trucks, were taken from this basement. Old drawings confirmed that the other building was 50 ft. long and 40 ft. wide. This basement was also full of the demolished building, and it had three concrete slabs poured on top at slightly different elevations. Concrete foundation walls and basement slabs of the old buildings and retaining walls were also removed. Other materials removed to Marshall Landfill included considerable quantities of broken brick, a thick seam of broken glass bottles, concrete slabs placed to perform demolition work and ash. Soil, which had been contaminated with oil, was allowed to dry before hauling. There were several truck loads of automobile tires.

The result is that the grade of the surface of the site, before backfilling with clean material in some areas, is considerably below the 1986 grade, being a maximum of 20 feet below near the river. It should be stressed that excavation continued well beyond what was required to clean the site: digging continued down to undisturbed earth in the low area by the river to locate footings for an office building planned for the site.

It is known that the independent contractors took a total of about $30,000 of scrap metal to a local dealer during their scavenging operation. At an average of about $50 per ton, it can be concluded that about 600 tons of scrap metal was removed from the N.W. Section of the site.

On October 25, 1990, S.A.I.C., at the request of D.O.E., visited the site to test for heavy metals and P.C.B.'s. The results are attached as Appendix 6. P.C.B.'s were evident in only three locations, with the maximum reading being 6.4 p.p.m.: a duplicate sample at the same location showed only 1.3. p.p.m.. Excavation continued at this location after the S.A.I.C testing program. Heavy metals were well below maximum allowable.

S.E. Section cleanup.

After the automobiles were removed, six samples were taken on a fifty foot grid. The ABC Laboratories, Inc. test results dated June 21, 1989 are attached as Appendix 7. One test for P.C.B.'s was 4 p.p.m., and two tests had 2 p.p.m.. The October 25, 1990 S.A.I.C. testing program for heavy metals and P.C.B.'s revealed P.C.B.'s at only one location, 2.4 p.p.m., near the baler. Heavy metals were not in excess of allowable limits. The top one to two feet of the surface of the whole area, where old cars had been stored, was scraped off and removed to Marshall Landfill. While doing so it was evident that there had been leakage of hydraulic oil from the baler. Also, there was ash on the surface of an area South of the baler: we were told that in past years some of the automobiles had been burned to remove non-metallic substances. As a result, once the baler was removed, a large area surrounding it was excavated up to a maximum depth of about five feet. A total of 3,750 cubic yards were dug, allowed to dry and hauled to Marshall Landfill. Nearly all of the material hauled consisted of three inch sized crushed rock, probably placed to provide a level working area and a base for the 100 ton baler which was installed in the early 1980's.

Clean granular fill was brought in to fill the excavation and to restore the surface to the original elevation. Also, a ditch was dug along the street and lined with impervious clay to prevent water runoff onto the site from the yard of the trucking company across the street.

Final test program

On March 3, 1991, the firm of George Maddox & Associates was retained to test the site. Soil samples were taken, with some required excavation between sampling. A report was issued on January 2, 1992, with the cover letter and test results attached as Appendix 8. Dr. George Maddox, a Registered Professional Engineer in the State of Washington, concluded: "After prolonged cleanup and repeated sampling it is this firms opinion that all T.C.L.P. metals and P.C.B.'s found in soil at the Inland Metals site have been removed and that the site is clear of contamination." A copy of his report was forwarded to D.O.E shortly afterwards.

Conclusion

It can be concluded, confirmed by the George Maddox & Associates, Inc. testing program, that the cleanup of the Inland Metals site was thorough and complete. In fact clean up levels established and achieved being a maximum of 1.0 p.p.m. for P.C.B.'s and 5.0 mg/L for lead, for example, were far below the upper limits for industrial / commercial use.

It is formally requested that the Inland Metals site be removed from the Washington State Hazardous Sites List. Your early attention to this request would be appreciated as I have applied for a Shoreline Development Permit with a view to constructing an office building on the site. This process must include approval by D.O.E. in Olympia.

Yours truly,

Brian Whitfield

Site Closure Report
Documentation of Cleanup Actions
Schade Brewery
528 East Trent Avenue
Spokane, Washington

December 16, 2005
003-09303-00

Prepared for
America West Bank
9019 E. Appleway Blvd.
Spokane, WA 99212

Prepared by
LFR Levine-Fricke
3810 E. Boone Avenue, Suite 306
Spokane, Washington 99202

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1.0 INTRODUCTION

LFR, Inc. (LFR) was retained by *American West Bank* (Client) to monitor and report on independent remedial actions completed for the Schade Brewery property (Site). This document presents a summary of the implementation of the selected cleanup action alternatives for protection of potential threats to human health and the environment for contaminant-affected soils at the Site.

Prior independent remedial actions have been conducted to characterize the nature and extent of soil contamination and plan for remedial cleanup actions at the Site. The following independent remedial action reports has been submitted to the Washington Department of Ecology (WDOE) for review and approval:

- *Remedial Investigation - Documentation of Soil Contaminant Conditions, Schade Brewery, 528 East Trent Avenue, Spokane, Washington*, SLR International Corp, Project No. 003.0156.00002, May 2004.

- *Cleanup Action Plan, Schade Brewery, 528 East Trent Avenue, Spokane, Washington*, SLR International Corp, Project No. 003.0156.00002, November 2004.

These two reports were reviewed and approved by the WDOE under the Voluntary Cleanup Program (VCP). The Site was entered into the VCP in May 2004. The selected cleanup action alternatives presented in the Cleanup Action Plan (CAP) were modified by the WDOE in a January 12, 2005 letter to the Client. The modifications provided specific comments and objectives for the independent remedial actions, which were incorporated into the Site cleanup activities and engineering controls, as documented in this Site Closure Report.

1.1 Purpose and Scope

The Site Closure Report provides a brief review of the prior environmental studies and the engineering and institutional controls for Site closure processes under the Model Toxics Control Act (MTCA, Chapter 173-340 WAC). The Site Closure Report is presented with the intent of meeting regulatory requirements in the pursuit of a determination of "no further action" (NFA) following WDOE review and assessment under the VCP.

1.2 Site Location and Description

The Site is located at 528 East Trent Avenue within the incorporated city limits of Spokane, Washington. The Site consists of five (5) Spokane County tax parcels located east of the "Y" intersection of Trent and First Avenues. Trent Avenue is located to the west and north of the Site, while Front Avenue comprises the Site's approximate southern property boundary. A portion of the northeast section of the Site is located immediately adjacent to the southern bank of the westerly-flowing Spokane River, south of the Trent Avenue bridge. The Site is located in the Southwest and Southeast Quarters of Section 17, Township 25 North, Range 43 East, (W.M.) in Spokane County, Washington. The latitude and longitude at the approximate center of the Site is identified as North 47 E 39.636' and West 117E 24.107'. A Site Location Map is provided in Figure 1.

Additional details on the Site tax parcels and historical background are provided in both the Remedial

Investigation (RI) and CAP documents referenced above.

2.0 PRIOR ENVIRONMENTAL STUDIES

2.1 Contaminants of Concern

Historical documentation indicated that diesel (DRO) and heavy oil (HRO) range petroleum hydrocarbons or organics, polychlorinated biphenyls (PCBs), non-carcinogenic and carcinogenic polynuclear aromatic hydrocarbons (PAHs), and five total metals (arsenic, cadmium, chromium, lead, and mercury) were to be investigated for their nature and extent in soils across the Site. These contaminants of concern (COCs) were approved by the WDOE.

2.2 Soil Cleanup Levels

A necessary part of the Schade Brewery independent remedial action effort is the selection and establishment of appropriate cleanup standards for potential COCs in affected soil. As provided in MTCA 173-340-700 WAC, appropriate cleanup standards are to be identified for particular substances at a site and the specific areas or pathways, such as land or water, where humans and the environment can become exposed to these substances. In addition, these standards are established by WDOE to protect human health and the environment for current and potential site and resource use. The remedial investigation was designed to provide specific information to meet these soil cleanup criteria.

Selection of appropriate and applicable cleanup standards was based on the MTCA standards in effect at the start and completion of the actual remedial cleanup actions in the areas identified with COCs. At the time of the remedial investigation the MTCA standards established on August 15, 2001 were applied for establishing COC cleanup standards and related requirements.

The WDOE has determined that residential land use is generally the site use requiring the most protective cleanup levels and that exposure to hazardous substances under residential land use conditions represents the reasonable maximum exposure scenario. Method A cleanup standards are those defined in the MTCA as applicable to sites where the cleanup action can be considered routine and/or relatively few contaminants are involved.

Of the three allowable cleanup standards (Methods A, B and C), Method A soil cleanup levels are typically conservative, but are only available for a limited number of contaminants. As the Site is considered a commercial-use property (although zoned industrial), the Method A Soil Cleanup Levels for Unrestricted Land Uses (Table 740-1, Section WAC 173-340-740) were used for specific COCs.

2.3 Remedial Investigation

SLR International Corp. (SLR) was retained by the Client to conduct and document a remedial investigation completed for the Schade Brewery property in the early part of 2004. The independent remedial actions were completed pursuant to WDOE rules defined in the MTCA. The independent remedial actions were summarized in the May 2004 SLR *Remedial Investigation* report and submitted to the WDOE under the VCP.

The SLR RI program consisted of an "area-wide" subsurface soil sampling and analysis program that

began in February 2004. SLR conducted a subsurface test pit exploration program on April 20, March 3, March 23 and April 20, 2004. Seven exploratory borings were completed on February 24, 2004.

The RI identified residual contaminant affected soils on the Site, with DRO, HRO, cadmium, lead, PCBs, and cPAHs as the primary COCs above the MTCA cleanup levels. In the professional opinion of SLR, the contaminant conditions reflected a potential threat to human health and the environment and required additional independent remedial actions to mitigate, reduce, and/or remove the risks.

2.4 Cleanup Action Plan

SLR prepared a CAP to evaluate and select cleanup standards and technologies to protect human health and the environment by eliminating, reducing, or otherwise controlling risks posed through each exposure pathway and migration route for the COCs in soil.

The SLR proposed cleanup alternatives included: 1) Engineering controls to create a protective impervious cover (isolation and containment) and provide storm water management to mitigate the threat to human health and the environment, 2) Volume reduction and off-site disposal for excess contaminated soils requiring removal during site development, as necessary, 3) Institutional controls to limit or prohibit activities that may interfere with the integrity of the cleanup action, or result in exposure of hazardous substances, and 4) Natural attenuation / intrinsic bio-degradation.

The engineering controls were based on the planned development of the Site by potential purchasers. A *Preliminary Grading and Drainage Plan* (Taylor Engineering, November 8, 2004) was included in the CAP and defined the preliminary engineering controls for WDOE approval. The improvements included the asphalt paving (impervious surface) of the alley and eastern portions of the Site to prevent outdoor human exposure pathways, surface water (precipitation) infiltration through the affected areas, and potential vertical/horizontal migration of any residual COCs to the underlying native soil, fill materials, ground water, and Spokane River.

The storm water management system was integrated into the Taylor plan to collect and move precipitation to an off-site source. The storm water planning included the collection of all impervious surface drainage into three (3) lined storm water bio-filtration swales. Catch basins in the lined swales were to be connected to storm drain piping, and the overflow is disposed of via off-site connection to an existing City of Spokane storm drain located in Trent Avenue.

The planned site development activities outlined in the CAP included the removal and off-site treatment/disposal of original soils in areas impacted by construction, as needed. This process reduces the volume of residual affected soils and limits potential human health and environment exposure scenarios, limits or removes fate and transport mechanisms, and provides for off-site management under regulatory controls and permitting processes. The preliminary plan was for the off-site disposal of generated wastes through Waste Management, Inc. acceptance requirements to a WDOE-approved facility according to waste characterization and permit guidelines.

A formal deed restriction process was to be completed by the potential purchasers. A Restrictive Covenant will be recorded with the register of the deeds for Spokane County on the five (5) Site tax parcels and be binding on the owner's successors and assigns.

In the opinion of SLR, the potential for exposure to Site contaminants will be minimal following site development, and will decrease in the future as the semi-volatile PAH, PCB, and diesel/heavy oil

compounds in soil will naturally attenuate through the processes of dispersion, diffusion, sorption, volatilization, and intrinsic biodegradation. These processes operate together to naturally reduce these semi-volatile contaminant concentrations in the soils, and to degrade the contaminants into less harmful forms. The protective cover, storm water, and institutional controls will allow natural attenuation and intrinsic bio-degradation to be preserved and continued. These processes are not anticipated to reduce the total metals concentrations, but biological activity and sorption will assist in binding the contaminants within the soil and geologic matrix and limit mobility.

Other interim construction measures were to be adopted during the site development phases, including a construction storm water pollution prevention plan, health and safety planning and controls for construction workers, and dust control to limit fugitive emissions from the Site.

2.5 WDOE Review and Comments

Following submittal of the CAP to the VCP in November 2004, a January 12, 2005 WDOE letter to the Client presented comments and recommendations for the site closure process. The WDOE recommendations included the following:

- WDOE recommended that any contaminated soil excavated from the Site during construction should be removed and disposed of at an appropriate facility.

- Due to concerns regarding PCBs in the Spokane River and the proximity of the Site to the river, WDOE recommended removal of soils impacted with PCBs at concentrations exceeding the cleanup level of 1 milligram per kilogram (mg/kg). These soils should be disposed of at a facility approved to receive this type of contaminated soil.

- If any contamination remains on Site at concentrations exceeding cleanup levels after site remediation, a restrictive covenant on the property will be required.

These recommendations were discussed with the Client and potential purchaser (developer) and implemented into the site engineering plans and construction program for planned site development. Modifications were to be included in the final site development plans to meet engineering controls described in the CAP, and state and local storm water management permitting requirements (please see Section 3.1 below). In addition, plans were developed to excavate and manage wastes generated in the Site soil areas affected with PCBs. The PCB Areas are as described in the RI report (SLR, May 2004) and the remedial excavation activities discussed in Section 3.3 below.

3.0 INDEPENDENT REMEDIAL ACTIONS

3.1 Site Plans and Engineering Controls

A *Preliminary Grading and Drainage Plan* (Taylor Engineering, November 8, 2004) was included in the CAP and defined the preliminary engineering controls which were approved by the WDOE. Following the Site real estate purchase by the current owners (site developer), the construction planning and permit process was implemented with the City of Spokane under existing municipal codes. The site developer employed Whipple Engineering, Inc. (Whipple) of Spokane, Washington to complete the final site plans and acquire permitting for construction, storm water management, and

related development standards.

3.1.1 Storm Water Management and Impervious Surfaces Plan

Whipple worked with the City of Spokane and WDOE in designing a storm water management system to meet discharge, treatment, and on-Site management for both local and state codes, including those engineering controls required to meet MTCA standards and as outlined in the approved CAP.

The original plan by Taylor Engineering, Inc. utilized a catch-basin collection and piping system for discharge to the City of Spokane municipal storm sewer system located in Trent Avenue. However, following negotiations with the City of Spokane, it was determined that a storm water discharge from the Site would not be allowed under the city's existing National Pollution Discharge Elimination System (NPDES) permit. A Site-specific NPDES permit was deemed inappropriate and substantially restrictive to obtain for direct discharge to the adjacent Spokane River.

As a result, Whipple designed a catch-basin collection and associated bio-filtration terrace (swale) system to collect and treat storm water from the North Alley and eastern parking area, located east of the Schade Brewery building and along the northern property boundary. The Whipple plans refer to the storm water management system as "erosion and sediment control". On July 8, 2005, the WDOE accepted the Whipple storm water collection and treatment design modifications. A copy of the Whipple engineering plans for the parking areas, grades and storm water catch-basin and underground piping, bio-filtration terrace, and various design details are provided in Appendix A. The construction of the engineering controls was completed by Pierson Construction (Piersol) of Plaza, Washington on behalf of the Client.

Storm water is collected from the North Alley into a catch-basin with a sump pump system to move the waters to the bio-filtration entrance - which is located at a higher elevation east of the alley-way. A WDOE required change to the Whipple plan for the North Alley includes an asphalt surface cap or impervious surface, rather than the rock surface finish shown in the attached plans. The surface grading in the eastern parking area directs surface run-off from the asphalt parking areas into various catch-basins and pipes the waters to the bio-filtration entrance using gravity flow. The Whipple Figure C4 of 8 provides a plan view detail of the bio-filtration terrace. The Whipple Figure C8 of 8 provides a plan view detail of the catch-basin and underground piping connections to the bio-filtration terrace that was constructed by Piersol.

Piersol constructed the storm water management and impervious surface engineering controls from approximately February through October 2005. The construction was completed according to the WDOE-approved Whipple Engineering plans. Photographs of the improvements are provided in Appendix B.

The western parking area along Trent Avenue has a storm water treatment system in place - which directs surface water run-off from the asphalt parking areas and collection into a treatment swale near the west entrance with Trent Avenue.

3.1.2 Landscaping Plan

The Site landscaping plan for the eastern parking area is designed around elevated or mounded islands within the asphalt parking surfaces. This design helps to direct surface run-off from precipitation to the asphalt and catch-basins for treatment in the bio-filtration terrace. The landscape islands were lined

with an impermeable geo-textile membrane to prevent storm water infiltration and potential migration of COCs located in the underlying soils. Photographs of the landscape system constructed by Piersol are provided in Appendix B.

3.1.3 Parking Area Grading Plan

The engineering controls required to meet MTCA/WDOE criteria included the importation of over 15,000 cubic yards (CY) of suitable, clean fill material for site grading and leveling. The clean fill material limited the "cut" excavation, disturbance of underlying COC affected soils, and amount of waste material requiring off-Site disposal. The eastern parking area grading plan and construction included additional fill materials to blend the final Site elevations with the southern-adjacent Front Avenue. The eastern parking area, North Alley, and the eastern portion of Front Street along the southern Site property boundary were paved with asphalt as an impervious surface protection measure. Photographs of the parking area and Front Street improvements constructed by Piersol are provided in Appendix B.

3.2 Final Cleanup Activities

3.2.1 PCB Areas - Volume Reduction

Based on the RI and CAP review the PCB concentrations were out-of-compliance for the COC under the conditions established in MTCA Section 173-340-740(7)(e). In general, the residual PCB affected soil was located in the western and central portions of the northern alley, within the northeast portion of the Site, and the southeastern portion of the Site. The January 15, 2005 WDOE letter recommended removal and proper disposal of soils impacted with PCBs at concentrations exceeding the cleanup level of 1 mg/kg.

Discussions were held with the Client, potential purchaser (developer), and WDOE regarding the volume reduction and off-site disposal of PCB affected soils. Preparations were made by LFR on behalf of the Client with the site contractor for the developer - Piersol - for the completion of the remedial excavations and waste management activities.

3.2.2 Field Activities

A volume reduction and off-site disposal cleanup action was conducted from February 23 through 25, 2005 at the three areas of concern in an effort to remove PCB affected soil identified above the MTCA cleanup standard of 1 mg/kg. The field monitoring and documentation was conducted by LFR personnel. The remedial excavation contractor services were conducted by Piersol. Photographs of the interim cleanup excavation activities are presented in Appendix B.

The North Alley is located on the north side of the Shade Brewery Building, adjacent to the northern property line and concrete retaining wall on Parcel No. 35173.0120. The North Alley was covered in gravel, with various underground utilities located within the corridor, including water, electrical, and irrigation conduits. Based on field observations and utility locations, the North Alley was subsequently divided into a West (WNA) and Central (CNA) North Alley area. Please refer to Figures 3, 4 and 5 for a plan view of the North Alley remedial excavation areas.

The TP5 area of concern is located in the southeast portion of the Site on Parcel No. 35173.0122, and along the west parcel boundary with Parcel No. 35174.0556. The area is gravel surfaced. Shallow basalt exposures are visible in the general area. Please refer to Figure 6 for a plan view of the TP5 remedial excavation area.

The TP7 area of concern is located in the northern portion of the Site on Parcel No. 35173.0122, adjacent to the northern basalt outcrop and steep slope to the Spokane River. The area is unimproved and/or gravel surfaced. Shallow basalt exposures are visible in the general area. Please refer to Figure 7 for a plan view of the TP7 remedial excavation area.

The remedial excavation locations, widths, and depths were initially field located, outlined, and then completed using the RI test pit soil sample result data. Confirmation soil samples for PCBs using laboratory parameter EPA Method 8082 were collected from the initial excavation limits. When a PCB soil sample result exhibited a concentration above the MTCA cleanup level, then an additional remedial excavation was completed in that specific area to remove the affected soil, and a re-sample program conducted to confirm cleanup, as necessary.

The dimensions of the excavation limits at the conclusion of the remedial excavations are as follows:

- West North Alley (WNA) - Eight in situ confirmation samples were collected in area WNA. A second confirmation sample event was required for the south sidewall and east bottom portions of the excavation in the WNA. Soil samples were collected from the mixed fill materials within the alley. The final excavation dimensions for the WNA were approximately 15 feet (ft) (alley width dimension measured from building foundation to retaining wall and foundation) by 42 ft, with depths ranging from 3 to 5.5 ft below ground surface (bgs). Please refer to Figure 4 for a plan view of the areal extent of the WNA remedial excavation.

- Central North Alley (CNA) - Six in situ confirmation samples and one duplicate sample (for sample CNA-WSW-3) were collected in area CNA. Soil samples were collected from the mixed fill materials within the alley. The final excavation dimensions for the CNA were approximately 15 ft by 52 ft, with depths ranging from 4 to 9.5 ft bgs. Please refer to Figure 5 for a plan view of the areal extent of the CNA remedial excavation.

- TP5 - Six in situ confirmation samples and one duplicate sample (for sample TP5-B1-2.5) were collected in area TP5. Soil samples were collected from both the underlying native soil material and sidewalls comprised primarily of mixed fill materials. The final excavation dimensions for TP5 were approximately 12 ft by 13 ft, with depths ranging from 2 to 3 ft bgs. Please refer to Figure 6 for a plan view of the areal extent of the TP5 remedial excavation.

- TP7 - Six in situ confirmation samples were collected in area TP7. Soil samples were collected from both the underlying native soil material and sidewalls comprised primarily of mixed fill materials. The final excavation dimensions for TP7 were approximately 25 ft by 25 ft, with depths ranging from 3 to 6 ft bgs. Please refer to Figure 7 for a plan view of the areal extent of the TP7 remedial excavation.

Discrete (grab) confirmation soil samples were collected from the sidewalls and bottoms of the remedial excavation following the removal of the affected soil. The confirmation soil samples were collected using decontaminated stainless steel hand tools or gloved hand from the stainless steel split-spoon sampler. Where the excavation exceeded a depth of 4 ft bgs, confirmation soil samples were

collected with the aid of the backhoe. The sampling devices were decontaminated between sampling events using an alconox and tap water wash, tap water rinse, and isopropanol rinse.

Sample collection and transportation were conducted in accordance with ASTM Standards D4220-95 *Standard Practice for Preserving and Transporting Soil Samples* and D4700-91 *Guide for Soil Sampling from the Vadose Zone*. Collected soil samples were placed in laboratory-provided glass container with polyethylene-lined lids. Soil samples selected for chemical analysis were labeled, dated, and managed under standard chain-of-custody protocol. Samples were placed in an iced cooler and transported to North Creek Analytical of Spokane, Washington.

3.2.3 Confirmation of PCB Cleanup

Twenty-six (26) soil samples and two (2) duplicate samples for quality assurance and control were collected from the PCB-impacted areas. Analytical results for the PCB confirmation soil samples collected are provided in the attached Table 1 and laboratory reports are attached in Appendix C. Analytical results from the confirmation soil samples collected after the remedial excavations did not identify PCB concentrations above the MTCA Method A Soil Cleanup Levels for Unrestricted Land Uses criteria of 1 mg/kg. The residual concentrations remaining on-Site within the PCB-impacted areas range from non-detectable above laboratory method reporting limits to 0.911 mg/kg.

In the professional opinion of LFR, the remedial cleanup action was successful in removing the potential threat to human health and the environment, and meets WDOE regulatory and guidance requirements established for this Site.

3.2.4 Other Affected Areas - Volume Reduction

The RI had identified other residual contaminant affected soils on the Site (non-PCB), with DRO, HRO, cadmium, lead, and cPAHs as the primary COCs above the MTCA cleanup levels. In general, the residual COC affected soils are located across various portions of the Site. Details on the nature and extent of these other COC affected soils are provided in the RI and CAP documents. The January 15, 2005 WDOE letter recommended that any contaminated soil excavated from the Site during construction should be removed and disposed of at an appropriate facility.

This condition was discussed with the Client, site developer and their contractor - Piersol. Instructions were provided to Piersol to remove any additional COC affected materials in utility and storm water excavations, or where general site development excavation trenches or cuts were required and to provide for proper waste management of the excavated waste materials. LFR provided monitoring of these remedial actions on behalf of the Client.

Two specific remedial excavations were required during site development, including installation of a utility trench in the North Alley and the cut required for the river-side pedestrian walkway along the north side of the Site. Large-sized materials were removed from the pedestrian walkway, including basalt cobbles, boulders, and fractured rock. A hoe-ram was used to break-up the underlying bedrock. The pedestrian walkway coarse materials were segregated to 3/4 in. diameter using a mechanical screen. The large-sized screened materials remained on-Site and were used in other fill areas. The remaining fine-grained material (< 3/4 in. diameter) was segregated, temporarily stored on-Site and managed for landfill disposal.

3.3 Waste Management

Waste soil stockpiles were generated from February 23 through 25 during the PCB area cleanup action and subsequent site development excavations/cuts. An off-site waste management program was established with Waste Management, Inc. for land fill disposal at the Greater Wenatchee Regional Landfill (Wenatchee) in East Wenatchee, Washington. A Generator's Waste Profile Sheet and soil laboratory data from the RI were provided to Waste Management, Inc. for waste profile and acceptance processing. The Greater Wenatchee Regional Landfill is permitted to receive non-TSCA (Toxic Substances Control Act) PCB soil wastes with less than 50 mg/kg concentrations. All the PCB affected area soil sample results, including both the RI and cleanup action laboratory data, indicated the highest PCB concentration was identified at 6.14 mg/kg (RI soil sample TP5-2 from test pit TP5).

In addition, the other waste soil stockpiles generated from site development activities were primarily affected with DRO, HRO, cadmium, lead, and total PAHs contaminants. These materials were also profiled with the PCB area wastes for acceptance by Waste Management, Inc. for landfill disposal at Wenatchee. In total, approximately 610 tons of potential PCB-impacted soil was generated during cleanup activities conducted at the Site from February 2005 to June 2005. Waste Management, Inc. reviewed the available data and provided acceptance of the PCB area and general excavation wastes under Permit No. 267, dated May 17, 2005. The waste management background profile and acceptance information is provided in Appendix D.

3.4 Institutional Controls

Institutional controls are measures taken to limit or prohibit activities that may interfere with the integrity of the cleanup action, or result in exposure of hazardous substances at a contaminated site. Such measures are required to assure both the continued protection of human health and the environment and the integrity of the cleanup actions. Contaminant affected soils remain at the Schade Brewery above MTCA cleanup standards. Hence, institutional controls are required to comply with regulatory conditions.

The Site historically has been and will continue to be used solely for commercial purposes as defined in MTCA. The general public will continue to be unrestricted, but access to the Site is on a short-term basis for occupants or visitors.

A formal deed restriction process was completed by the site developer directly with the WDOE VCP and State of Washington Attorney General's Office. A draft Restrictive Covenant was reviewed and negotiated with these agencies. A copy of the agency-reviewed Restrictive Covenant is provided in Appendix E for final review. The final approved Restrictive Covenant will be recorded with the register of the deeds for Spokane County on the five (5) Site tax parcels and binds the owner and their successors to future Site usage.

4.0 SUMMARY AND CONCLUSIONS

- LFR conducted a Remedial Investigation and reported the results to the WDOE in May 2004. The residual contaminant affected soils included DRO, HRO, cadmium, lead, PCBs, and cPAHs as the primary COCs above the MTCA cleanup levels.

- The contaminant sources appear to have been the primary result of on-Site land uses, including former Inland Metals operations. Railroad operations on the former railroad right-of-way located on the northern portion of Site may have also contributed to petroleum hydrocarbon, total metals, and PAH contamination. Other off-Site sources may also have contributed to these conditions, either from nearby air emissions, general fate and transport mechanisms, or other historical land uses in the general area.

- The proposed cleanup alternatives included: 1) Engineering controls to create a protective impervious cover (isolation and containment) and provide storm water management to mitigate the threat to human health and the environment, 2) Volume reduction and off-site disposal for excess contaminated soils requiring removal during site development, as necessary, 3) Institutional controls to limit or prohibit activities that may interfere with the integrity of the cleanup action, or result in exposure of hazardous substances, and 4) Natural attenuation / intrinsic bio-degradation.

- The engineering controls to the Schade Brewery ground surfaces over the alley and eastern portions of the Site include an impervious asphalt paving and storm water management system designed by Whipple Engineering, Inc. of Spokane, Washington. This impervious surface is designed to prevent outdoor human exposure pathways, surface water (precipitation) infiltration through the affected areas, and potential vertical/horizontal migration of any residual COCs to the underlying native soil, fill materials, ground water, and Spokane River.

- The original storm water plan, designed by Taylor Engineering, utilizing a catch-basin collection and piping system for discharge to the City of Spokane municipal storm sewer system located in Trent Avenue was deemed inappropriate by the City of Spokane. Upon receiving approval from the WDOE on July 8, 2005, Whipple Engineering designed a catch-basin collection and associated bio-filtration terrace system to collect and treat storm water from the North Alley and eastern parking area. Storm water collects into a catch-basin with a sump pump system to move the waters to the bio-filtration entrance. In addition, the western parking area along Trent Avenue has a storm water treatment system in place which directs surface water run-off from the asphalt parking areas into a treatment swale near the west entrance with Trent Avenue.

- The engineering controls required to meet MTCA/WDOE criteria included the importation of over 15,000 cubic yards (CY) of suitable, clean fill material for site grading and leveling. The clean fill material limited the "cut" excavation, disturbance of underlying COC affected soils, and amount of waste material requiring off-Site disposal. The eastern parking area grading plan and construction included additional fill materials to blend the final Site elevations with the southern-adjacent Front Avenue. The eastern parking area, North Alley, and the eastern portion of Front Street along the southern Site property boundary were paved with asphalt as an impervious surface protection measure.

- A volume reduction and off-site disposal cleanup action was conducted from February 23 through 25, 2005 at the three areas of concern to remove PCB affected soil identified above the MTCA cleanup standard of 1 mg/kg. When a PCB soil sample result exhibited a concentration above the MTCA cleanup level, then an additional remedial excavation was completed in that specific area to remove the affected soil, and a re-sample program conducted to confirm cleanup, as necessary. The three areas of concern consisted of the North Alley (west north alley [WNA] and central north alley [CNA]), TP5, and TP7. Eight soil samples were collected from the WNA, six soil samples and one duplicate sample were collected from the CNA, six soil samples and one duplicate sample

were collected from TP5, and six soil samples were collected from TP7.

- Twenty-six (26) soil samples and two (2) duplicate samples for quality assurance and control were collected from the PCB-impacted areas. Analytical results from the confirmation soil samples collected after the remedial excavations did not identify PCB concentrations above the MTCA Method A Soil Cleanup Levels for Unrestricted Land Uses criteria of 1 mg/kg. The residual concentrations remaining on-Site within the PCB-impacted areas range from non-detectable above laboratory method reporting limits to 0.911 mg/kg.

- The RI had identified other residual contaminant affected soils on the Site (non-PCB), with DRO, HRO, cadmium, lead, and cPAHs as the primary COCs above the MTCA cleanup levels. The January 15, 2005 WDOE letter recommended that any contaminated soil excavated from the Site during construction should be removed and disposed of at an appropriate facility. Two specific remedial excavations were required during site development, including installation of a utility trench in the North Alley and the cut required for the river-side pedestrian walkway along the north side of the Site. Large-sized materials were removed from the pedestrian walkway, including basalt cobbles, boulders, and fractured rock. A hoe-ram was used to break-up the underlying bedrock. The pedestrian walkway coarse materials were segregated to 3/4 in. diameter using a mechanical screen. The large-sized screened materials remained on-Site and were used in other fill areas. The remaining fine-grained material (< 3/4 in. diameter) was segregated, temporarily stored on-Site and managed for landfill disposal.

- In total, approximately 610 tons of potential PCB-impacted soil was generated during the PCB area cleanup action and additional site development activities conducted at the Site from February 2005 to June 2005. Waste Management, Inc. provided acceptance of the PCB area and general excavation wastes under Permit No. 267 to the Greater Wenatchee Landfill.

- Institutional controls are measures taken to limit or prohibit activities that may interfere with the integrity of the cleanup action, or result in exposure of hazardous substances at a contaminated site. Such measures are required to assure both the continued protection of human health and the environment and the integrity of the cleanup actions. The final approved Restrictive Covenant will be recorded with the register of the deeds for Spokane County on the five (5) Site tax parcels and binds the owner and successors to future Site usage.

- The potential for contaminant migration to the underlying ground water appears to be minimal based on the engineering and institutional controls implemented during the cleanup action. In general, given the Site hydrogeologic conditions and physical/chemical properties of the COCs there appears to be limited or no quantitative threat to impact the underlying water quality. The properties of the contaminants are relatively stable, are generally hydrophobic, and the processes for fate and transport include sorption, advection, dispersion, diffusion, sorption, volatilization and chemical/biological transformation.

- In the professional opinion of LFR, based upon the evidence of immobility of COCs in Site soils, the lack of complete exposure pathways, the engineering controls for limiting infiltration and controlling storm water, and institutional controls that guide and restrict future Site uses, the Site meets the requirements established under the VCP for a "no further action" determination.

5.0 REMARKS

This report has been prepared for the exclusive use of the American West Bank (Client) and the Washington Department of Ecology. Use of this report, its contents, or any part thereof without expressed or written consent from LFR is herewith disallowed. The findings and conclusions are based on the best available information known or made available; obvious, visual inspection and observations of the subject property at the time of the report; analytical results from an independent laboratory, contacts and discussions knowledgeable parties; reasonable interpretation of applicable environmental regulations; and opinions and judgments of LFR.

This report sets forth LFR's findings and conclusions arising from the scope of services agreed to with the Client, and completed pursuant to the agreed schedule and budget. Subject to these limitations, the independent remedial actions and documentation is intended to satisfy the standards of care, skill, and diligence customarily provided by environmental professionals performing similar services at the time the services were performed. All findings are based on readily available and reasonably ascertainable information on site conditions present at the time of the documentation and for the regulatory framework in effect at that time.

The Client acknowledges that LFR has been retained for the sole purpose of assisting the Client in monitoring, documenting, and reporting on the independent remedial actions.

TABLE

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TABLE 1: PCB Confirmation Soil Sample Results

Former Schade Brewery Property
PCB Area Cleanup Action
February 23 through 25, 2005

North Alley - West Area			
Sample No.	**Sample Location**	**Depth (ft bgs)**	**PCB Concentration**
WNA-B1-3.5	bottom, west side	3.5	0.808
WNA-WSW-4	west sidewall	4	0.141
WNA-SSW-3	south sidewall	3	**3.26 [R]**(1)
2WNA-SSW-5	re-sample beneath SSW-3	5	0.463
WNA-B2-4	bottom, east side	4	**4.31 [R]**
2WNA-B2-5.5	re-sample beneath B2-4	5.5	0.389
WNA-ESW-2.5	east sidewall	2.5	0.779
WNA-NSW-2.5	north sidewall	2.5	0.395

North Alley - Central Area			
Sample No.	**Sample Location**	**Depth (ft bgs)**	**PCB Concentration**
CNA-B1-9.5	bottom, east side	9.5	ND(2)
CNA-WSW-3	west sidewall	3	ND
CNA-D	duplicate of WSW-3	3	ND
CNA-B2-4	bottom, west side	4	ND
CNA-SSW-2.5	south sidewall	2.5	0.169
CNA-NSW-2	north sidewall	2	0.911
CNA-ESW-2	east sidewall	2	0.685

Test Pit TP5 Area			
Sample No.	**Sample Location**	**Depth (ft bgs)**	**PCB Concentration**
TP5-B1-2.5	bottom, northwest corner	2.5	0.0653
TP5-D	duplicate of B1-2.5	2.5	0.0983
TP5-B2-3	bottom, southeast corner	3	ND
TP5-NSW-2	north sidewall	2	ND
TP5-ESW-2	east sidewall	2	ND
TP5-SSW-1.5	south sidewall	1.5	ND
TP5-WSW-1.5	west sidewall	1.5	ND

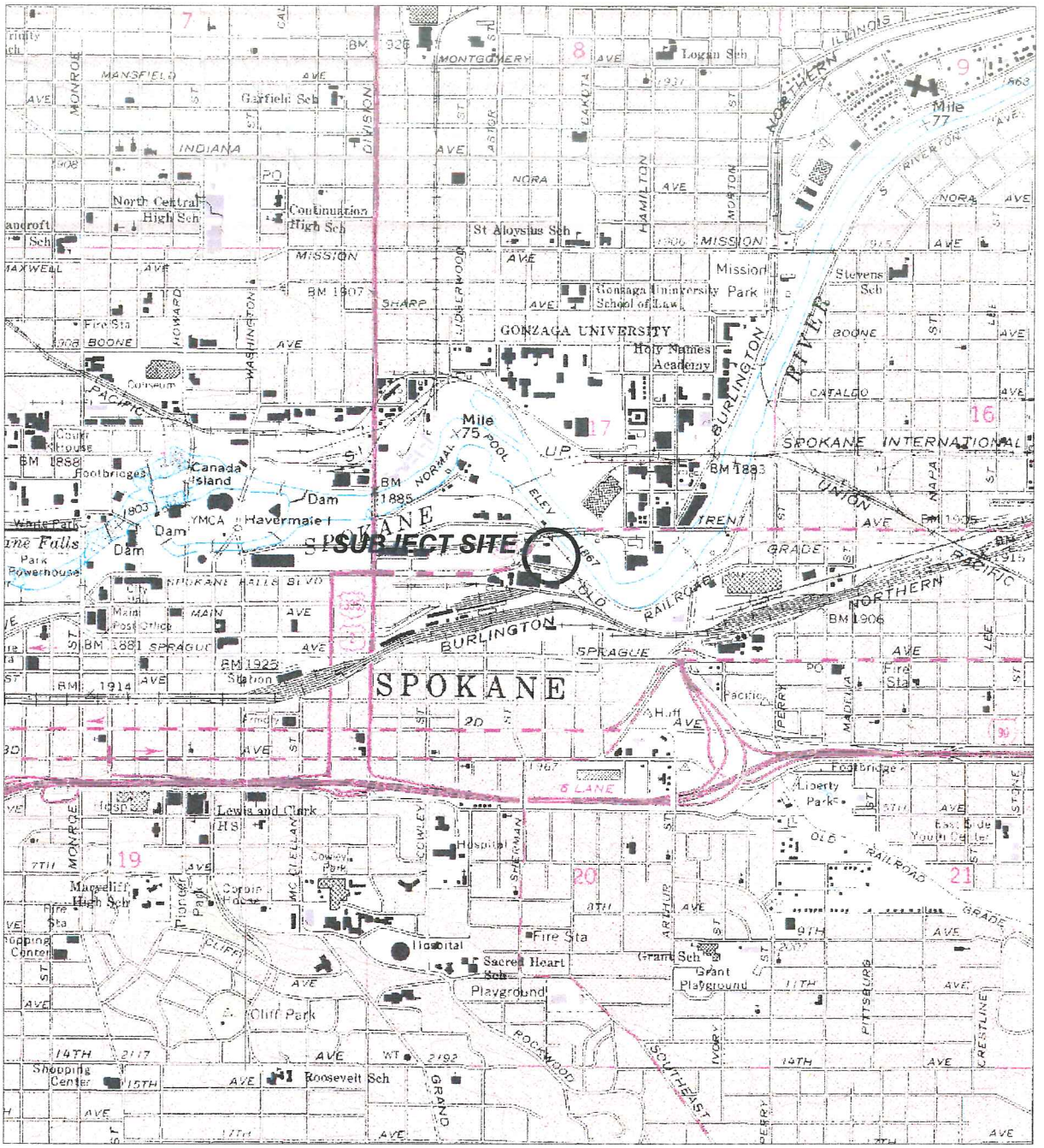
Test Pit TP7 Area			
Sample No.	**Sample Location**	**Depth (ft bgs)**	**PCB Concentration**
TP7-NSW-4	north sidewall	4	ND
TP7-ESW-3	east sidewall	3	ND
TP7-SSW-4	south sidewall	4	0.375
TP7-WSW-3	west sidewall	3	ND
TP7-B1-6	bottom, southeast corner	6	0.229
TP7-B2-6	bottom, northwest corner	6	0.0921

Notes:

(1) **[R]** = concentration above MTCA Method A Soil Cleanup Level of 1.0 mg/kg, additional remedial excavation completed and re-sampled

(2) ND = not detected above laboratory method reporting limit of 0.05 mg/kg

All results reported in milligrams per kilogram (mg/kg) or parts per million (ppm)



MAP SOURCE:
USGS 7.5 TOPOGRAPHIC MAP
SPOKANE NW, WA (1986)

N

0 2000 FEET

VICINITY MAP

American West Bank
Schade Brewery
528 East Trent Avenue
Spokane, Washington

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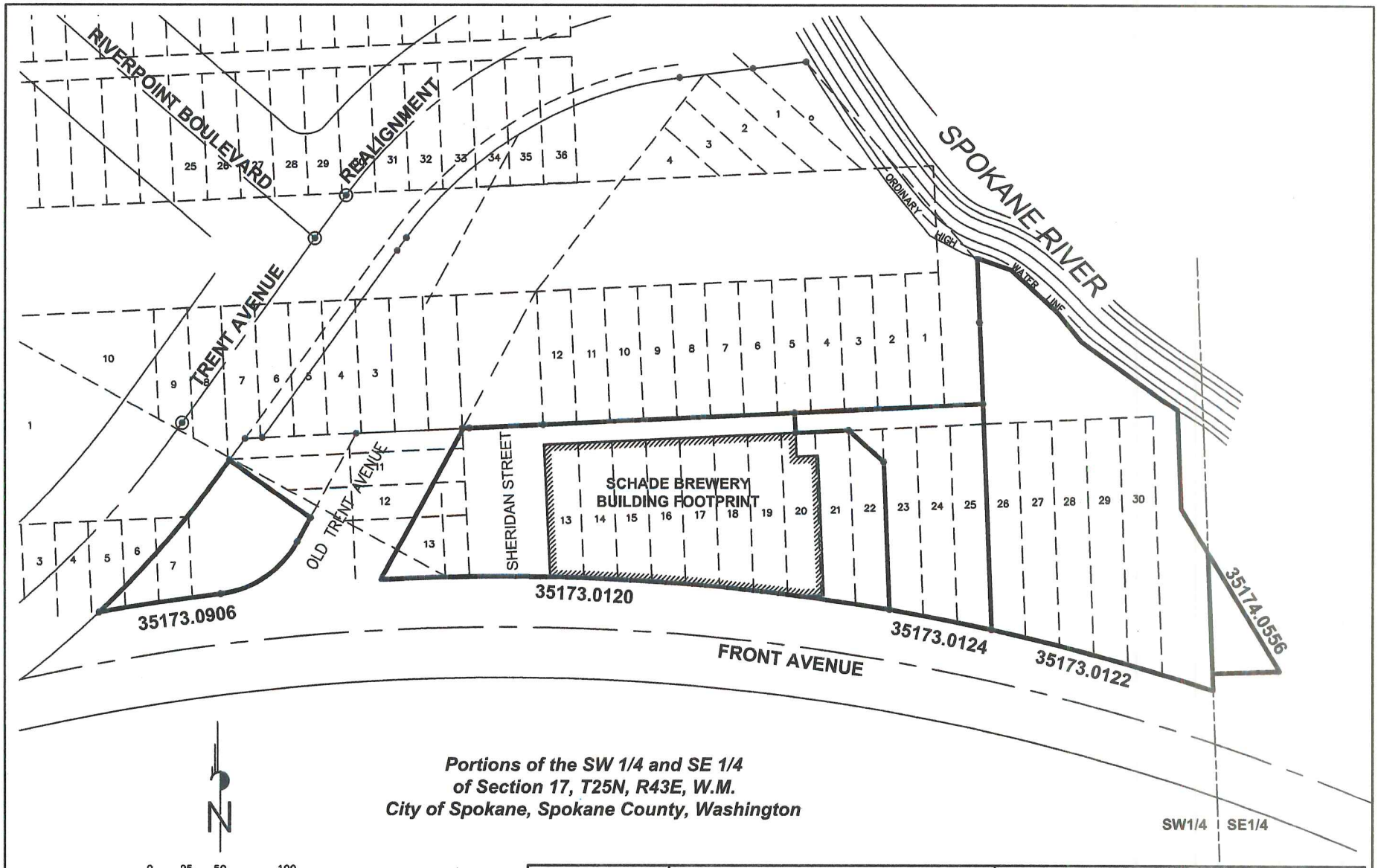
Figure 1



Portions of the SW 1/4 and SE 1/4
of Section 17, T25N, R43E, W.M.
City of Spokane, Spokane County, Washington

Base Map Source: Adams & Clark, Inc.

For Representational Purposes Only
All locations and distances are approximate
Tax ID parcel boundaries based on 2004 descriptions

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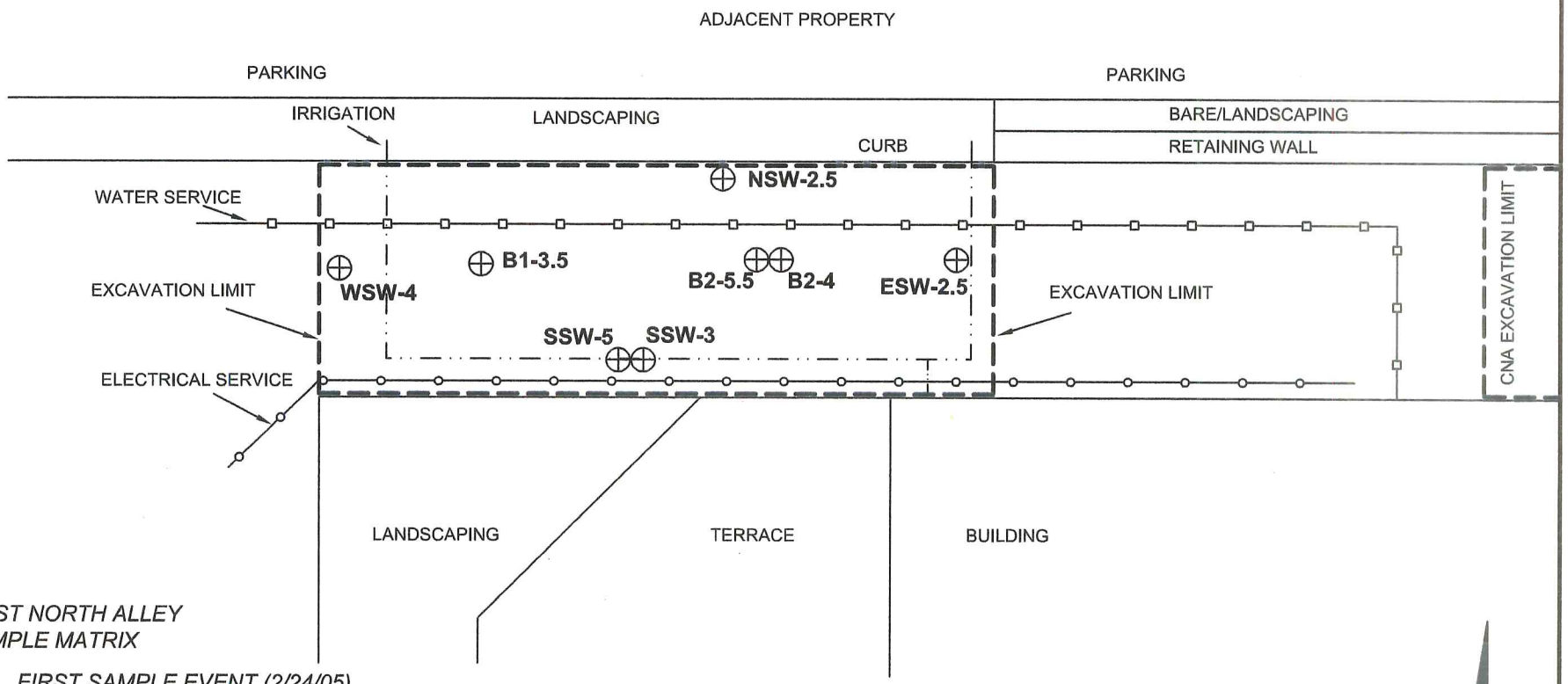
FIGURE 2		SITE CLOSURE REPORT ***SITE PLAN*** **AMERICAN WEST BANK** ***Schade Brewery*** 528 East Trent Avenue, Spokane, Washington
LFR NO. 003-09303-00		
LFR Inc. Spokane, Washington		
DRAWN: JASPER GEOGRAPHICS	CHECKED: JEL	DATE: November 2005 / SCALE: 1"=100'



WEST NORTH ALLEY
SAMPLE MATRIX

FIRST SAMPLE EVENT (2/24/05)

SAMPLE	PCB CONC.
WNA-B1-3.5	0.808
WNA-B2-4	4.31
WNA-WSW-4	0.141
WNA-ESW-2.5	0.779
WNA-SSW-3	3.26
WNA-NSW-2.5	0.395

SECOND SAMPLE EVENT (2/25/05)

SAMPLE	PCB CONC.
2WNA-SSW-5	0.463
2WNA-B2-5.5	0.389

RESULTS REPORTED IN MILLIGRAMS PER KILOGRAM (mg/kg)

LEGEND

⊕ SOIL SAMPLE LOCATION

N

0 10 20FT

ALL DISTANCES AND LOCATIONS ARE APPROXIMATE.
FOR REPRESENTATION PURPOSES ONLY.

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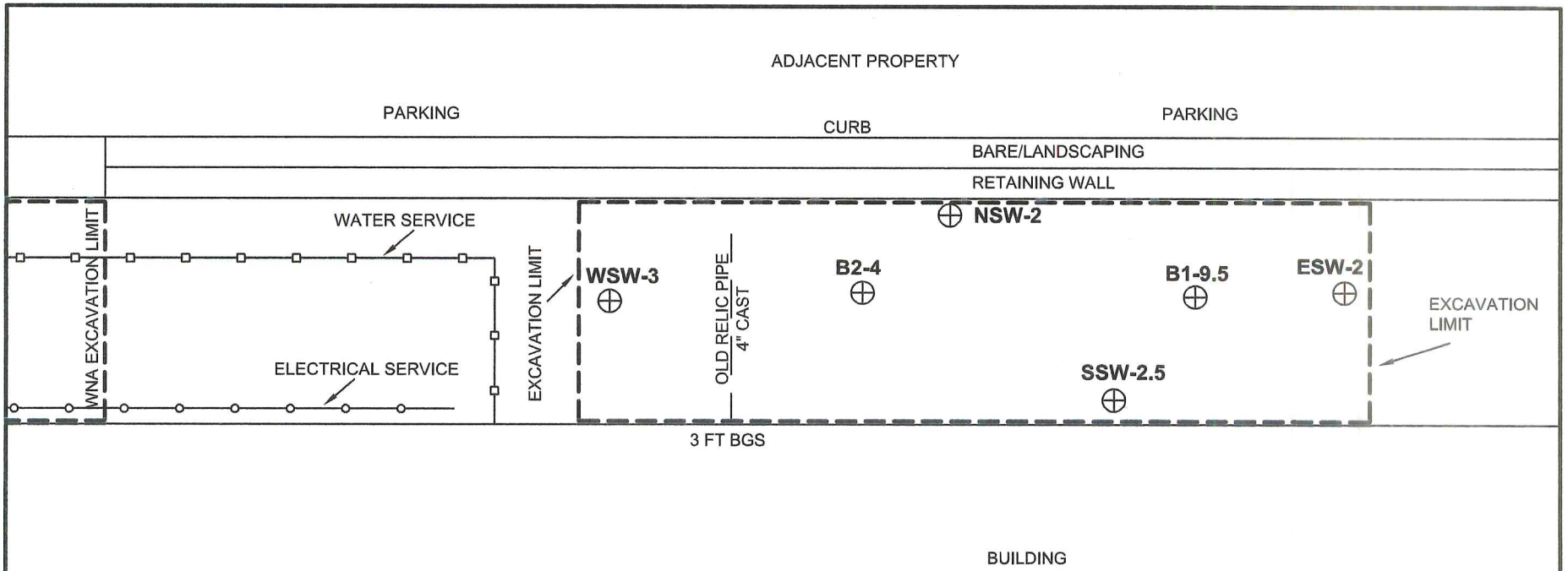
FIGURE 4

LFR NO. 003-09303-00

LFR Inc.
Spokane, Washington

DRAWN: JASPER GEOGRAPHICS | CHECKED: JEL | DATE: November 2005 | SCALE: 1"=10'

SITE CLOSURE REPORT
PCB AFFECTED SOIL
WEST NORTH ALLEY (WNA)
AMERICAN WEST BANK
Schade Brewery
528 East Trent Avenue, Spokane, Washington



CENTRAL NORTH ALLEY
SAMPLE MATRIX (2/23/05)

SAMPLE	PCB CONC.
CNA-B1-9.5	ND
CNA-B2-4	ND
CNA-WSW-3	ND
CNA-ESW-2	0.685
CNA-SSW-2.5	0.169
CNA-NSW-2	0.911
CNA-D-(WSW DUP)	ND

RESULTS REPORTED IN MILLIGRAMS PER KILOGRAM (mg/kg)
ND - NOT DETECTED ABOVE LABORATORY METHOD REPORTING LIMIT

LEGEND

⊕ SOIL SAMPLE LOCATION

N

0 10 20FT

ALL DISTANCES AND LOCATIONS ARE APPROXIMATE.
FOR REPRESENTATION PURPOSES ONLY.

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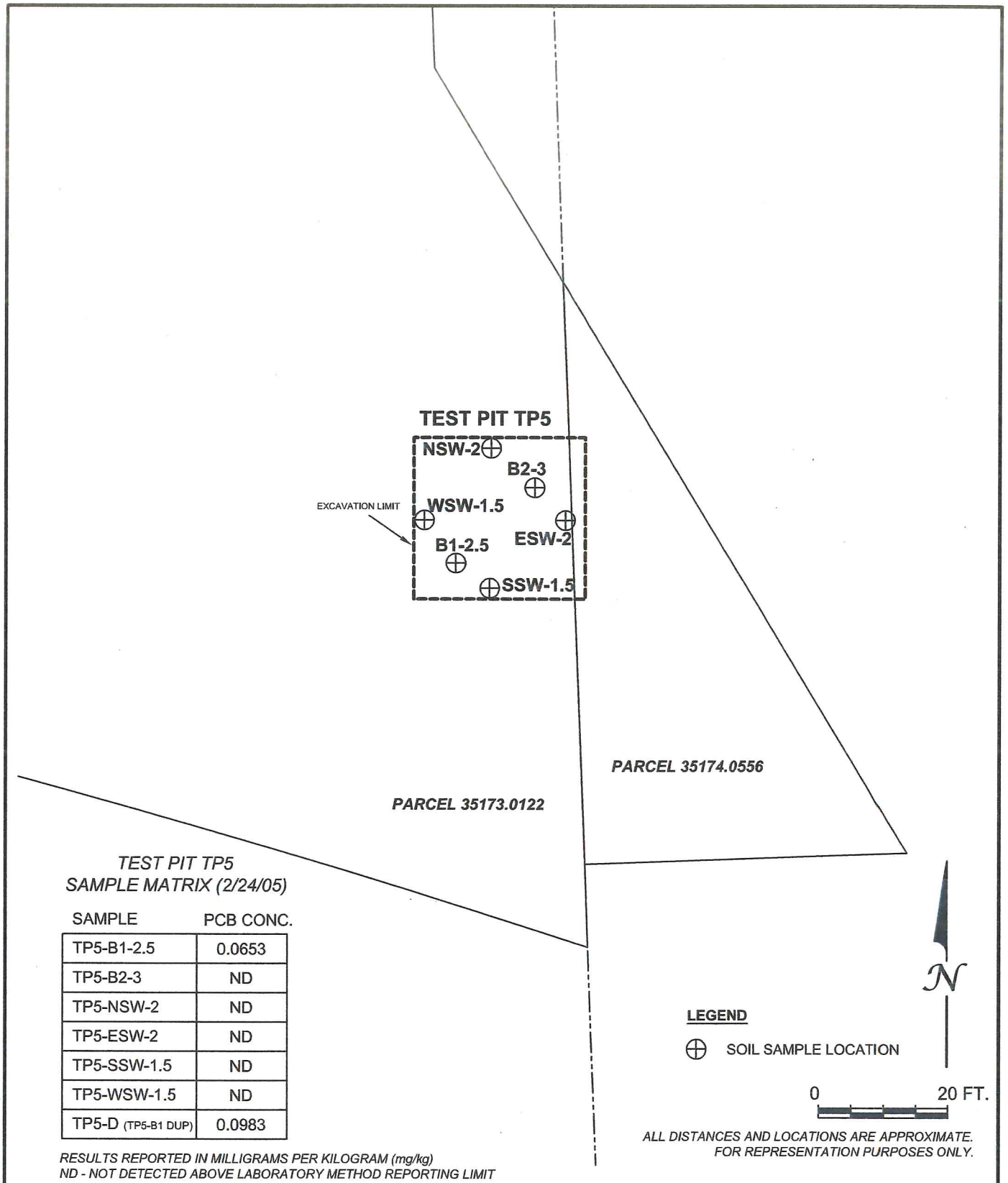
FIGURE 5

LFR NO. 003-09303-00

LFR Inc.
Spokane, Washington

DRAWN: JASPER GEOGRAPHICS | CHECKED: JEL | DATE: November 2005 | SCALE: 1"=10'

SITE CLOSURE REPORT
PCB AFFECTED SOIL
CENTRAL NORTH ALLEY (CNA)
AMERICAN WEST BANK
Schade Brewery
528 East Trent Avenue, Spokane, Washington



TEST PIT TP5
SAMPLE MATRIX (2/24/05)

SAMPLE	PCB CONC.
TP5-B1-2.5	0.0653
TP5-B2-3	ND
TP5-NSW-2	ND
TP5-ESW-2	ND
TP5-SSW-1.5	ND
TP5-WSW-1.5	ND
TP5-D (TP5-B1 DUP)	0.0983

RESULTS REPORTED IN MILLIGRAMS PER KILOGRAM (mg/kg)
ND - NOT DETECTED ABOVE LABORATORY METHOD REPORTING LIMIT

ALL DISTANCES AND LOCATIONS ARE APPROXIMATE.
FOR REPRESENTATION PURPOSES ONLY.

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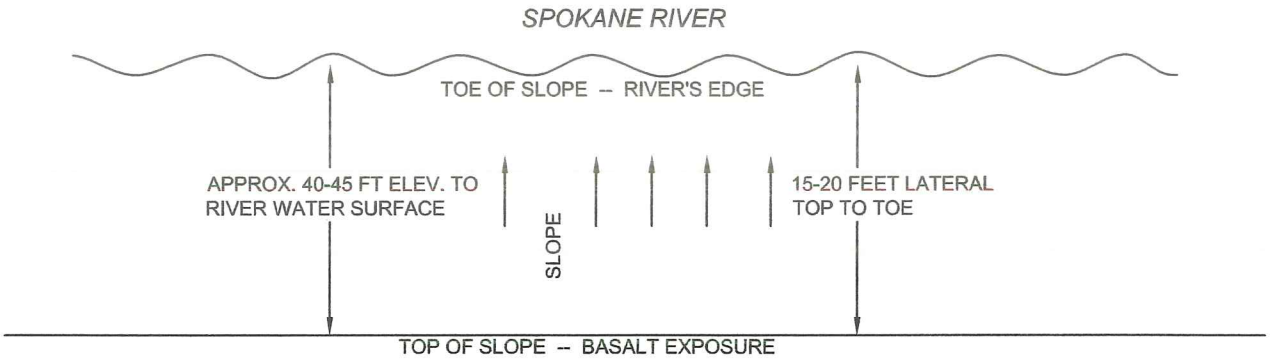
FIGURE 6

LFR NO. 003-09303-00

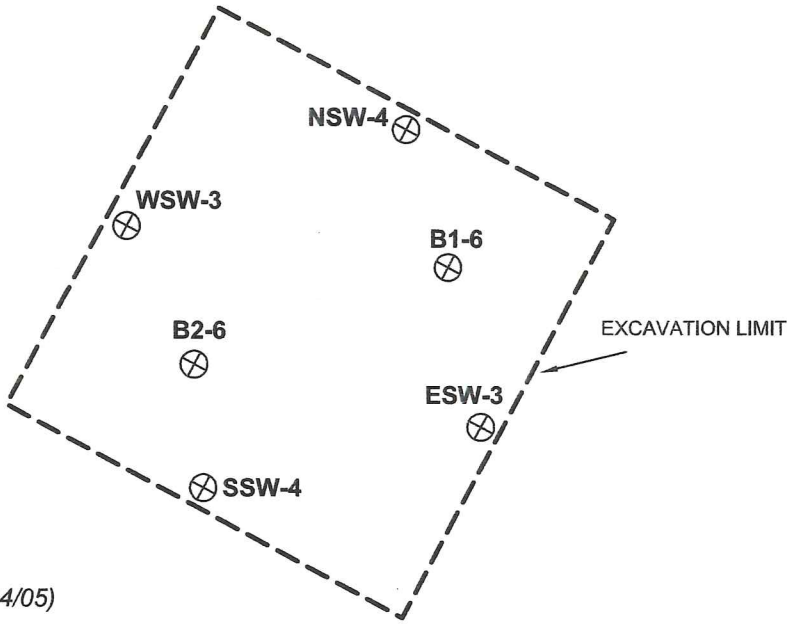
LFR Inc.
Spokane, Washington

SITE CLOSURE REPORT
PCB AFFECTED SOIL
TEST PIT 5 (TP5)
AMERICAN WEST BANK
Schade Brewery
528 East Trent Avenue, Spokane, Washington

DRAWN: JASPER GEOGRAPHICS	CHECKED: JEL	DATE: November 2005	SCALE: 1"=20'



TEST PIT TP7



TEST PIT TP7
SAMPLE MATRIX (2/24/05)

SAMPLE	PCB CONC.
TP7-B1-6	0.229
TP7-B2-6	0.0921
TP7-NSW-4	ND
TP7-ESW-3	ND
TP7-SSW-4	0.375
TP7-WSW-3	ND

RESULTS REPORTED IN MILLIGRAMS PER KILOGRAM (mg/kg)
ND - NOT DETECTED ABOVE LABORATORY METHOD REPORTING LIMIT

LEGEND

⊕ SOIL SAMPLE LOCATION

N

0 10 20FT

ALL DISTANCES AND LOCATIONS ARE APPROXIMATE.
FOR REPRESENTATION PURPOSES ONLY.

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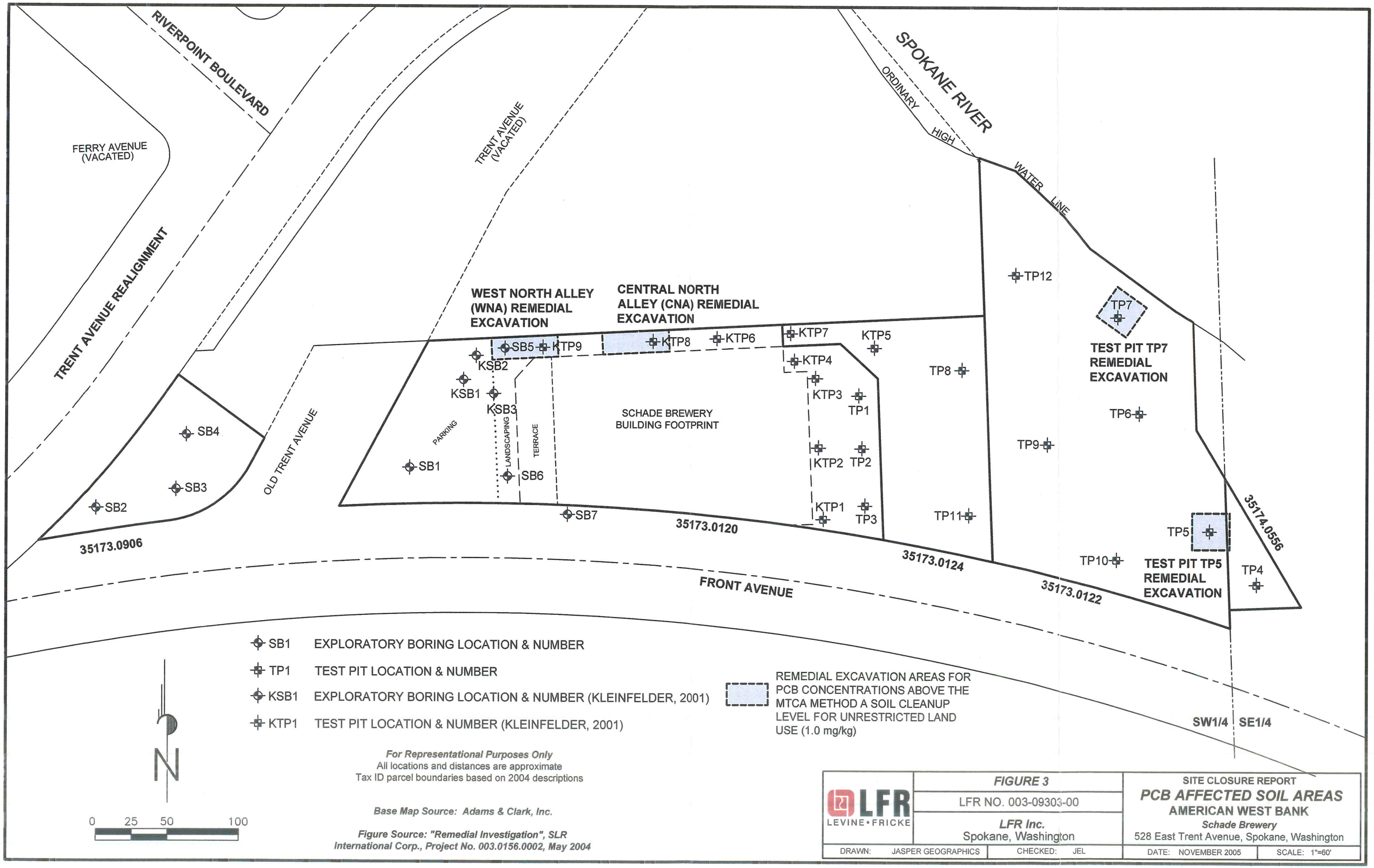
LFR NO. 003-09303-00

LFR Inc.
Spokane, Washington

SITE CLOSURE REPORT
PCB AFFECTED SOIL
TEST PIT 7 (TP7)
AMERICAN WEST BANK
Schade Brewery
528 East Trent Avenue, Spokane, Washington

DRAWN: JASPER GEOGRAPHICS	CHECKED: JEL	DATE: November 2005	SCALE: 1"=10'



SB1 EXPLORATORY BORING LOCATION & NUMBER

TP1 TEST PIT LOCATION & NUMBER

KSB1 EXPLORATORY BORING LOCATION & NUMBER (KLEINFELDER, 2001)

KTP1 TEST PIT LOCATION & NUMBER (KLEINFELDER, 2001)

REMEDIAL EXCAVATION AREAS FOR PCB CONCENTRATIONS ABOVE THE MTCA METHOD A SOIL CLEANUP LEVEL FOR UNRESTRICTED LAND USE (1.0 mg/kg)

For Representational Purposes Only
All locations and distances are approximate
Tax ID parcel boundaries based on 2004 descriptions

Base Map Source: Adams & Clark, Inc.

Figure Source: "Remedial Investigation", SLR International Corp., Project No. 003.0156.0002, May 2004

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FIGURE 3

LFR NO. 003-09303-00

LFR Inc.
Spokane, Washington

DRAWN: JASPER GEOGRAPHICS | CHECKED: JEL | DATE: NOVEMBER 2005 | SCALE: 1"=60'

SITE CLOSURE REPORT

PCB AFFECTED SOIL AREAS

AMERICAN WEST BANK

Schade Brewery
528 East Trent Avenue, Spokane, Washington

FIGURES

APPENDIX A

SCHADE BREWERY

SPOKANE, WASHINGTON

SW 1/4, SECTION 17, T. 25 N., R. 43 E., W.M.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456·8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED SITE WORK STANDARDS AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE CITY OF SPOKANE REGULATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK WITHIN PUBLIC R.O.W. OR EASEMENTS SHALL BE INSPECTED AND APPROVED BY THE CITY OF SPOKANE INSPECTOR. INSPECTION SERVICES AND CONSTRUCTION CERTIFICATION TO BE PROVIDED BY DESIGNEE OF PROJECT SPONSOR/OWNER.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE CITY OF SPOKANE INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.

4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY OF SPOKANE AND ALL UTILITY COMPANIES WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.

5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ON-SITE AT ALL TIMES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.

7. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.

8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.

9. FOR WORK AFFECTING PUBLIC ROADWAYS OR IF REQUIRED BY THE CITY OF SPOKANE THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL AND PHASING PLAN, IN ACCORDANCE WITH M.U.T.C.D. FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY SAID PLANS. PRIOR TO INSTALLATION AND PRECONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CITY OF SPOKANE.

10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED OR RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.

11. PER AGENCY STANDARDS THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING RECORD INFORMATION ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE AND AVAILABLE TO THE SPOKANE INSPECTOR AT ALL TIMES.

13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. FOR ADDITIONAL INFORMATION CONTACT THE ENGINEER FOR CLARIFICATION AND NOTE ON THE RECORD DRAWINGS.

14. ALL EROSION AND SEDIMENT CONTROL (E.S.C.) MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION PRIOR TO GROUND-DISTURBING ACTIVITY. ALL E.S.C. MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

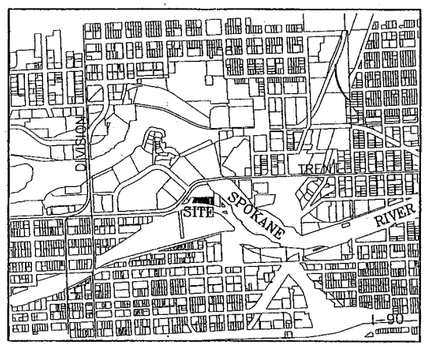
15. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN, AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS SUBJECT TO THE JURISDICTION OF THE SPOKANE ENGINEERING DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS.

17. ALL CONSTRUCTION OPERATIONS , INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL GENERALLY BE LIMITED TO THE TIME PERIOD APPROVED BY THE CITY OF SPOKANE.

18. BASED ON A REQUIREMENT FROM THE CITY OF SPOKANE THE ENGINEER OR HIS DESIGNEE SHALL PERFORM MATERIALS TESTING AND QUALITY CONTROL ON THE PROJECT AND SHALL SUBMIT COPIES OF DAILY REPORTS, TEST REPORTS, PROJECT CERTIFICATION AND RECORD DRAWINGS TO THE SPOKANE ENGINEER.

19. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL BY THE CITY OF SPOKANE ENGINEER AND NOTIFICATION OF THE ENGINEER OF RECORD.



VICINITY MAP

INDEX TO PLAN SHEETS

SHEET C1	COVER SHEET
SHEET C2	SITE PLAN
SHEET C3	GRADING AND PAVING PLAN
SHEET C4	DRAINAGE DETAILS
SHEET C5	DRAINAGE DETAILS
SHEET C6	HORIZONTAL CONTROL PLAN
SHEET C7	EROSION CONTROL COVER AND D :TAILS
SHEET C8	EROSION CONTROL PLAN

LEGAL DESCRIPTION

PARCEL #35173.0906
RESURVEY OF 2ND & 3RD ADDITION TO RAILROAD ADDITION, PARCEL E OF RECORDED SURVEY AUDITORS #4231722 BOOK 81 PAGES 70- 72 BEING A PORTION OF BLOCKS 15, 16, 17 & 18, VACATED ALLEYS, VACATED SHERIDAN ST, VACATED GRAY AVE & VACATED FERRY AVE ALL LYING WITHIN SAID BLOCKS

PARCEL #35173.0120
RAILROAD, RESURVEY OF 2ND & 3RD ADDITION, A PORTIONN OF BLOCK 17 & 18 DESCRIBED AS FOLLOWS; BEGINNING AT TEH SOUTHEAST CORNER OF LOT 22 BLOCK 17; THENCE NORTH ALONG THE EAST LINE 104.51FT; THENCE NORTHWESTERLY TO NORTHWEST CORNER LOT 22; THENCE EASTERLY ALONG THE NORTH LINE OF BLOCK 17 39.69FT; THENCE NORTH TO THE SOUTH LINE OF LOT 5 OF SAIDD BLOCK THENCE WESTERLY ALONG SAID SOUTH LINE TO EAST RIGHT-OF-WAY LINE OF VACATED TRENT; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY TO NORTHERLY RIGHT-OF-WAY LINE OF FRONT STREET, THENCE EASTERLY ALONG FRONT STREET TO THE POINT OF BEGINNING.

PARCEL #35173.0124
RESURVEY OF 2ND & 3RD ADDITIONS TO RAILROAD ADDITION PARCEL D OF RECORDED SURVEY AUDITORS #4231722 BOOK 81 PAGES 70- 72 BEING A PORTION OF BLOCKS 15, 16, 17 & 18, VACATED ALLEYS, VACATEC SHERIDAN ST, VACATED GRAY AVE & VACATED FERRY AVE ALL LYING WITHIN SAID BLOCKS

PARCEL #35173.0122
RAILROAD RESURVEY OF 2ND & 3RD ADDITIONS TRACT "2" OF R.O.S. FILED IN AUDITORS OFFICE UNDER RECORDING #9409060043 BOOK 62 PAGE 1 OF SURVEYS TOGETHER WITH WEST 1/2 VACATED HATCH ST ADJ

GENERAL GRADING NOTES

1. CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.

2. ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE SEEDED, FERTILIZED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

3. IF DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE SOILS ENGINEER SHALL BE CONTACTED FOR RECOMMENDATIONS.

4. UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.

5. IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.

6. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, AND UTILITIES.

7. BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

8. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.

9. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

10. SPOT ELEVATIONS REPRESENT FLOW LINE OR TOP OF ASPHALT UNLESS OTHERWISE NOTED.

11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

12. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

13. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.

14. PRE CAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.

15. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIR AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

16. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.

17. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

18. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

19. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

20. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PROVIDED BY THE OWNER. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS. WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

21. ALL UNSURFACED AREA DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. (CONTRACTOR SHALL PLACE SOD OR HYDROSEED DISTURBED AREAS IN ACCORDANCE WITH CITY/COUNTY SPECIFICATIONS AND MAINTAINED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.)

22. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND SITE SHALL BE CONSTRUCTED TO SAME.

23. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.

24. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

TODD R. WHIPPLE — STATE OF WASHINGTON — 25462 — REGISTERED PROFESSIONAL ENGINEER
5/9/05
EXPIRES 9/24/2006

PRELIMINARY
MAY 09 2005
NOT FOR CONSTRUCTION

VERTICAL DATUM:
ELEVATIONS SHOWN HEREON ARE DERIVED FROM AN AVERAGE OF FIVE FOUND REBAR ELEVATIONS PER TAYLOR ENGINEERING DRAWING SUPPLIED TO WHIPPLE CONSULTING ENGINEERS, INC.

HORIZONTAL DATUM:
HORIZONTAL ROTATION IS BASED ON TAYLOR ENGINEERING DRAWING SUPPLIED TO WHIPPLE CONSULTING ENGINEERS, INC.

NO.	DATE	BY	REVISIONS
-	4/28/05	MM	ORIGINAL PLAN PREPARATION

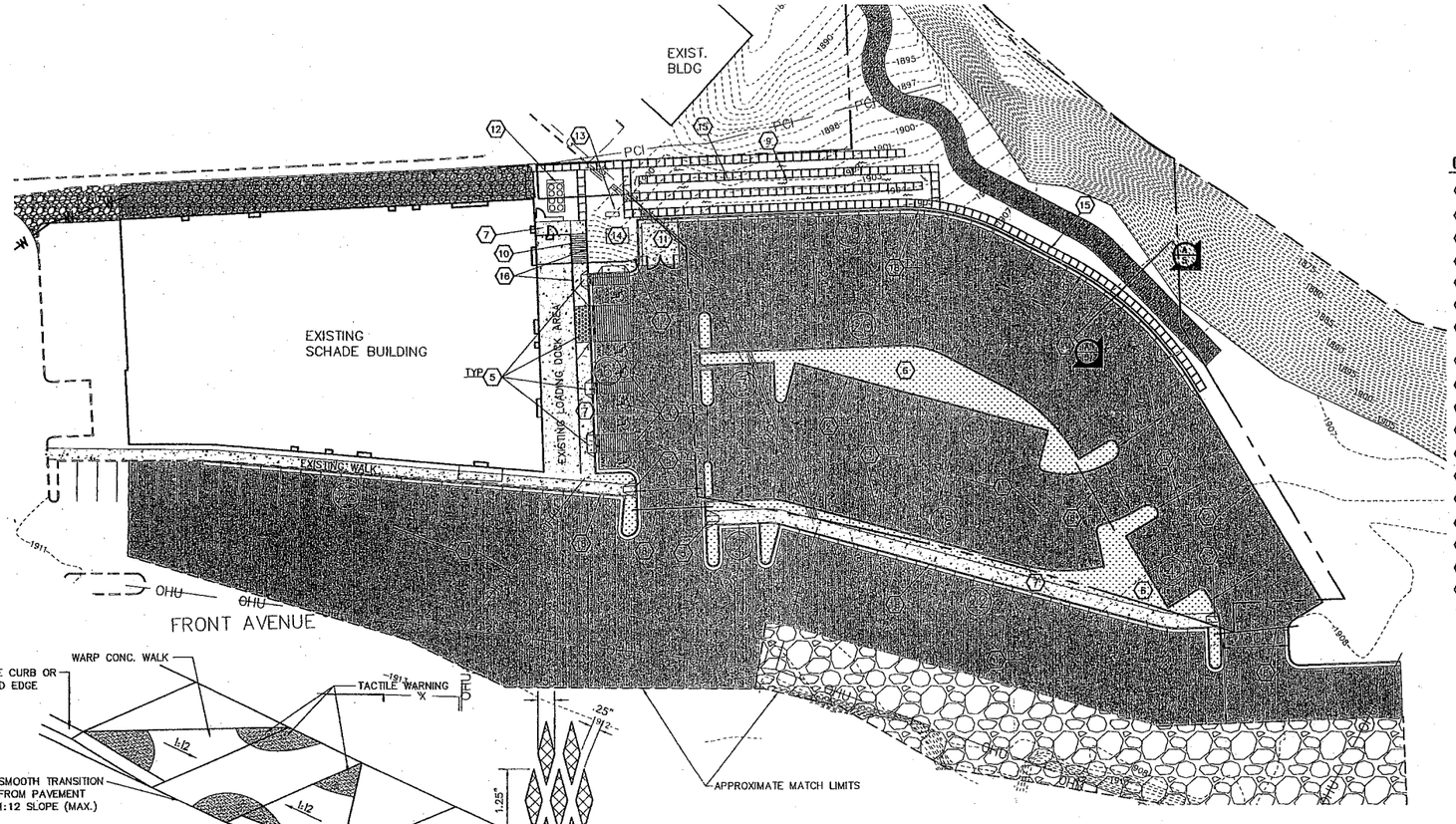
SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

PROJ #: 2004-107
DATE: 04/14/05
DRAWN: MLM
APPROVED: TRW

WCE
WHIPPLE CONSULTING ENGINEERS
CIVIL AND TRANSPORTATION ENGINEERING
13116 E. SPRAGUE AVENUE
SPOKANE VALLEY, WASHINGTON 99216
PH: 509-893-2617 FAX: 509-926-0227

COVER SHEET
SCHADE TOWERS
FRONT AVENUE
SPOKANE, WASHINGTON

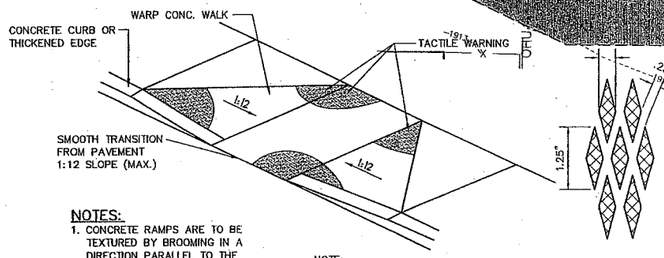
SHEET C1 OF 8
JOB NUMBER 2004-107



UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456·8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

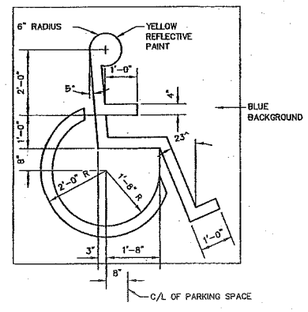
CONSTRUCTION NOTES

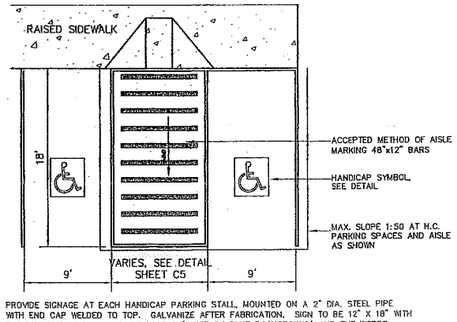
1. PROVIDE AND INSTALL 2" ASPHALT PAVING ON MINIMUM 8" CRUSHED SURFACING ROCK.
2. PROVIDE AND INSTALL CONCRETE CURB PER CITY OF SPOKANE STANDARD PLAN F-106.
3. PAINT PARKING STALLS AS SHOWN, SEE NOTE 2, THIS SHEET.
4. PROVIDE HANDICAP ACCESSIBLE STALLS AS SHOWN PER CITY OF SPOKANE STANDARDS. SEE DETAIL, THIS SHEET.
5. PROVIDE AND INSTALL HANDICAP ACCESSIBLE RAMP PER CITY OF SPOKANE STANDARD PLAN A-5. SEE DETAIL, THIS SHEET.
6. LANDSCAPING BY OTHERS. SEE ARCHITECTURAL PLANS.
7. PROVIDE AND INSTALL CONCRETE SIDEWALK PER CITY OF SPKANE STANDARDS. SEE ARCHITECTURAL PLANS FOR DIMENSIONS AND SPECIAL FEATURES.
8. 6" IRRIGATION CONDUIT.
9. BIO FILTRATION SWALE AREA, SEE SHEET C3.
10. CONSTRUCT CEMENT CONCRETE STAIRS AND LANDING WITH HANDRAIL PER CITY OF SPOKANE STANDARD PLANS.
11. DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLAN FOR DETAILS.
12. CHILLER UNIT ON 4" THICK CONCRETE SLAB, SEE ARCHITECTURAL PLANS FOR DETAILS.
13. ELECTRICAL JUNCTION BOX BY AVISTA, SEE ARCHITECTURAL PLANS FOR DETAILS.
14. ELECTRICAL TRANSFORER BY AVISTA, SEE ARCHITECTURAL PLANS.
15. "REDI-ROCK" RETAINING WALL, SEE WALL DETAILS SHEET C4 AND C5.
16. HAND RAIL PER CITY OF SPOKANE STANDARDS AND SPECIFICATIONS.
17. FROST FREE YARD HYDRANT AND WATER LINE PER CITY OF SPOKANE STANDARDS AND SPECIFICATIONS, SEE DETAIL THIS SHEET.
18. PROVIDE AND INSTALL CONCRETE CURB AND GUTTER PER CITY OF SPOKANE STANDARD PLAN F-106.



NOTES:
1. CONCRETE RAMPS ARE TO BE TEXTURED BY BROOMING IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP. OF THE RAMP.
2. CONSTRUCTION MATERIAL FOR WHEEL CHAIR RAMP TO BE SIMILAR TO ADJACENT SIDEWALK.

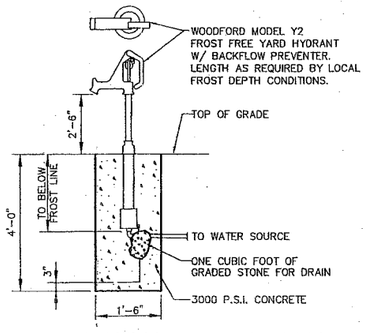
NOTE:
DETECTABLE WARNING STRIP TEXTURING IS TO BE DONE WITH AN EXPANDED METAL GRATE PLACED AND REMOVED FROM WET CONCRETE TO LEAVE A DIAMOND PATTERN. THE LONG AXIS OF THE DIAMOND PATTERN SHALL BE PERPENDICULAR TO THE CURB. GROVES SHALL BE 1/8" DEEP AN 1/4" WIDE.





PROVIDE SIGNAGE AT EACH HANDICAP PARKING STALL, MOUNTED ON A 2" DIA. STEEL PIPE WITH END CAP WELDED TO TOP. GALVANIZE AFTER FABRICATION. SIGN TO BE 12" X 18" WITH THE INTERNATIONAL SYMBOL OF ACCESS (WHITE ON BLUE BACKGROUND) AND THE WORDS "RESERVED PARKING" AND "STATE DISABLE PARKING PERMIT REQUIRED", PROVIDE TWO WITH "VAN PARKING" AS SHOWN ON PLAN. MOUNT SIGN TOP AT 48".

CONCRETE SIDEWALK RAMP DOWN: (1 TO 12) TO FLUSH WITH ASPHALT PROVIDE DETECTABLE



FROST FREE YARD HYDRANT

NOT TO SCALE

GENERAL SITE NOTES

1. ALL SITE PLAN MEASURES ARE SUBJECT TO THE GENERAL NOTES ON SHEET C1.
2. ALL STRIPING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE LATEST ADDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AS PUBLISHED BY THE US DEPARTMENT OF TRANSPORTATION OR AS SUPPLEMENTED BY STATE OR LOCAL JURISDICTIONS.
3. FOR CURB RETURN, TANGENT LENGTHS, ETC... SEE HORIZONTAL CONTRL PLAN, SHEET C5 OF 7.

DATA

PARCEL NUMBER	35173.0906, 35173.0120, 35173.0124, 35173.0122
LEGAL ADDRESS	528 E. TRENT AVENUE
AREA	122,000 S.F.
BUILDING AREA	20,742 S.F.
BUILDINGS TYPE	BRICK
BUILDING USE	RETAIL
INTERIOR LANDSCAPING AREA	4,800 S.F.
PARKING STALLS	150 REGULAR AND 6 HANDICAP
ZONING	M1-L (LIMITED LIGHT INDUSTRIAL ZONE)

N

LORD R. W. HIPPLE — STATE OF WASHINGTON — 25462 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 9/24/06

PRELIMINARY
MAY 09 2005
NOT FOR CONSTRUCTION

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

VERTICAL DATUM:
ELEVATIONS SHOWN HEREON ARE DERIVED FROM AN AVERAGE OF FIVE FOUND REBAR ELEVATIONS PER TAYLOR ENGINEERING DRAWING SUPPLIED TO WHIPPLE CONSULTING ENGINEERS, INC.

HORIZONTAL DATUM:
HORIZONTAL ROTATION IS BASED ON TAYLOR ENGINEERING DRAWING SUPPLIED TO WHIPPLE CONSULTING ENGINEERS, INC.

NO.	DATE	BY	REVISIONS
-	4/28/05	MM	ORIGINAL PLAN PREPARATION

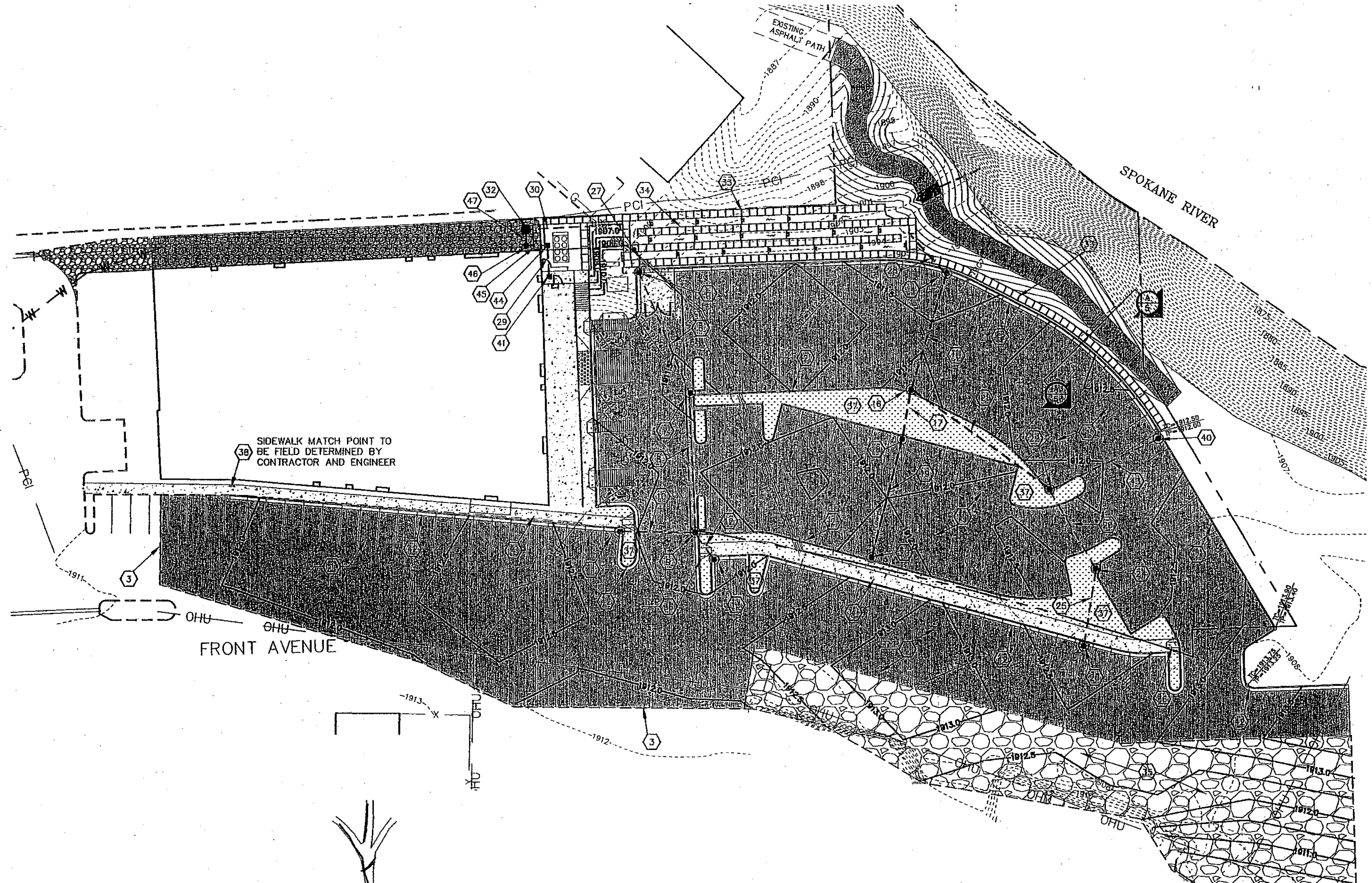
SCALE:
HORIZONTAL: 1"=30'
VERTICAL: N/A

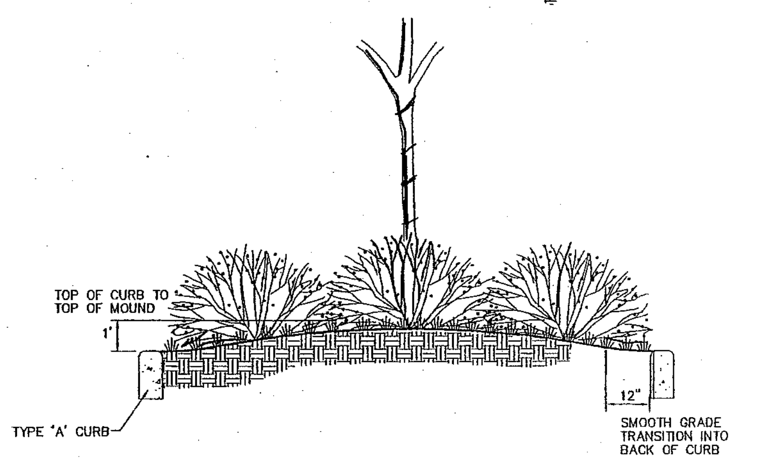
PROJ #: 2004-107
DATE: 04/08/05
DRAWN: MLM
APPROVED: TRW

WCE
WHIPPLE CONSULTING ENGINEERS
CIVIL AND TRANSPORTATION ENGINEERING
1318 E. SPRAGUE AVENUE
SPOKANE VALLEY, WASHINGTON 99216
PH: 509/921-2817 FAX: 509/926-0277

SITE PLAN
SCHADE TOWERS
FRONT AVENUE
SPOKANE, WASHINGTON

SHEET C2 OF 8
JOB NUMBER 2004-107





MOUNDED ISLAND

NOT TO SCALE

PROPOSED CRUSHED SURFACING TOP COURSE

PROPOSED ASPHALT

PROPOSED RETAINING WALL

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

CONSTRUCTION NOTES

1. INSTALL 2" ASPHALT PAVING ON MINIMUM 8" CRUSHED SURFACING ROCK.
2. INSTALL CONCRETE CURB PER CITY OF SPOKANE STANDARD F-106.
3. SAWCUT AND PATCH, TACK AND MATCH EXISTING PAVEMENT PER CITY OF SPOKANE STANDARDS.
4. PROVIDE AND INSTALL 6 FT. SIDEWALK PER CITY OF SPOKANE STANDARD PLAN F-102B.
5. PROVIDE AND INSTALL TYPE O CATCH BASIN WITH GRATE AND 2 FT. SUMP FROM BOTTOM OF PIPE PER CITY OF SPOKANE STANDARD PLANS B-101B AND B-113. GRATE ELEV.=1911.60, IE PIPE=1909.17, IE SUMP=1908.00.
6. PROVIDE AND INSTALL 82 L.F. OF 12" D.I. WATER PIPE AT S=0.010. IE(N)=1909.17, IE(S)=1910.00.
7. PROVIDE AND INSTALL TYPE O CATCH BASIN WITH GRATE AND 2 FT. SUMP FROM BOTTOM OF PIPE PER CITY OF SPOKANE STANDARD PLANS B-101B AND B-113. GRATE ELEV.=1911.31, IE PIPE=1910.00, IE SUMP=1908.00.
8. PROVIDE AND INSTALL 83 L.F. OF 12" D.I. WATER PIPE AT S=0.010. IE(N)=1910.00, IE(S)=1910.82.
9. PROVIDE AND INSTALL TYPE O CATCH BASIN WITH GRATE AND 2 FT. SUMP FROM BOTTOM OF PIPE PER CITY OF SPOKANE STANDARD PLANS B-101B AND B-113. GRATE ELEV.=1911.64, IE PIPE=1910.82, IE SUMP=1908.64.
10. PROVIDE AND INSTALL 48 L.F. OF 10" HDPE STORM PIPE AT S=0.010. IE(E)=1910.82, IE(W)=1911.50.
11. PROVIDE AND INSTALL TYPE O CATCH BASIN WITH GRATE AND 2 FT. SUMP FROM BOTTOM OF PIPE PER CITY OF SPOKANE STANDARD PLANS B-101B AND B-113. GRATE ELEV.=1912.10, IE PIPE=1911.50, IE SUMP=1909.50.
12. PROVIDE AND INSTALL 20 L.F. OF 10" HDPE STORM PIPE AT S=0.010. IE(NW)=1910.82, IE(SE)=1911.02.
13. PROVIDE AND INSTALL TYPE O CATCH BASIN WITH GRATE AND 2 FT. SUMP FROM BOTTOM OF PIPE PER CITY OF SPOKANE STANDARD PLANS B-101B AND B-113. GRATE ELEV.=1911.71, IE PIPE=1911.02, IE SUMP=1909.02.
14. PROVIDE AND INSTALL TYPE O CATCH BASIN WITH GRATE AND 2 FT. SUMP FROM BOTTOM OF PIPE PER CITY OF SPOKANE STANDARD PLANS B-101B AND B-113. GRATE ELEV.=1911.00, IE PIPE=1906.35, IE SUMP=1904.35.
15. PROVIDE AND INSTALL 67 L.F. OF 12" D.I. WATER PIPE AT S=0.010. IE(N)=1906.35, IE(S)=1907.69.
16. PROVIDE AND INSTALL TYPE O CATCH BASIN WITH GRATE AND 2 FT. SUMP FROM BOTTOM OF PIPE PER CITY OF SPOKANE STANDARD PLANS B-101B AND B-113. GRATE ELEV.=1911.28, IE PIPE=1907.69, IE SUMP=1905.69.
17. PROVIDE AND INSTALL 32 L.F. OF 10" HDPE STORM PIPE AT S=0.020. IE(N)=1907.69, IE(S)=1908.33.
18. PROVIDE AND INSTALL TYPE O CATCH BASIN WITH GRATE AND 2 FT. SUMP FROM BOTTOM OF PIPE PER CITY OF SPOKANE STANDARD PLANS B-101B AND B-113. GRATE ELEV.=1911.39, IE PIPE=1908.33, IE SUMP=1906.33.
19. PROVIDE AND INSTALL 77 L.F. OF 10" HDPE STORM PIPE AT S=0.0174. IE(N)=1908.33, IE(S)=1909.67.
20. PROVIDE AND INSTALL TYPE O CATCH BASIN WITH GRATE AND 2 FT. SUMP FROM BOTTOM OF PIPE PER CITY OF SPOKANE STANDARD PLANS B-101B AND B-113. GRATE ELEV.=1911.67, IE PIPE=1909.67, IE SUMP=1907.67.
21. PROVIDE AND INSTALL 109 L.F. OF 10" HDPE STORM PIPE AT S=0.010. IE(N)=1907.69, IE(S)=1908.92.
22. PROVIDE AND INSTALL TYPE O CATCH BASIN WITH GRATE AND 2 FT. SUMP FROM BOTTOM OF PIPE PER CITY OF SPOKANE STANDARD PLANS B-101B AND B-113. GRATE ELEV.=1911.52, IE PIPE=1908.92, IE SUMP=1906.92.
23. PROVIDE AND INSTALL 58 L.F. OF 12" D.I. WATER PIPE AT S=0.010. IE(N)=1908.92, IE(S)=1909.50.
24. PROVIDE AND INSTALL TYPE O CATCH BASIN WITH GRATE AND 2 FT. SUMP FROM BOTTOM OF PIPE PER CITY OF SPOKANE STANDARD PLANS B-101B AND B-113. GRATE ELEV.=1911.89, IE PIPE=1909.50, IE SUMP=1907.50.
25. PROVIDE AND INSTALL 50 L.F. OF 10" HDPE STORM PIPE AT S=0.010. IE(N)=1909.50, IE(S)=1910.00.
26. PROVIDE AND INSTALL TYPE O CATCH BASIN WITH GRATE AND 2 FT. SUMP FROM BOTTOM OF PIPE PER CITY OF SPOKANE STANDARD PLANS B-101B AND B-113. GRATE ELEV.=1912.00, IE PIPE=1910.00, IE SUMP=1908.00.
27. PROVIDE AND INSTALL 8 L.F. OF 10" HDPE STORM PIPE AT S=0.020. IE(N)=1909.00, IE(S)=1909.17.
28. PROVIDE AND INSTALL 35 L.F. OF 10" HDPE STORM PIPE AT S=0.010. IE(N)=1906.00, IE(S)=1906.35.
29. PROVIDE AND INSTALL 14 L.F. 10" HDPE PIPE AT S=0.020 IE(S)=1901.00, IE(N)=1899.60
30. PROVIDE AND INSTALL FROM LIFT STATION 110 L.F. OF 2" PVC WATER PIPE, FROM LIFT STATION TO DISCHARGE CATCH BASIN NO (5) MAINTAIN 3.5' OF COVER OVER LINE.
31. INSTALL 10 FT WIDE ASHPALT PATHWAY NOT TO EXCEED 12% LONGITUDINAL SLOPE. 2" ASPHALT ON 4" CSTC.
32. PROVIDE AND INSTALL STORM WATER PUMP STATION, SEE DETAIL 1, SHEET C5, INCLUDING 200/230 VOLT POWER, PANEL, LIGHT, AND ACCESSORIES OR AS DIRECTED BY THE ENGINEER AS SUPPLIED BY SPOKANE POWER PUMP.
33. RETAINING WALL. SEE DETAIL, SHEET C4.
34. BIOFILTRATION SWALE. SEE DETIAL, SHEET C4.
35. PROVIDE AND INSTALL APPROXIMATELY TO THE ELEVATIONS SHOWN, 8" COMPACTED DEPTH CRUSHED SURFACING TOP COURSE (CSTC).
36. HANDICAP RAMP TYPE A-3, PER CITY OF SPOKANE STANDARD PLAN F-105B, 7 PLACES.
37. LANDSCAPING BY OTHERS.
38. REMOVE EXISTING CURB AND SIDEWALK, MATCH NEW SIDEWALK TO PROPOSED FRONT STREET OR PARKING LOT LINE AND GRADE.
39. NOT USED.
40. PROVIDE AND INSTALL TYPE O CATCH BASIN WITH GRATE AND 2 FT. SUMP FROM BOTTOM OF PIPE PER CITY OF SPOKANE STANDARD PLANS B-101B AND B-113. GRATE ELEV.=1911.80, IE PIPE=1910.46, IE SUMP=1908.46.
41. PROVIDE AND INSTALL CATCH BASIN WITH GRATE, RIM ELEVATION=1903.90, IE=1901.00.
42. INSTALL CONCRETE CURB AND GUTTER PER CITY OF SPOKANE STANDARD PLAN F-106.
43. PROVIDE AND INSTALL 77 L.F. OF 12" D.I. WATER PIPE AT S=0.020, IE(N)=1910.46, IE(S)=1908.92.
44. PROVIDE AND INSTALL CATCH BASIN WITH GRATE, RIM ELEVATION=1903.90, IE=1892.00. NOTE, 7'± DROP INSIDE CATCH BASIN.
45. PROVIDE AND INSTALL 10 L.F. OF 10" HDPE PIPE AT S=0.100, IE(W)=1891.00, IE(E)=1892.00.
46. PROVIDE AND INSTALL CATCH BASIN WITH GRATE, RIM ELEVATION=1893.90, IE=1891.00
47. PROVIDE AND INSTALL 6 L.F. OF 10" HDPE PIPE AT S=0.167, IE(N)=1890.00, IE(S)=1891.00.

TODD R. WHIPPLE — STATE OF WASHINGTON — 25462 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 9/24/2006

PRELIMINARY
MAY 09 2005
NOT FOR CONSTRUCTION

VERTICAL DATUM:
ELEVATIONS SHOWN HEREON ARE DERIVED FROM AN AVERAGE OF FIVE FOUND REBAR ELEVATIONS PER TAYLOR ENGINEERING DRAWING SUPPLIED BY WHIPPLE CONSULTING ENGINEERS, INC.

HORIZONTAL DATUM:
HORIZONTAL ROTATION IS BASED ON TAYLOR ENGINEERING DRAWING SUPPLIED BY WHIPPLE CONSULTING ENGINEERS, INC.

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

N

NO.	DATE	BY	REVISIONS
-	4/28/05	MM	ORIGINAL PLAN PREPARATION

SCALE:
HORIZONTAL: 1"=40'
VERTICAL: N/A

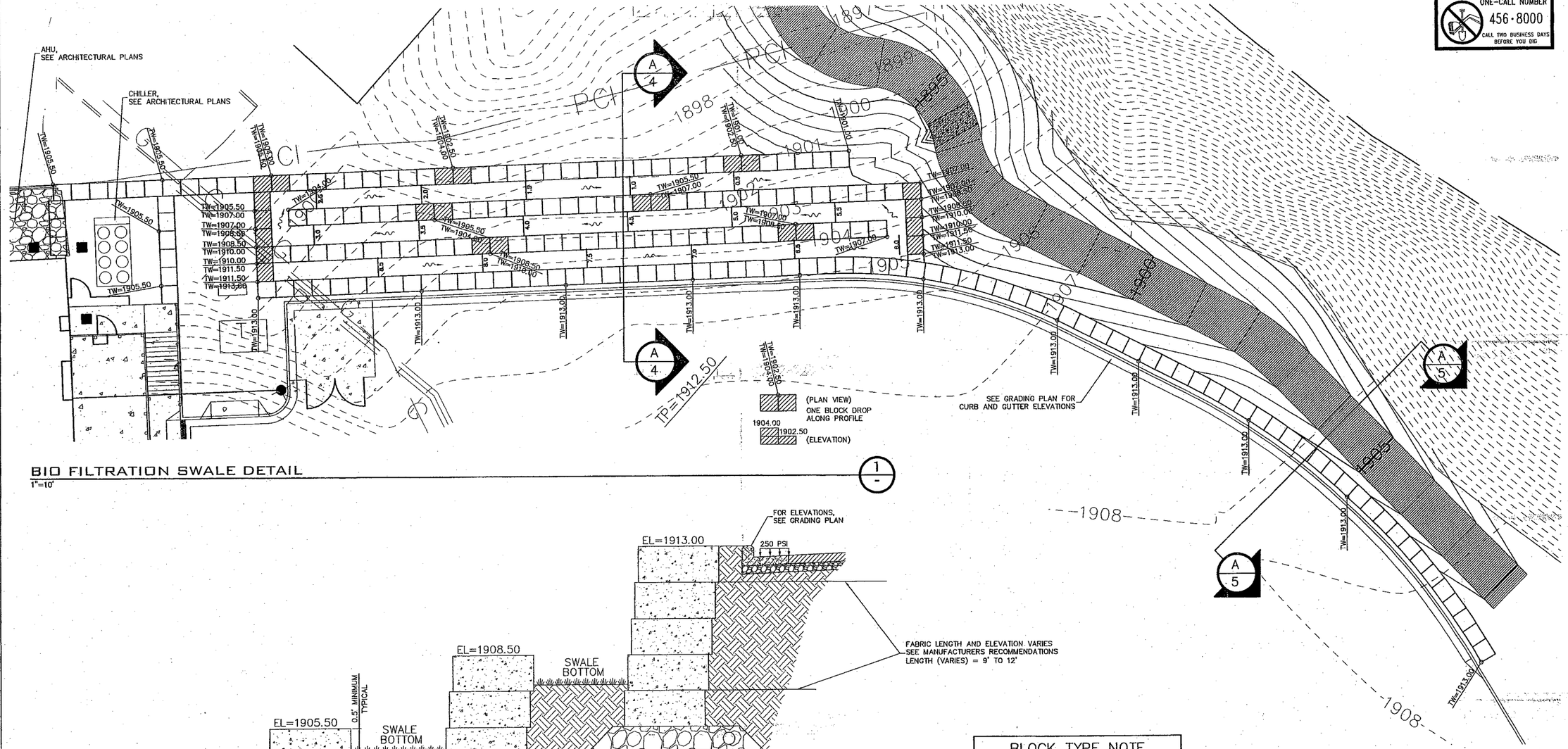
PROJ #: 2004-107
DATE: 04/15/05
DRAWN: MLM
APPROVED: TRW

WCE
WHIPPLE CONSULTING ENGINEERS
CIVIL AND TRANSPORTATION ENGINEERING
13218 E. SPRAGUE AVENUE
SPOKANE VALLEY, WASHINGTON 99216
PH: 509-893-2617 FAX: 509-926-0227

GRADING AND DRAINAGE PLAN
SCHADE TOWERS
FRONT AVENUE
SPOKANE, WASHINGTON

SHEET C3 OF 8

JOB NUMBER 2004-107



UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

BIO FILTRATION SWALE DETAIL

1"=10'

①

BLOCK TYPE NOTE

BLOCKS SHOWN ON THIS DRAWING ARE "REDI – ROCK MONUMENT RETAINING SERIES" BLOCK TYPE WALL WITH GENERAL DIMENSIONS OF 46" X 41" x 18" AS SUPPLIED BY WILBERT PRECAST

SECTION

NOT TO SCALE

A

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TODD WHIPPLE 25462 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 9/24/2006
5/9/05

PRELIMINARY
MAY 0 9 2005
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NO.	DATE	BY	REVISIONS
-	4/28/05	MM	ORIGINAL PLAN PREPARATION

SCALE:
HORIZONTAL: AS SHOWN
VERTICAL: N/A

PROJ #: 2004-107
DATE: 04/15/05
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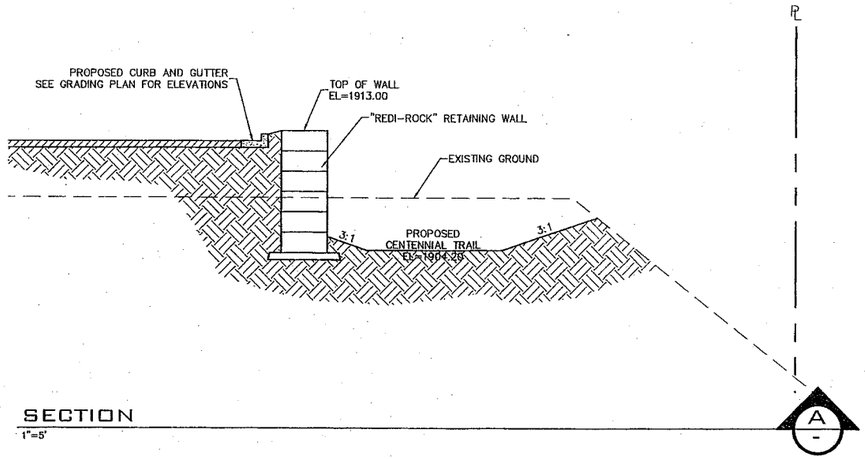
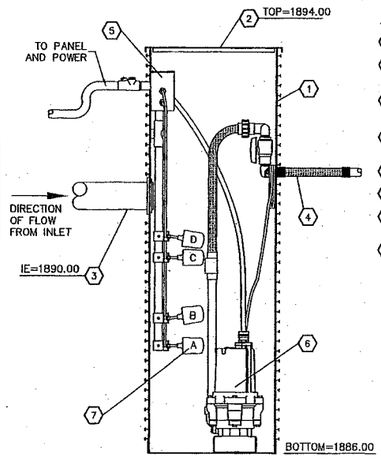
DETAILS
SCHADE TOWERS
FRONT AVENUE
SPOKANE, WASHINGTON

SHEET
C4 OF 8

JOB NUMBER
2004-107



SECTION
1"=5'



PUMP STATION NOTES

1. 36" x 10' RIBBED PVC PUMP BASIN.
2. FIBERGLASS LID WITH TAMPER RESISTANT STAINLESS STEEL FASTENERS.
3. 4" INLET, (INSTALLED OR FIELD INSTALLED).
4. 2" DISCHARGE ASSEMBLY WITH BALL VALVE AND CHECK VALVE.
5. ELECTRICAL SPLICE BOX.
6. HYDROMATIC GRINDER PUMP.
7. FLOAT SWITCHES WITH REMOVABLE FLOAT TREE. SEE PUMP START AND STOP ELEVATIONS THIS SHEET.
8. SIMPLEX CONTROL PANEL TO BE LOCATED BY CONTRACTOR IN FIELD. NOT SHOWN

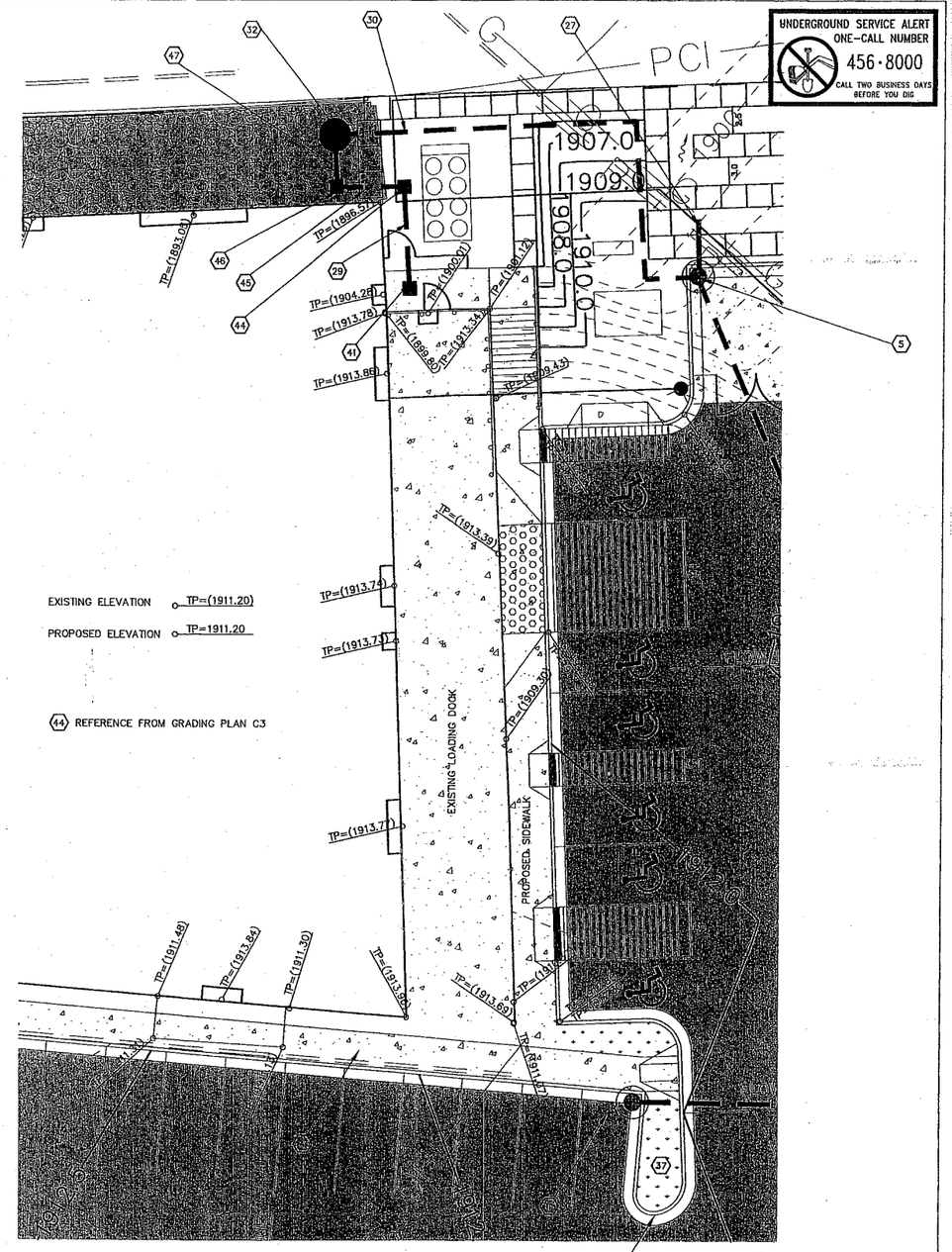
PUMP STATION
NOT TO SCALE

1

FLOATS

A – ELEVATION = 1887.00
B – ELEVATION = 1888.00
C – ELEVATION = 1889.00
D – ELEVATION = 1890.00

MANUFACTURER – ORENCO SYSTEMS
PUMP SUPPLIER – SPOKANE POWER PUMP AND ELECTRICAL SUPPLY
PUMP MODEL NO. – HYDROMATIC SP X 50 SUMP PUMP (1/2 HP)
POWER/VOLTAGE – 200/230
FOR PANEL WIRING DIAGRAM CONTACT: ROY KOBERSTINE @ SPOKANE POWER PUMP @534-5616



BUILDING AND SIDEWALK DETAIL
1"=10'

2

VERTICAL DATUM:
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HORIZONTAL DATUM:
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TODD R. WHIPPLE STATE OF WASHINGTON 25462 REGISTERED PROFESSIONAL ENGINEER
EXPIRES 9/24/

PRELIMINARY
MAY 09 2005
NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISIONS
-	4/28/05	MM	ORIGINAL PLAN PREPARATION

SCALE:
HORIZONTAL: AS SHOWN
VERTICAL: N/A

PROJ #: 2004-107
DATE: 04/15/05
DRAWN: MLM
APPROVED: TRW

WCE
WHIPPLE CONSULTING ENGINEERS
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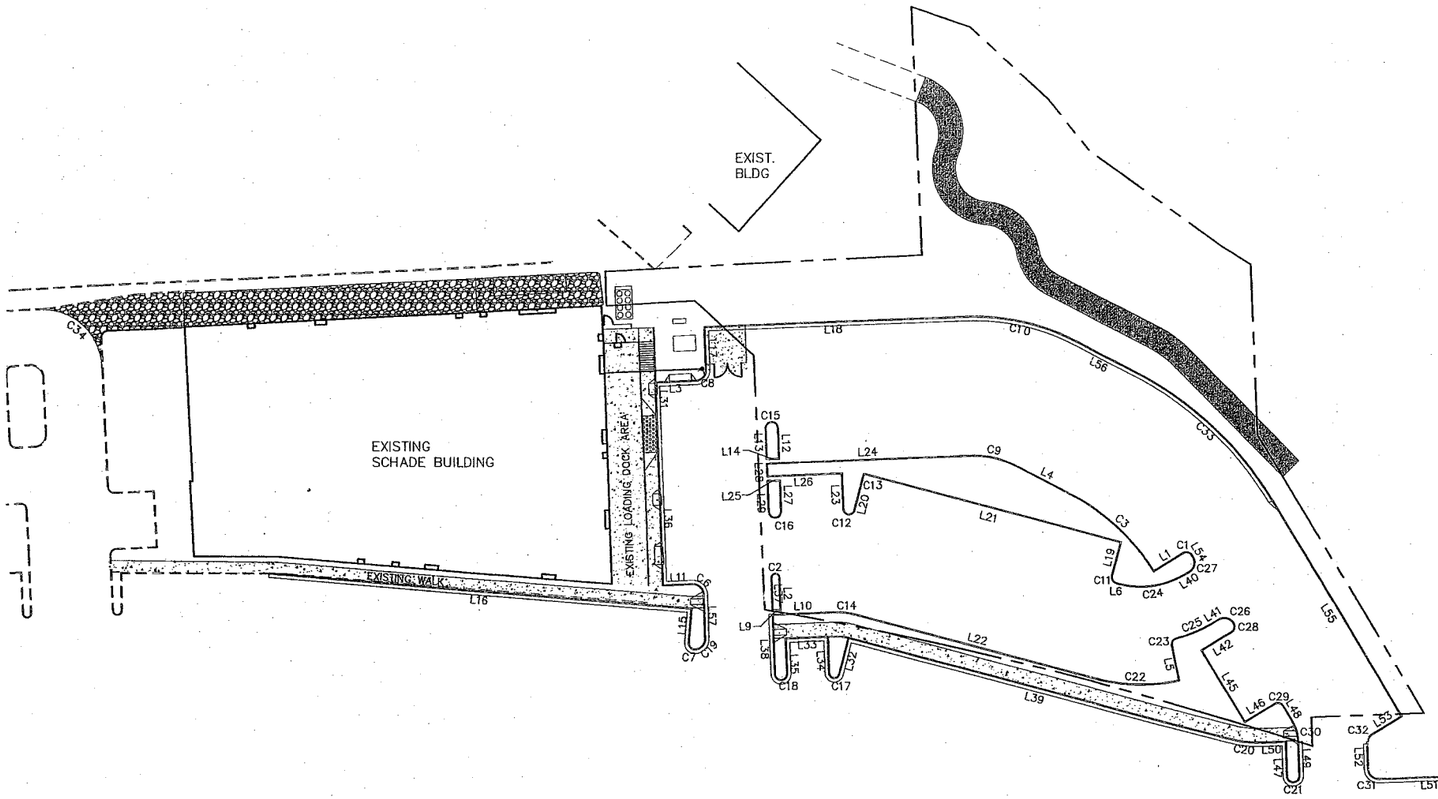
13218 E. SPRAGUE AVENUE
SPOKANE VALLEY, WASHINGTON 99216
PH: 509-893-2617 FAX: 509-926-0227

DETAILS
SCHADE TOWERS
FRONT AVENUE
SPOKANE, WASHINGTON

SHEET C5 OF 8
JOB NUMBER 2004-107



LINE TABLE		
LINE	LENGTH	BEARING
L1	14.98	S58°17'50"W
L2	14.43	N02°07'56"W
L3	17.86	S87°52'04"W
L4	28.79	N63°08'23"W
L5	15.07	S12°01'41"E
L6	0.97	S75°15'59"E
L7	15.00	S87°52'04"W
L8	15.00	S87°52'04"W
L9	4.15	N87°52'04"E
L10	27.71	N87°52'04"E
L11	13.00	S87°52'04"W
L12	13.50	N02°07'56"W
L13	13.50	N02°07'56"W
L14	6.00	N87°52'04"E
L15	14.57	S04°49'41"W
L16	188.35	N85°10'19"W
L17	13.00	N02°07'56"W
L18	115.29	N87°52'04"E
L19	15.00	S14°44'01"W
L20	16.05	S14°44'01"W
L21	115.95	S75°15'59"E
L22	109.40	S75°15'59"E
L23	15.14	N02°07'56"W
L24	90.15	N87°52'04"E
L25	6.00	N87°52'04"E
L26	33.00	N87°52'04"E
L27	13.50	N02°07'56"W
L28	6.00	N02°07'56"W
L29	13.50	N02°07'56"W
L30	2.24	N02°07'56"W
L31	36.00	N02°07'56"W
L32	16.10	S14°44'01"W
L33	18.00	N87°52'04"E
L34	15.56	N02°07'56"W
L35	15.00	N02°07'56"W
L36	49.00	N02°07'56"W
L37	14.43	N02°07'56"W
L38	26.00	N02°07'56"W
L39	173.48	S75°15'59"E
L40	2.21	N58°46'20"E
L41	2.21	N58°46'20"E
L42	15.00	N58°46'20"E
L43	NOT USED	NOT USED
L44	NOT USED	NOT USED
L45	36.00	N31°13'40"W
L46	15.00	N58°46'20"E
L47	15.00	N02°04'31"W
L48	7.21	N31°13'40"W
L49	15.07	N02°04'31"W
L50	9.91	N87°55'29"E
L51	44.95	N87°55'29"E
L52	10.93	S02°04'31"E
L53	15.01	S58°46'20"W
L54	0.93	S31°13'40"E
L55	109.94	S31°13'40"E
L56	28.79	S63°08'23"E
L57	18.94	N02°07'56"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	3.00	4.74	3.02	4.26	90°28'31"
C2	2.07	6.52	INFINITE	4.15	180°00'00"
C3	90.00	49.38	25.33	48.76	31°26'12"
C4	3.00	4.71	3.00	4.24	90°00'00"
C5	3.00	4.71	3.00	4.24	90°00'00"
C6	5.00	7.85	5.00	7.07	90°00'00"
C7	3.00	5.31	3.67	4.64	101°24'58"
C8	5.00	7.85	5.00	7.07	90°00'00"
C9	40.00	20.24	10.34	20.03	28°59'33"
C10	100.00	50.60	25.85	50.06	28°59'33"
C11	3.00	4.71	3.00	4.24	90°00'00"
C12	2.75	7.82	18.52	5.43	163°08'04"
C13	20.00	1.05	0.52	1.05	3°00'26"
C14	31.00	9.13	4.60	9.09	16°51'56"
C15	3.00	9.42	INFINITE	6.00	180°00'00"
C16	3.00	9.42	INFINITE	6.00	180°00'00"
C17	2.50	7.11	16.85	4.94	163°08'04"
C18	3.00	9.42	INFINITE	6.00	180°00'00"
C19	5.00	7.47	4.63	6.79	85°32'40"
C20	50.00	14.67	7.39	14.62	16°48'32"
C21	3.00	9.42	INFINITE	6.00	180°00'00"
C22	80.00	37.37	19.03	37.03	26°45'42"
C23	3.00	4.57	2.86	4.14	87°21'17"
C24	38.00	30.48	16.11	29.67	45°57'40"
C25	62.00	17.91	9.02	17.85	16°33'16"
C26	5.00	7.85	5.00	7.07	90°00'00"
C27	5.00	7.85	5.00	7.07	90°00'00"
C28	3.00	4.71	3.00	4.24	90°00'00"
C29	3.00	4.71	3.00	4.24	90°00'00"
C30	20.00	10.18	5.20	10.07	29°09'09"
C31	5.00	7.85	5.00	7.07	90°00'00"
C32	5.00	5.31	2.94	5.06	60°50'51"
C33	150.00	83.55	42.89	82.47	31°54'43"
C34	26.00	41.04	26.20	36.91	90°26'05"

VERTICAL DATUM:
ELEVATIONS SHOWN HEREON ARE DERIVED FROM AN AVERAGE OF FIVE FOUND REBAR ELEVATIONS PER TAYLOR ENGINEERING DRAWING SUPPLIED BY WHIPPLE CONSULTING ENGINEERS, INC.

HORIZONTAL DATUM:
HORIZONTAL ROTATION IS BASED ON TAYLOR ENGINEERING DRAWING SUPPLIED BY WHIPPLE CONSULTING ENGINEERS, INC.

TODD W. HIMMEL — STATE OF WASHINGTON — 25462 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES 9/24/06

PRELIMINARY
MAY 09 2005
NOT FOR CONSTRUCTION

N

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

NO.	DATE	BY	REVISIONS
-	4/28/05	MM	ORIGINAL PLAN PREPARATION

SCALE:
HORIZONTAL: 1"=40'
VERTICAL: N/A

PROJ #: 2004-107
DATE: 04/14/05
DRAWN: MLM
APPROVED: TRW

WCE
WHIPPLE CONSULTING ENGINEERS
CIVIL AND TRANSPORTATION ENGINEERING
13216 E. SPRAGUE AVENUE
SPOKANE VALLEY, WASHINGTON 99216
PH: 509-893-2617 FAX: 509-926-0227

HORIZONTAL CONTROL PLAN
SCHADE TOWERS
FRONT AVENUE
SPOKANE, WASHINGTON

SHEET C6 OF 8
JOB NUMBER 2004-107

SCHADE BREWERY

SPOKANE, WASHINGTON

SW 1/4, SECTION 17, T. 25 N., R. 43 E., W.M.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456·8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

EROSION & SEDIMENT CONTROL

GENERAL NOTES AND INFORMATION

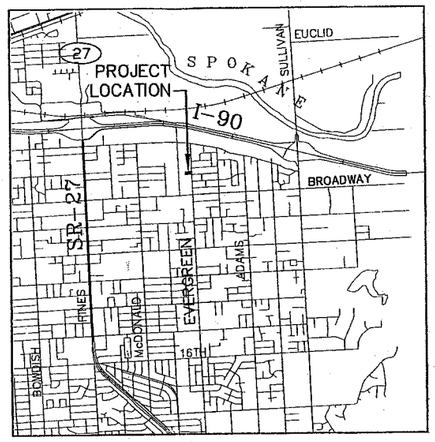
1. AN EROSION/SEDIMENT CONTROL (E.S.C.) PLAN IS REQUIRED FOR THIS PROJECT. IMPLEMENTATION OF THE **E.S.C. PLAN**, AND CONSTRUCTION, MAINTENANCE, AND UPGRADING OF THE **E.S.C.** FACILITIES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL ALL CONSTRUCTION IS COMPLETED AND ACCEPTED BY **CITY OF SPOKANE VALLEY**, OR UNTIL VEGETATION IS ESTABLISHED THROUGHOUT THE SITE, AND ACCEPTED BY **CITY OF SPOKANE VALLEY**, WHICHEVER IS LATER.
2. APPROVAL OF THE **E.S.C. PLAN** DOES NOT CONSTITUTE APPROVAL OF ANY OF THE PROPOSED ROAD, STORM DRAINAGE, GRADING OR UTILITY DESIGN ELEMENTS SHOWN ON THE **E.S.C. PLAN**.
3. THE EROSION/SEDIMENT CONTROL MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL INSPECT AND MAINTAIN THESE **E.S.C.** MEASURES DAILY, AND SHALL MAINTAIN AND UPGRADE THESE MEASURES AS NECESSARY TO PREVENT SEDIMENT-LADEN WATER FROM EITHER FLOWING OFF SITE, OR INTO NEW/EXISTING STORM DRAINAGE FACILITIES, SUCH AS DRYWELLS, CULVERTS, OR GRAVEL GALLERIES.
4. GEOTEXTILE FABRIC IS TO BE PLACED ON THE RIMS, CATCH BASINS AND INLETS UNTIL SUCH TIME THAT THE VEGETATION ON THE SITE IS ESTABLISHED AND THE THREAT OF SEDIMENT DEPOSITION INTO THE DRAINAGE SYSTEM IS MITIGATED.
5. THE SILT FENCES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO OTHER SITE WORK, AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ROCK CONSTRUCTION ENTRIES AT ANY AND ALL LOCATIONS USED TO ENTER OR EXIT THE PROJECT SITE. SEE DETAIL 2 THIS SHEET.
7. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNATING A LOCATION WHERE CONCRETE TRUCKS AND EQUIPMENT CAN BE WASHED OUT, NOT LOCATED NEAR OR DRAINING INTO A STORM DRAINAGE AREA.
8. PROPERTY OWNER: BLACK PROINVEST SCHADE TOWER, LLC
   PERMIT APPLICANT: MAURICE PIERSOL, 993-5218
   CONTACT PERSON ON SITE: MAURICE PIERSOL, 993-5218
9. PROJECT LOCATION: 528 E. TRENT AVENUE, SPOKANE, WASHINGTON, ON TRENT AVENUE AND FRONT ROAD, IN SECTION 17, TOWNSHIP 25N., RANGE 43 E., W.M.
10. PROJECT DESCRIPTION: SCHADE TOWER IS A 20,148 S.F. COMMERCIAL BUILDING WITH 155 PAVED PARKING SPACES ON A 37,000 S.F. LOT REQUIRING THE CONSTRUCTION OF PAVING AND STORM DRAINAGE.
11. DESCRIPTION OF E.S.C. MEASURES: USE OF SILT FENCES AND ROCK CONSTRUCTION ENTRANCES. ALL E.S.C. MEASURES MENTIONED ABOVE ARE TEMPORARY AND WILL BE REMOVED AFTER SITE IS LANDSCAPED.
12. EXISTING VEGETATION: UNWATERED LAWN AND MISCELLANEOUS TREES
13. PLAN PREPARATION DATE: APRIL 2005.
14. SOILS: ON SITE SOILS, N/A – SEE EPA DOCUMENTATION
15. **STABILIZATION OF DENUDED AREAS:**
    ANY DISTURBED AREAS, WHICH WOULD BE LEFT BARE FOR MORE THAN 7 DAYS AND ARE NOT INTENDED TO BE REWORKED WITHIN 30-45 DAYS SHALL BE SEEDED WITH A FAST STARTING NATIVE DRYLAND GRASS SUCH AS ANNUAL RYE, OR APPROVED EQUAL, AT A RATE OF 60 lbs/ACRE.
16. **CONTROL OF POLLUTANTS:**
    ANY SPILLS WILL BE HANDLED ACCORDING TO D.O.E. AND D.O.H. GUIDELINES.
17. **LIMITS OF GRADING:**
    DURING THE COURSE OF CONSTRUCTION, THE AMOUNT OF DISTURBED AREA SHALL BE KEPT TO A MINIMUM AND SHALL BE LIMITED TO THE AREA SHOWN AS "LIMITS OF GRADING" ON THIS SHEET OF THE EROSION CONTROL PLANS.

MAINTENANCE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF THE TEMPORARY E.S.C. MEASURES.
2. SEDIMENT BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RUNOFF-PRODUCING RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
3. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF FILTER FABRIC SHALL BE ACCOMPLISHED PROMPTLY.
4. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RUNOFF-PRODUCING RAINFALL. DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.
5. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE E.S.C. STRUCTURE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
6. ALL TEMPORARY AND PERMANENT E.S.C. PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
7. ALL TEMPORARY E.S.C. MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DIRT, MUD AND OTHER CONSTRUCTION DEBRIS WHICH MAY ACCUMULATE ON PAVED STREETS ADJACENT TO THE SITE AS A RESULT OF CONSTRUCTION ACTIVITY. CLEANING SHALL BE ON AN "AS NEEDED" BASIS USING SWEEPING AND WATER TO WASH THE CONSTRUCTION DEBRIS FROM THE STREET.
9. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY USING WATER. APPLICATIONS OF WATER MAY BE REQUIRED SEVERAL TIMES PER DAY DURING CONSTRUCTION ACTIVITY.

CERTIFICATION STATEMENT: I CERTIFY THAT THIS EROSION AND SEDIMENT CONTROL PLAN MEETS THE E.S.C. REQUIREMENTS AS LISTED IN CHAPTER 4.5 OF THE CITY OF SPOKANE VALLEY GUIDELINES FOR STORMWATER MANAGEMENT.

TODD R. WHIPPLE, P.E.

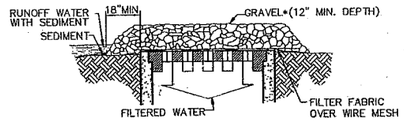


VICINITY MAP

LEGAL DESCRIPTION

VERA ADDITION, EAST 323 FEET OF THE NORTH 1/2 OF BLOCK 104 EXCEPT THE NORTH 149.87 FEET TOGETHER WITH THE SOUTH 90.43 FEET OF THE NORTH 1/2 OF BLOCK 104 LAYING WEST OF THE EAST 323 FEET AND EXCEPT COUNTY ROAD.

* GRAVEL SHALL BE 2"-3" CLEAN STONE



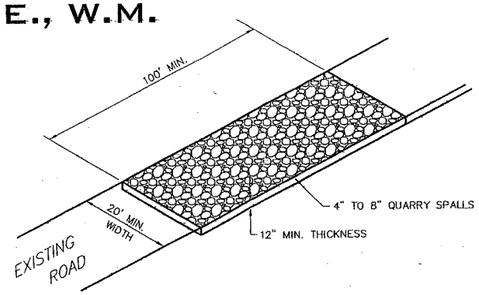
SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED ACRES.

GRAVEL AND WIRE MESH INLET SEDIMENT FILTER — 1

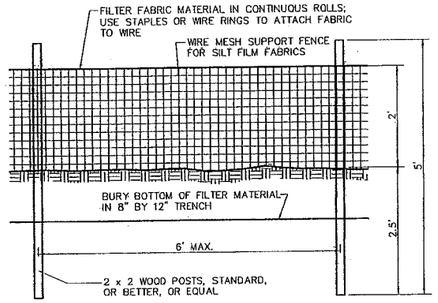
NOT TO SCALE

THE DESIGN IMPROVEMENTS SHOWN IN THIS SET OF PLANS AND CALCULATIONS CONFORM TO APPLICABLE EDITIONS OF THE CITY OF SPOKANE VALLEY STANDARDS FOR ROAD AND SEWER CONSTRUCTION AND THE CITY OF SPOKANE VALLEY GUIDELINES FOR STORMWATER MANAGEMENT. ALL DESIGN DEVIATIONS HAVE BEEN APPROVED BY THE CITY OF SPOKANE VALLEY ENGINEER. I APPROVE THESE PLANS FOR CONSTRUCTION.

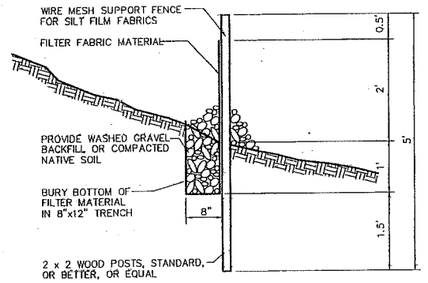


ROCK CONSTRUCTION ENTRY — 2

NOT TO SCALE



ELEVATION



SECTION

SILT FENCE DETAIL — 3

NOT TO SCALE

PRELIMINARY

MAY 0 9 2005

NOT FOR CONSTRUCTION

N

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 ft.

VERTICAL DATUM:
ELEVATIONS SHOWN HEREON ARE DERIVED FROM AN AVERAGE OF FIVE FOUND REBAR ELEVATIONS PER TAYLOR ENGINEERING DRAWING SUPPLIED BY WHIPPLE CONSULTING ENGINEERS, INC.

HORIZONTAL DATUM:
HORIZONTAL ROTATION IS BASED ON TAYLOR ENGINEERING DRAWING SUPPLIED BY WHIPPLE CONSULTING ENGINEERS, INC.

NO.	DATE	BY	REVISIONS
-	4/28/05	MM	ORIGINAL PLAN PREPARATION

SCALE:
HORIZONTAL: 1"=40'
VERTICAL: N/A

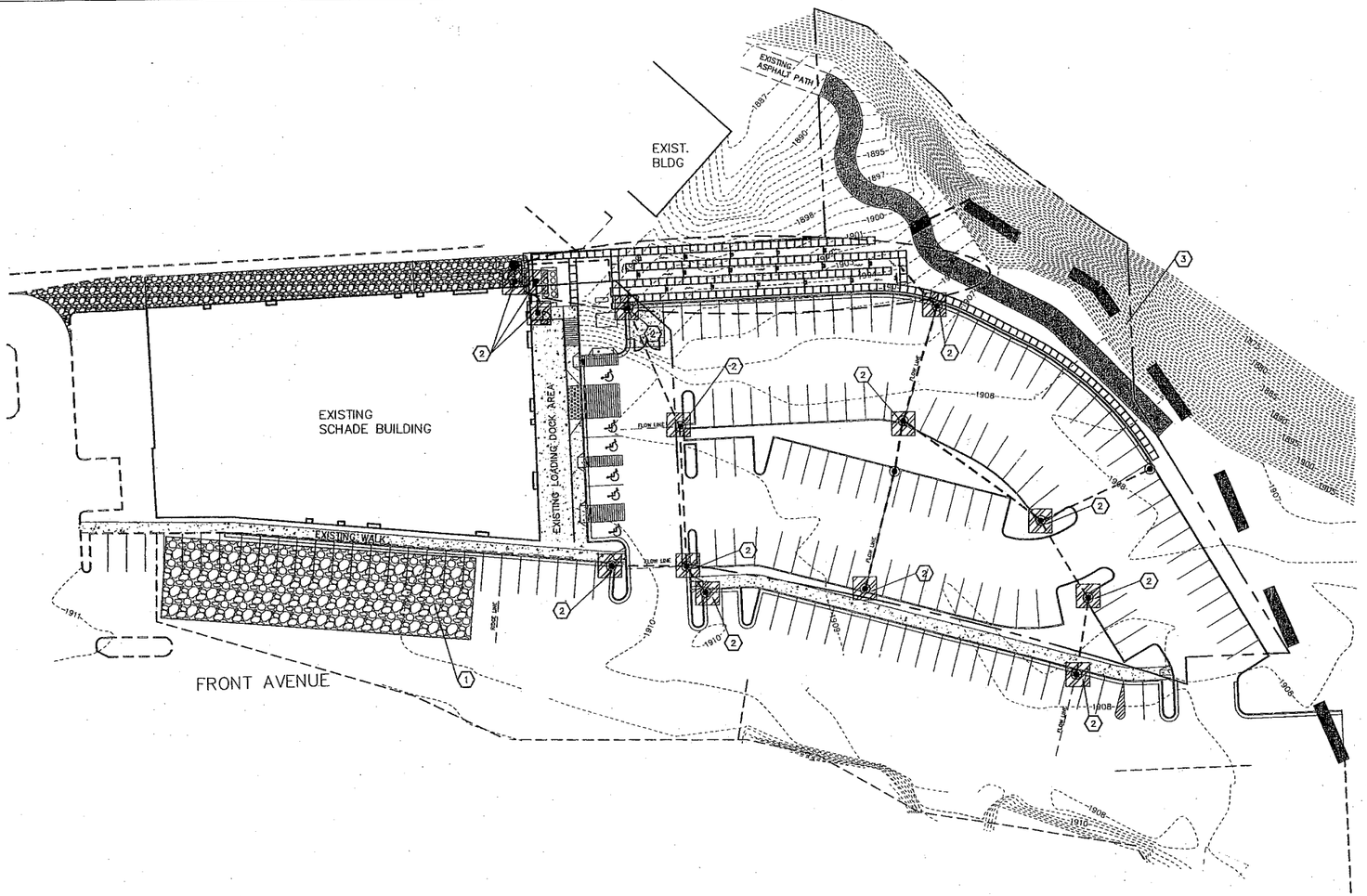
PROJ #: 2004-107
DATE: 04/14/05
DRAWN: MLM
APPROVED: TRW

WCE
WHIPPLE CONSULTING ENGINEERS
CIVIL AND TRANSPORTATION ENGINEERING
13218 E. SPRAGUE AVENUE
SPOKANE VALLEY, WASHINGTON 99216
PH: 509-893-2617 FAX: 509-926-0227

EROSION CONTROL COVER
SCHADE TOWERS
FRONT AVENUE
SPOKANE, WASHINGTON

SHEET C7 OF 8

JOB NUMBER 2004-107



UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL TWO BUSINESS DAYS BEFORE YOU DIG

CONSTRUCTION NOTES

① PROVIDE AND INSTALL ROCK CONSTRUCTION ENTRYPER DETAIL 2, SHEET 5.
② PROVIDE AND INSTALL INLET PROTECTION AS SHOWN PER DETAIL 1, SHEET 5.
③ PROVIDE AND INSTALL SILT FENCE AS SHOWN PER DETAIL 3, SHEET 5.

LEGEND

⬭	BIOFILTRATION SWALE – NO CONCRETE TRUCK WASHOUT. SEE GENERAL NOTES 4 AND 7 ON SHEET 5.
▨	GRAVEL AND WIRE MESH INLET SEDIMENTATION FILTER. SEE DETAIL1, SHEET 5.
■ ┆ ■	SILT FENCE. SEE DETAIL 1 AND GENERAL NOTE 5.
▦	ROCK CONSTRUCTION ENTRY. SEE DETAIL 2 AND GENERAL NOTE 6 ON SHEET 5.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

TODD R. WHIPPLE
25482
5/9/05
EXPIRES 9/24/2006

PRELIMINARY
MAY 0 9 2005
NOT FOR CONSTRUCTION

VERTICAL DATUM:
ELEVATIONS SHOWN HEREON ARE DERIVED FROM AN AVERAGE OF FIVE FOUND REBAR ELEVATIONS PER TAYLOR ENGINEERING DRAWING SUPPLIED BY WHIPPLE CONSULTING ENGINEERS, INC.

HORIZONTAL DATUM:
HORIZONTAL ROTATION IS BASED ON TAYLOR ENGINEERING DRAWING SUPPLIED BY WHIPPLE CONSULTING ENGINEERS, INC.

NO.	DATE	BY	REVISIONS
-	4/28/05	MM	ORIGINAL PLAN PREPARATION

SCALE:
HORIZONTAL: 1"=40'
VERTICAL: N/A

PROJ #: 2004-107
DATE: 04/14/05
DRAWN: MLM
APPROVED: TRW

WCE
WHIPPLE CONSULTING ENGINEERS
CIVIL AND TRANSPORTATION ENGINEERING
13218 E. SPRAGUE AVENUE
SPOKANE VALLEY, WASHINGTON 99216
PH: 509-893-2617 FAX: 509-926-0227

EROSION CONTROL PLAN
SCHADE TOWERS
FRONT AVENUE
SPOKANE, WASHINGTON

SHEET
C8 OF 8

JOB NUMBER
2004-107

APPENDIX B

LFR
LEVINE • FRICKE

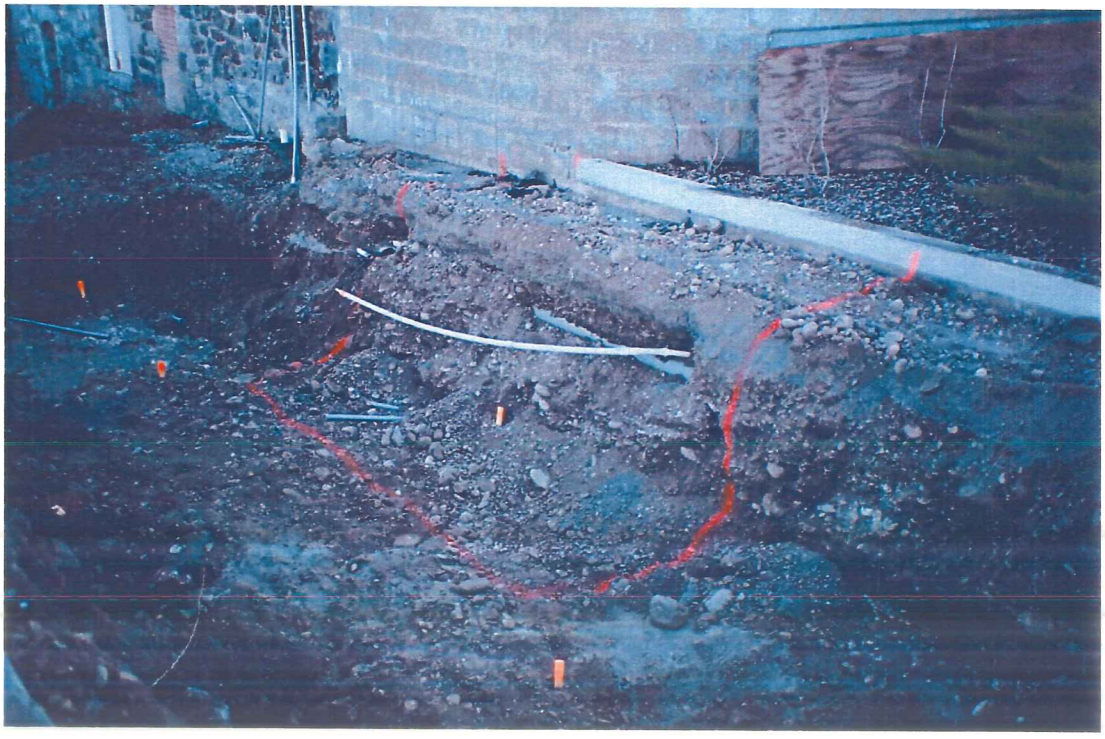
Appendix B – Site Photographs
Former Schade Brewery
528 East Trent Avenue
Spokane, Washington

Photograph 1 – View to west of north alley and CNA and WNA remedial excavation areas (pre-remedial).

Photograph 2 – View to west of WNA remedial excavation area with utility markings (pre-remedial).

Appendix B – Site Photographs
Former Schade Brewery
528 East Trent Avenue
Spokane, Washington

Photograph 3 – View to west of WNA remedial excavation.



Photograph 4 – View of second remedial excavation outline at WNA south sidewall.

Appendix B – Site Photographs
Former Schade Brewery
528 East Trent Avenue
Spokane, Washington

Photograph 5 – View to east of CNA remedial excavation.

Photograph 6 – View of south sidewall of CNA remedial excavation and building foundation.

Appendix B – Site Photographs
Former Schade Brewery
528 East Trent Avenue
Spokane, Washington

Photograph 7 – View of CNA remedial excavation following cleanup action.

Photograph 8 – View to southeast in eastern property area of remedial excavation areas TP7 (foreground) and TP5 (background, adjacent to fenced compound).

Appendix B – Site Photographs
Former Schade Brewery
528 East Trent Avenue
Spokane, Washington

Photograph 9 – View to north of TP5 remedial excavation.

Photograph 10 – View to west of TP7 remedial excavation.

Appendix B – Site Photographs
Former Schade Brewery
528 East Trent Avenue
Spokane, Washington

Photograph 11 – View to north of TP5 (foreground) and TP7 (background) remedial excavations.

Photograph 12 – View of temporary waste soil stockpile.

Appendix B – Site Photographs
Former Schade Brewery
528 East Trent Avenue
Spokane, Washington

Photograph 13 – View of truck loading operations for waste soil material for transport to Greater Wenatchee Landfill.

Photograph 14 – View of temporary waste storage during excavation of pedestrian walkway along Spokane River on north side of Site, prior to screening operations.

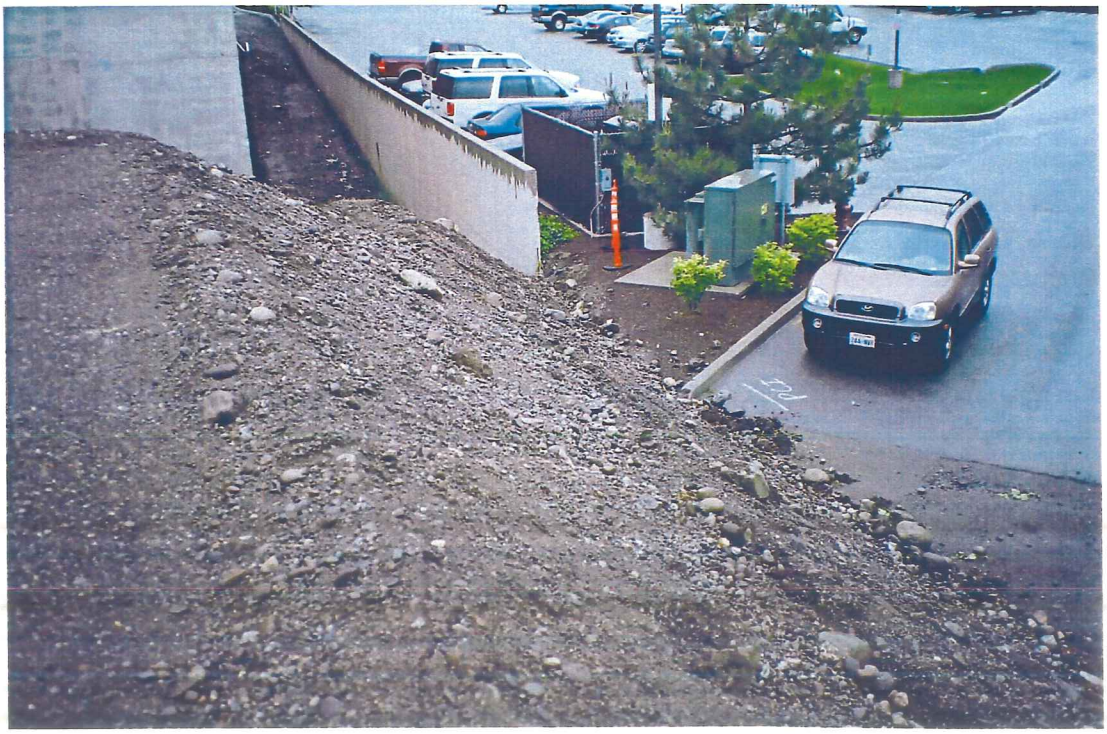
Appendix B – Site Photographs
Former Schade Brewery
528 East Trent Avenue
Spokane, Washington

Photograph 15 – View of fractured basalt material stockpile from riverside pedestrian walkway excavation, prior to screening operations.

Photograph 16 – View to west of the riverside pedestrian walkway and waste storage, prior to screening operations.

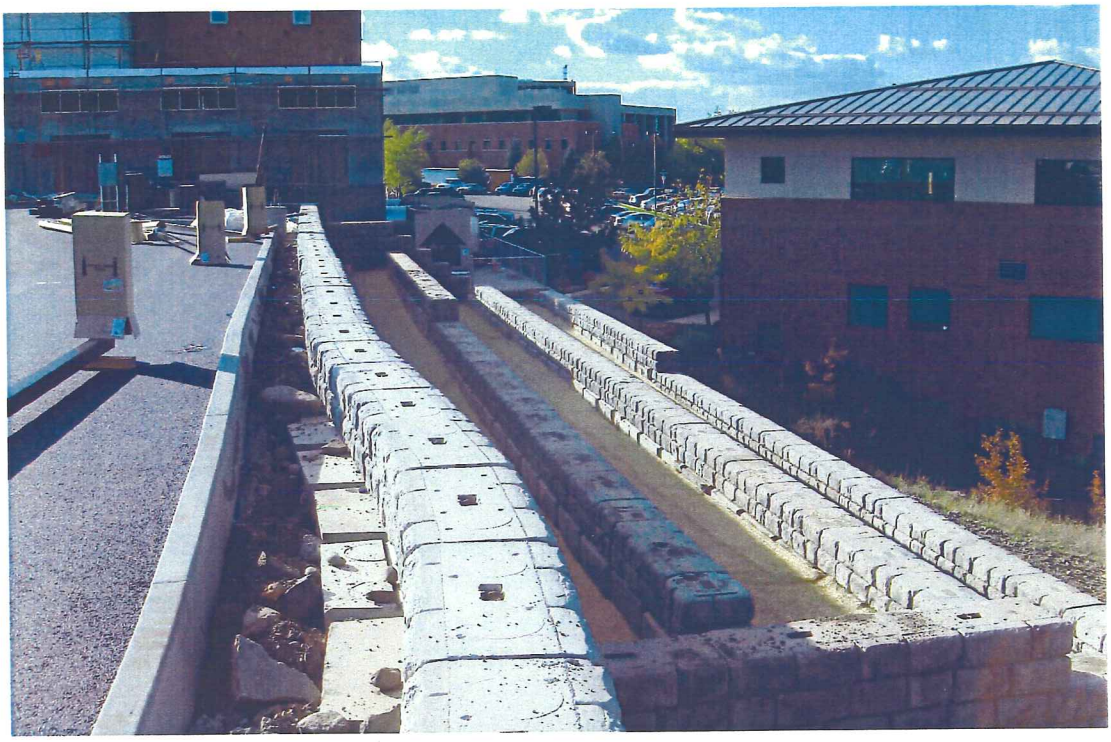
Appendix B – Site Photographs
Former Schade Brewery
528 East Trent Avenue
Spokane, Washington

Photograph 17 – View to west of imported soil fill used to raise eastern parking area elevation.



Photograph 18 – View of fill material along north central property line at north alley, prior to construction of storm water bio-filtration terrace.

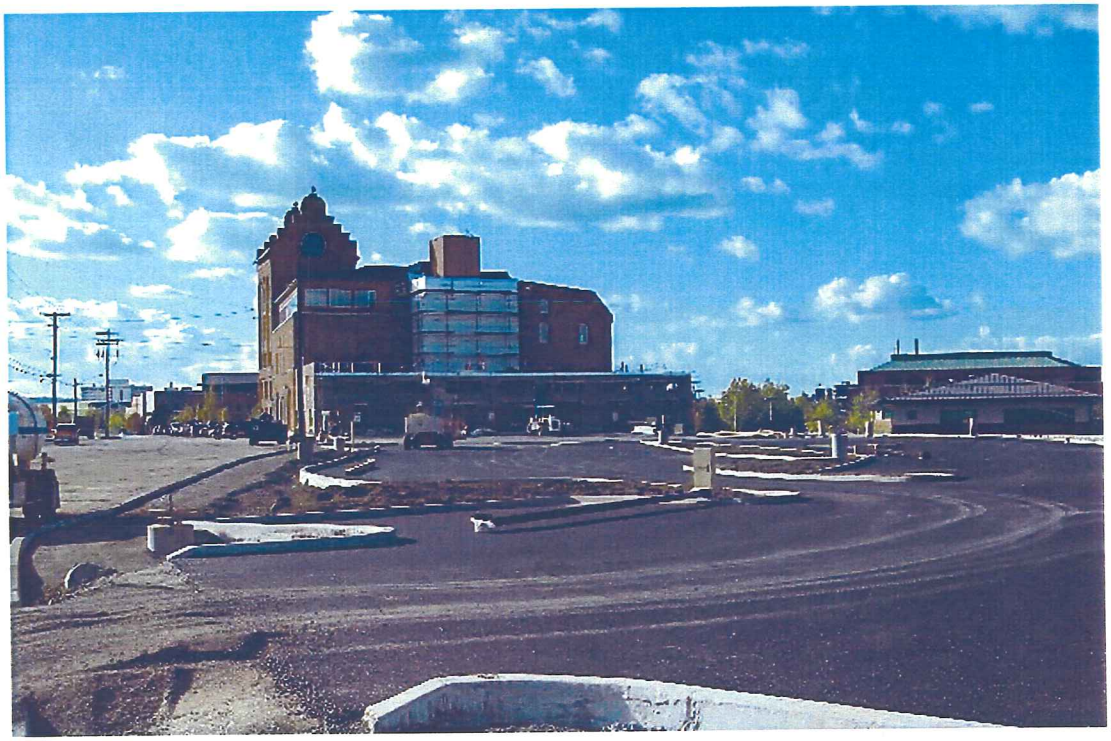
Appendix B – Site Photographs
Former Schade Brewery
528 East Trent Avenue
Spokane, Washington



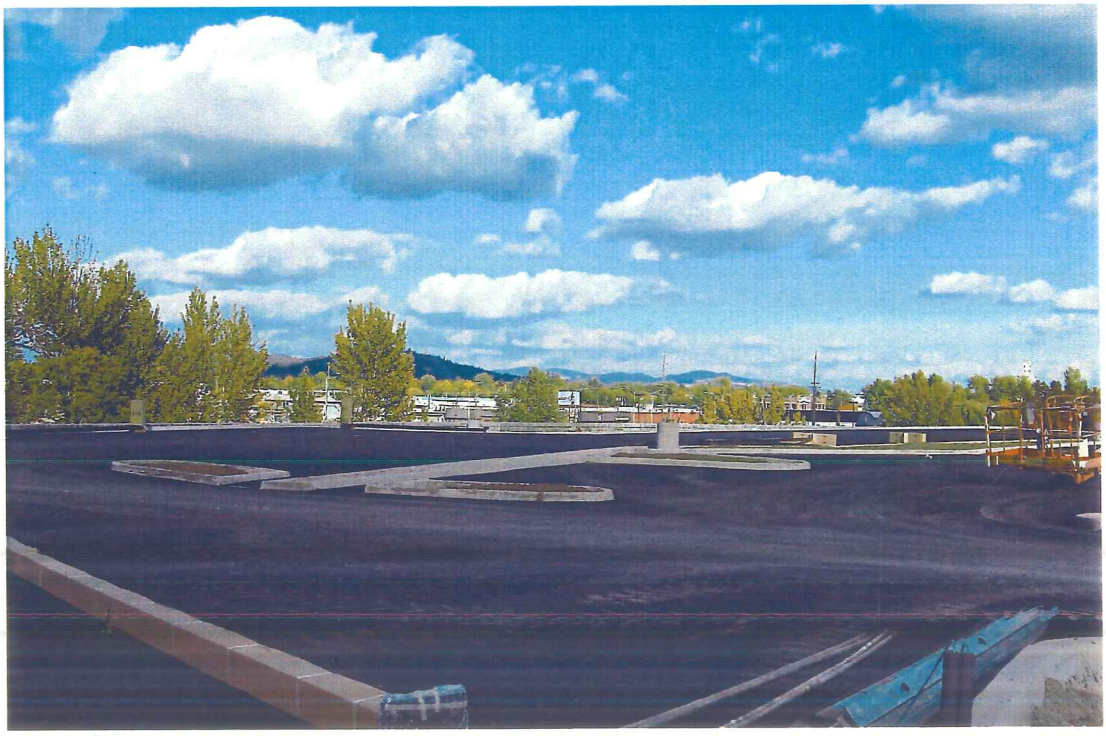
Photograph 19 – View to west of storm water bio-filtration terrace during construction.

Photograph 20 – View to east of storm water bio-filtration terrace along north central property line.

Appendix B – Site Photographs
Former Schade Brewery
528 East Trent Avenue
Spokane, Washington

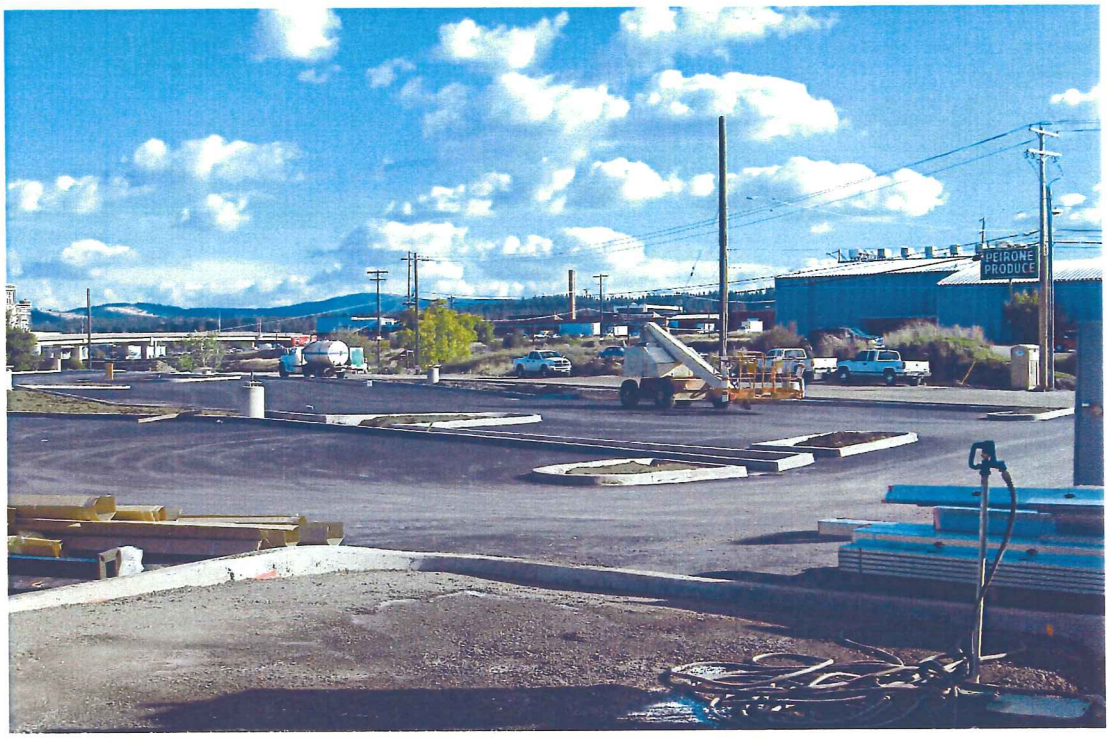


Photograph 21 - View to west of eastern property imported fill, storm water management, asphalt parking, and landscape improvements.



Photograph 22 – View to east of eastern property imported fill, storm water management, asphalt parking, and landscape improvements.

Appendix B – Site Photographs
Former Schade Brewery
528 East Trent Avenue
Spokane, Washington



Photograph 23 – View to southeast of eastern property imported fill, storm water management, asphalt parking, and landscape improvements.

Photograph 24 – View to east of Schade Brewery western parking area from across East Trent Avenue.

Appendix B – Site Photographs
Former Schade Brewery
528 East Trent Avenue
Spokane, Washington

Photograph 25 – View to northeast of storm water swale located in northwest corner of western parking area.

Photograph 26 – View to west of eastern property improvements.

Appendix B – Site Photographs
Former Schade Brewery
528 East Trent Avenue

Photograph 27 – View to west of Front Street imported fill and asphalt improvements along the south side of the Schade Brewery.

Photograph 28 – View to northwest of eastern property north boundary improvements and pedestrian walkway along the Spokane River.

Appendix B – Site Photographs
Former Schade Brewery
528 East Trent Avenue
Spokane, Washington

Photograph 29 – View of north alley improvements with asphalt cover.

Photograph 30 – View of storm water collection sump and pump at east side of north alley.

APPENDIX C

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Seattle 11720 North Creek Pkwy N, Suite 400, Bothell, WA 98011-8244
425.420.9200 fax 425.420.9210
Spokane 11922 E. 1st Avenue, Spokane Valley, WA 99206-5302
509.924.9200 fax 509.924.9290
Portland 9405 SW Nimbus Avenue, Beaverton, OR 97008-7132
503.906.9200 fax 503.906.9210
Bend 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
541.383.9310 fax 541.382.7588
Anchorage 2000 W International Airport Road, Suite A-10, Anchorage, AK 99502-1119
907.563.9200 fax 907.563.9210

LFR, Inc.
3810 E. Boone Ave. Suite 306
Spokane, WA 99202

Project: Schade Brewery
Project Number: 003-09303-00 (002)
Project Manager: Jeff Leppo

Reported:
02/24/05 16:36

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
WNA-B1-3.5	S5B0125-01	Soil	02/23/05 11:05	02/23/05 15:46
WNA-WSW-4	S5B0125-02	Soil	02/23/05 11:08	02/23/05 15:46
WNA-SSW-3	S5B0125-03	Soil	02/23/05 11:10	02/23/05 15:46
WNA-B2-4	S5B0125-04	Soil	02/23/05 11:12	02/23/05 15:46
WNA-ESW-2.5	S5B0125-05	Soil	02/23/05 11:15	02/23/05 15:46
WNA-NSW-2.5	S5B0125-06	Soil	02/23/05 11:17	02/23/05 15:46
CNA-B1-9.5	S5B0125-07	Soil	02/23/05 14:00	02/23/05 15:46
CNA-WSW-3	S5B0125-08	Soil	02/23/05 14:05	02/23/05 15:46
CNA-D	S5B0125-09	Soil	02/23/05 14:10	02/23/05 15:46
CNA-B2-4	S5B0125-10	Soil	02/23/05 14:12	02/23/05 15:46
CNA-SSW-2.5	S5B0125-11	Soil	02/23/05 14:18	02/23/05 15:46
CNA-NSW-2	S5B0125-12	Soil	02/23/05 14:18	02/23/05 15:46
CNA-ESW-2	S5B0125-13	Soil	02/23/05 14:45	02/23/05 15:46

North Creek Analytical - Spokane

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Dennis D Wells, Laboratory Director

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503.906.9200 fax 503.906.9210
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LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/24/05 16:36

Polychlorinated Biphenyls by EPA Method 8082

North Creek Analytical - Spokane

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
WNA-B1-3.5 (S5B0125-01) Soil Sampled: 02/23/05 11:05 Received: 02/23/05 15:46									**C-01**
PCB-1016	ND	50.0	ug/kg dry	1	5020198	02/23/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	ND	50.0	"	"	"	"	"	"	
PCB-1260	**808**	50.0	"	"	"	"	"	"	
Surrogate: TCX	*102*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*107*	*30.6-169*			"	"	"	"	
WNA-WSW-4 (S5B0125-02) Soil Sampled: 02/23/05 11:08 Received: 02/23/05 15:46									**C-01**
PCB-1016	ND	50.0	ug/kg dry	1	5020198	02/23/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	ND	50.0	"	"	"	"	"	"	
PCB-1260	**141**	50.0	"	"	"	"	"	"	
Surrogate: TCX	*89.5*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*73.6*	*30.6-169*			"	"	"	"	
WNA-SSW-3 (S5B0125-03) Soil Sampled: 02/23/05 11:10 Received: 02/23/05 15:46									**C-01**
PCB-1016	ND	50.0	ug/kg dry	1	5020198	02/23/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	ND	50.0	"	"	"	"	"	"	
PCB-1260	**3260**	50.0	"	"	"	"	"	"	A-01
Surrogate: TCX	*99.4*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*94.3*	*30.6-169*			"	"	"	"	

Dennis D Wells, Laboratory Director

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907.563.9200 fax 907.563.9210

LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/24/05 16:36

Polychlorinated Biphenyls by EPA Method 8082

North Creek Analytical - Spokane

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
WNA-B2-4 (S5B0125-04) Soil Sampled: 02/23/05 11:12 Received: 02/23/05 15:46									**C-01**
PCB-1016	ND	50.0	ug/kg dry	1	5020198	02/23/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	ND	50.0	"	"	"	"	"	"	
PCB-1260	**4310**	50.0	"	"	"	"	"	"	A-01
Surrogate: TCX	*98.1*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*111*	*30.6-169*			"	"	"	"	
WNA-ESW-2.5 (S5B0125-05) Soil Sampled: 02/23/05 11:15 Received: 02/23/05 15:46									**C-01**
PCB-1016	ND	50.0	ug/kg dry	1	5020198	02/23/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	ND	50.0	"	"	"	"	"	"	
PCB-1260	**779**	50.0	"	"	"	"	"	"	
Surrogate: TCX	*83.3*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*81.0*	*30.6-169*			"	"	"	"	
WNA-NSW-2.5 (S5B0125-06) Soil Sampled: 02/23/05 11:17 Received: 02/23/05 15:46									**C-01**
PCB-1016	ND	50.0	ug/kg dry	1	5020198	02/23/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	ND	50.0	"	"	"	"	"	"	
PCB-1260	**395**	50.0	"	"	"	"	"	"	
Surrogate: TCX	*84.9*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*75.1*	*30.6-169*			"	"	"	"	

Dennis D Wells, Laboratory Director

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LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/24/05 16:36

Polychlorinated Biphenyls by EPA Method 8082

North Creek Analytical - Spokane

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
CNA-B1-9.5 (S5B0125-07) Soil Sampled: 02/23/05 14:00 Received: 02/23/05 15:46									**C-01**
PCB-1016	ND	50.0	ug/kg dry	1	5020198	02/23/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	ND	50.0	"	"	"	"	"	"	
PCB-1260	ND	50.0	"	"	"	"	"	"	
Surrogate: TCX	*88.1*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*88.5*	*30.6-169*			"	"	"	"	
CNA-WSW-3 (S5B0125-08) Soil Sampled: 02/23/05 14:05 Received: 02/23/05 15:46									**C-01**
PCB-1016	ND	50.0	ug/kg dry	1	5020198	02/23/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	ND	50.0	"	"	"	"	"	"	
PCB-1260	ND	50.0	"	"	"	"	"	"	
Surrogate: TCX	*89.4*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*81.9*	*30.6-169*			"	"	"	"	
CNA-D (S5B0125-09) Soil Sampled: 02/23/05 14:10 Received: 02/23/05 15:46									**C-01**
PCB-1016	ND	50.0	ug/kg dry	1	5020198	02/23/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	ND	50.0	"	"	"	"	"	"	
PCB-1260	ND	50.0	"	"	"	"	"	"	
Surrogate: TCX	*92.9*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*74.6*	*30.6-169*			"	"	"	"	

Dennis D Wells, Laboratory Director

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LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/24/05 16:36

Polychlorinated Biphenyls by EPA Method 8082

North Creek Analytical - Spokane

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
CNA-B2-4 (S5B0125-10) Soil Sampled: 02/23/05 14:12 Received: 02/23/05 15:46									**C-01**
PCB-1016	ND	50.0	ug/kg dry	1	5020198	02/23/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	ND	50.0	"	"	"	"	"	"	
PCB-1260	ND	50.0	"	"	"	"	"	"	
Surrogate: TCX	*92.9*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*96.0*	*30.6-169*			"	"	"	"	
CNA-SSW-2.5 (S5B0125-11) Soil Sampled: 02/23/05 14:18 Received: 02/23/05 15:46									**C-01**
PCB-1016	ND	50.0	ug/kg dry	1	5020198	02/23/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	ND	50.0	"	"	"	"	"	"	
PCB-1260	**169**	50.0	"	"	"	"	"	"	
Surrogate: TCX	*79.6*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*179*	*30.6-169*			"	"	"	"	*S-02*
CNA-NSW-2 (S5B0125-12) Soil Sampled: 02/23/05 14:18 Received: 02/23/05 15:46									**C-01**
PCB-1016	ND	50.0	ug/kg dry	1	5020198	02/23/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	**911**	50.0	"	"	"	"	"	"	
PCB-1260	ND	50.0	"	"	"	"	"	"	
Surrogate: TCX	*82.9*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*114*	*30.6-169*			"	"	"	"	

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LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/24/05 16:36

Polychlorinated Biphenyls by EPA Method 8082

North Creek Analytical - Spokane

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
CNA-ESW-2 (S5B0125-13) Soil Sampled: 02/23/05 14:45 Received: 02/23/05 15:46									**C-01**
PCB-1016	ND	50.0	ug/kg dry	1	5020198	02/23/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	**685**	50.0	"	"	"	"	"	"	
PCB-1260	ND	50.0	"	"	"	"	"	"	
Surrogate: TCX	*89.5*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*119*	*30.6-169*			"	"	"	"	

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LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/24/05 16:36

Conventional Chemistry Parameters by APHA/EPA Methods

North Creek Analytical - Spokane

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
WNA-B1-3.5 (S5B0125-01) Soil Sampled: 02/23/05 11:05 Received: 02/23/05 15:46									
% Solids	**96.1**	0.0100	% by Weight	1	5020201	02/24/05	02/24/05	Gravimetry	
WNA-WSW-4 (S5B0125-02) Soil Sampled: 02/23/05 11:08 Received: 02/23/05 15:46									
% Solids	**92.1**	0.0100	% by Weight	1	5020201	02/24/05	02/24/05	Gravimetry	
WNA-SSW-3 (S5B0125-03) Soil Sampled: 02/23/05 11:10 Received: 02/23/05 15:46									
% Solids	**96.9**	0.0100	% by Weight	1	5020201	02/24/05	02/24/05	Gravimetry	
WNA-B2-4 (S5B0125-04) Soil Sampled: 02/23/05 11:12 Received: 02/23/05 15:46									
% Solids	**95.6**	0.0100	% by Weight	1	5020201	02/24/05	02/24/05	Gravimetry	
WNA-ESW-2.5 (S5B0125-05) Soil Sampled: 02/23/05 11:15 Received: 02/23/05 15:46									
% Solids	**95.9**	0.0100	% by Weight	1	5020201	02/24/05	02/24/05	Gravimetry	
WNA-NSW-2.5 (S5B0125-06) Soil Sampled: 02/23/05 11:17 Received: 02/23/05 15:46									
% Solids	**96.6**	0.0100	% by Weight	1	5020201	02/24/05	02/24/05	Gravimetry	
CNA-B1-9.5 (S5B0125-07) Soil Sampled: 02/23/05 14:00 Received: 02/23/05 15:46									
% Solids	**89.8**	0.0100	% by Weight	1	5020201	02/24/05	02/24/05	Gravimetry	
CNA-WSW-3 (S5B0125-08) Soil Sampled: 02/23/05 14:05 Received: 02/23/05 15:46									
% Solids	**92.9**	0.0100	% by Weight	1	5020201	02/24/05	02/24/05	Gravimetry	
CNA-D (S5B0125-09) Soil Sampled: 02/23/05 14:10 Received: 02/23/05 15:46									
% Solids	**94.7**	0.0100	% by Weight	1	5020201	02/24/05	02/24/05	Gravimetry	

Dennis D Wells, Laboratory Director

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LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/24/05 16:36

Conventional Chemistry Parameters by APHA/EPA Methods

North Creek Analytical - Spokane

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
CNA-B2-4 (S5B0125-10) Soil Sampled: 02/23/05 14:12 Received: 02/23/05 15:46									
% Solids	**89.2**	0.0100	% by Weight	1	5020201	02/24/05	02/24/05	Gravimetry	
CNA-SSW-2.5 (S5B0125-11) Soil Sampled: 02/23/05 14:18 Received: 02/23/05 15:46									
% Solids	**87.6**	0.0100	% by Weight	1	5020201	02/24/05	02/24/05	Gravimetry	
CNA-NSW-2 (S5B0125-12) Soil Sampled: 02/23/05 14:18 Received: 02/23/05 15:46									
% Solids	**86.6**	0.0100	% by Weight	1	5020201	02/24/05	02/24/05	Gravimetry	
CNA-ESW-2 (S5B0125-13) Soil Sampled: 02/23/05 14:45 Received: 02/23/05 15:46									
% Solids	**91.9**	0.0100	% by Weight	1	5020201	02/24/05	02/24/05	Gravimetry	

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LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/24/05 16:36

Polychlorinated Biphenyls by EPA Method 8082 - Quality Control

North Creek Analytical - Spokane

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5020198: Prepared 02/23/05 Using EPA 3550B										
Blank (5020198-BLK1)										
PCB-1016	ND	50.0	ug/kg wet							
PCB-1221	ND	50.0	"							
PCB-1232	ND	50.0	"							
PCB-1242	ND	50.0	"							
PCB-1248	ND	50.0	"							
PCB-1254	ND	50.0	"							
PCB-1260	ND	50.0	"							
Surrogate: TCX	*5.95*		"	*6.67*		*89.2*	*61.6-155*			
Surrogate: Decachlorobiphenyl	*6.96*		"	*6.67*		*104*	*30.6-169*			
LCS (5020198-BS1)										
PCB-1016	171	50.0	ug/kg wet	167		102	50-150			
PCB-1260	159	50.0	"	167		95.2	41.8-157			
Surrogate: TCX	*6.86*		"	*6.67*		*103*	*61.6-155*			
Surrogate: Decachlorobiphenyl	*7.34*		"	*6.67*		*110*	*30.6-169*			
LCS Dup (5020198-BSD1)										
PCB-1016	158	50.0	ug/kg wet	167		94.6	50-150	7.90	25	
PCB-1260	148	50.0	"	167		88.6	41.8-157	7.17	50	
Surrogate: TCX	*6.86*		"	*6.67*		*103*	*61.6-155*			
Surrogate: Decachlorobiphenyl	*7.18*		"	*6.67*		*108*	*30.6-169*			
Matrix Spike (5020198-MS1)					**Source: S5B0125-01**					**C-01**
PCB-1016	301	50.0	ug/kg dry	173	ND	174	50-150			Q-02
PCB-1260	783	50.0	"	173	808	-14.5	47-155			Q-03
Surrogate: TCX	*6.45*		"	*6.94*		*92.9*	*61.6-155*			
Surrogate: Decachlorobiphenyl	*6.69*		"	*6.94*		*96.4*	*30.6-169*			

Dennis D Wells, Laboratory Director

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LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/24/05 16:36

Polychlorinated Biphenyls by EPA Method 8082 - Quality Control

North Creek Analytical - Spokane

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5020198: Prepared 02/23/05 Using EPA 3550B										
Matrix Spike Dup (5020198-MSD1)					**Source: S5B0125-01**					**C-01**
PCB-1016	428	50.0	ug/kg dry	173	ND	247	50-150	34.8	25	Q-02
PCB-1260	914	50.0	"	173	808	61.3	47-155	15.4	48	
Surrogate: TCX	*7.08*		"	*6.94*		*102*	*61.6-155*			
Surrogate: Decachlorobiphenyl	*8.79*		"	*6.94*		*127*	*30.6-169*			

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LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/24/05 16:36

Notes and Definitions

A-01	The concentration indicated is an estimated value above the linear quantitation range.
C-01	To reduce matrix interference, the sample extract has undergone sulfuric acid clean-up, method 3665, which is specific to hydrocarbon contamination.
Q-02	The spike recovery for this QC sample is outside of NCA established control limits due to sample matrix interference.
Q-03	The spike recovery for this QC sample cannot be accurately calculated due to high concentration of analyte in the sample.
S-02	The surrogate recovery for this sample cannot be accurately quantified due to interference from coeluting organic compounds present in the sample.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

NORTH CREEK ANALYTICAL
Environmental Laboratory Services

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East 11115 Montgomery, Suite B, Spokane, WA 99206-4779 (509) 924-9200 FAX 924-9290 ✓
9405 S.W. Nimbus Avenue, Beaverton, OR 97008-7132 (503) 643-9200 FAX 644-2202

CHAIN OF CUSTODY REPORT

Work Order # 55B0125

REPORT TO: LFR, Inc.	INVOICE TO: LFR, Inc.
ATTENTION: Jeff Leppo	ATTENTION:
ADDRESS: 3810 E. Boone Ave., Suite 306 Spokane, WA 99202	ADDRESS:
PHONE: 535-7225 FAX: 535-7361	P.O. NUMBER: 003-09303-00 NCA QUOTE #:
PROJECT NAME: Schade Brewery - Cleanup Action	Analysis Request: PCBs - Soil
PROJECT NUMBER: 003-09303-00 (002)	
SAMPLED BY: Jeff Leppo	

TURNAROUND REQUEST in Business Days *

Organic & Inorganic Analyses: 10 (Standard) | 7 | 5 | 4 | 3 | 2 | 1 | Same Day

Fuels & Hydrocarbon Analyses: 5 (Standard) | 3-4 | 2 | 1 | Same Day

OTHER Specify:

* *Turnaround Requests less than standard may incur Rush Charges.*

	CLIENT SAMPLE IDENTIFICATION	SAMPLING DATE/TIME	NCA SAMPLE ID (Laboratory Use Only)	PCBs - Soil	MATRIX (W, S, A, O)	# OF CONTAINERS	COMMENTS
1.	WNA-B1-3.5	2/23 1105		✓	S	1	
2.	WNA-WSW-4	2/23, 1108		✓	S	1	
3.	WNA-SSW-3	2/23, 1110		✓	S	1	
4.	WNA-B2-4	2/23, 1112		✓	S	1	
5.	WNA-ESW-2.5	2/23, 1115		✓	S	1	
6.	WNA-NSW-2.5	2/23, 1117		✓	S	1	
7.	CNA-B1-9.5	2/23, 1400		✓	S	1	
8.	CNA-WSW-3	2/23, 1405		✓	S	1	
9.	CNA-D	2/23, 1410		✓	S	1	
10.	CNA-B2-4	2/23, 1412		✓	S	1	

RELINQUISHED BY (Signature):	DATE: 2/23/05	RECEIVED BY (Signature):	DATE: 2/23/05
PRINT NAME: Jeff Leppo	FIRM: LFR TIME: 1535	PRINT NAME: Sandra Dekker	FIRM: NCA TIME: 1534
RELINQUISHED BY (Signature):	DATE:	RECEIVED BY (Signature):	DATE:
PRINT NAME:	FIRM: TIME:	PRINT NAME:	FIRM: TIME:

ADDITIONAL REMARKS: 24 Hr. TAT

COC Rev 8 1/06

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20332 Empire Ave Suite F-1, Bend, OR 99701-5711 541-383-9310 FAX 382-7588
3209 Denali St, Anchorage, AK 99503-4030 907-334-9200 FAX 334-9210

CHAIN OF CUSTODY REPORT

Work Order #: SSB0125

CLIENT: LFR, Inc.
REPORT TO: Jeff Leggo
ADDRESS: 3810 E. Boone, Suite 306, Spokane, WA 99202
PHONE: 535-7225 FAX: 535-7361

INVOICE TO: LFR, Inc

P.O. NUMBER: 003-09303-00 (002)

PROJECT NAME: Schade Brewery - Cleanup Action
PROJECT NUMBER: 003-09303-00 (002)
SAMPLED BY: Jeff Leggo

TURNAROUND REQUEST in Business Days *
Organic & Inorganic Analyses: 10 (STD.) 7 5 4 3 2 **1** (circled) <1
Petroleum Hydrocarbon Analyses: 5 (STD.) 4 3 2 1 <1
OTHER Specify:
* Turnaround Requests less than standard may incur Rush Charges.

PRESERVATIVE / REQUESTED ANALYSES

	CLIENT SAMPLE IDENTIFICATION	SAMPLING DATE/TIME	PCBs Soil												MATRIX (W, S, O)	# OF CONT.	LOCATION / COMMENTS	NCA WO ID
1	CNA-SSW-2.5	2/23, 1418	✓												S	1		
2	CNA-NSW-2	2/23, 1424	✓												S	1		
3	CNA-ESW-2	2/23, 1445	✓												S	1		
4																		
5																		
6																		
7																		
8																		
9																		
10																		

RELEASED BY: [signature] PRINT NAME: Jeff E. Leggo FIRM: LFR DATE: 2/23/05 TIME: 1535
RECEIVED BY: [signature] PRINT NAME: Tandee Decker FIRM: NCA DATE: 2/23/05 TIME: 1535
RELEASED BY: PRINT NAME: FIRM: DATE: TIME:
RECEIVED BY: PRINT NAME: FIRM: DATE: TIME:

ADDITIONAL REMARKS: 24 Hour TAT

TEMP:

COC REV 1/03

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Anchorage 2000 W International Airport Road, Suite A-10, Anchorage, AK 99502-1119
907.563.9200 fax 907.563.9210

LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/25/05 08:35

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
2WNA-SSW-5	S5B0135-01	Soil	02/24/05 12:48	02/24/05 15:16
2WNA-B2-5.5	S5B0135-02	Soil	02/24/05 13:05	02/24/05 15:16

Dennis D Wells, Laboratory Director

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LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/25/05 08:35

Polychlorinated Biphenyls by EPA Method 8082

North Creek Analytical - Spokane

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
2WNA-SSW-5 (S5B0135-01) Soil Sampled: 02/24/05 12:48 Received: 02/24/05 15:16									
PCB-1016	ND	50.0	ug/kg dry	1	5020204	02/24/05	02/25/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	ND	50.0	"	"	"	"	"	"	
PCB-1260	**463**	50.0	"	"	"	"	"	"	
Surrogate: TCX	*100*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*102*	*30.6-169*			"	"	"	"	
2WNA-B2-5.5 (S5B0135-02) Soil Sampled: 02/24/05 13:05 Received: 02/24/05 15:16									
PCB-1016	ND	50.0	ug/kg dry	1	5020204	02/24/05	02/25/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	ND	50.0	"	"	"	"	"	"	
PCB-1260	**389**	50.0	"	"	"	"	"	"	
Surrogate: TCX	*95.6*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*91.5*	*30.6-169*			"	"	"	"	

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907.563.9200 fax 907.563.9210

LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/25/05 08:35

Conventional Chemistry Parameters by APHA/EPA Methods

North Creek Analytical - Spokane

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
2WNA-SSW-5 (S5B0135-01) Soil Sampled: 02/24/05 12:48 Received: 02/24/05 15:16									
% Solids	**98.2**	0.0100	% by Weight	1	5020218	02/25/05	02/25/05	Gravimetry	
2WNA-B2-5.5 (S5B0135-02) Soil Sampled: 02/24/05 13:05 Received: 02/24/05 15:16									
% Solids	**97.8**	0.0100	% by Weight	1	5020218	02/25/05	02/25/05	Gravimetry	

North Creek Analytical - Spokane

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Dennis D Wells, Laboratory Director

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LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/25/05 08:35

Polychlorinated Biphenyls by EPA Method 8082 - Quality Control

North Creek Analytical - Spokane

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5020204: Prepared 02/24/05 Using EPA 3550B										
Blank (5020204-BLK1)										
PCB-1016	ND	50.0	ug/kg wet							
PCB-1221	ND	50.0	"							
PCB-1232	ND	50.0	"							
PCB-1242	ND	50.0	"							
PCB-1248	ND	50.0	"							
PCB-1254	ND	50.0	"							
PCB-1260	ND	50.0	"							
Surrogate: TCX	*6.33*		"	*6.67*		*94.9*	*61.6-155*			
Surrogate: Decachlorobiphenyl	*6.26*		"	*6.67*		*93.9*	*30.6-169*			
LCS (5020204-BS1)										
PCB-1016	169	50.0	ug/kg wet	167		101	50-150			
PCB-1260	168	50.0	"	167		101	41.8-157			
Surrogate: TCX	*6.10*		"	*6.67*		*91.5*	*61.6-155*			
Surrogate: Decachlorobiphenyl	*6.77*		"	*6.67*		*101*	*30.6-169*			
Matrix Spike (5020204-MS1)					**Source: S5B0131-01**					
PCB-1016	224	50.0	ug/kg dry	210	ND	107	50-150			
PCB-1260	217	50.0	"	210	ND	103	47-155			
Surrogate: TCX	*8.45*		"	*8.40*		*101*	*61.6-155*			
Surrogate: Decachlorobiphenyl	*8.93*		"	*8.40*		*106*	*30.6-169*			
Matrix Spike Dup (5020204-MSD1)					**Source: S5B0131-01**					
PCB-1016	206	50.0	ug/kg dry	210	ND	98.1	50-150	8.37	25	
PCB-1260	200	50.0	"	210	ND	95.2	47-155	8.15	48	
Surrogate: TCX	*7.95*		"	*8.40*		*94.6*	*61.6-155*			
Surrogate: Decachlorobiphenyl	*8.20*		"	*8.40*		*97.6*	*30.6-169*			

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LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/25/05 08:35

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

Dennis D Wells, Laboratory Director

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3209 Denali St, Anchorage, AK 99503-4030 907-334-9200 FAX 334-9210

CHAIN OF CUSTODY REPORT

Work Order #: 55B0135

CLIENT: LFR, Inc.

INVOICE TO: LFR

REPORT TO: Jeff Lepo
ADDRESS: 3810 E. Boone Ave. Suite 306
Spokane, WA
PHONE: 535-7225 FAX: 535-7361

P.O. NUMBER: 003-09303-00(002)

PROJECT NAME: ~~Spokane~~ Brewery - Cleanup

PROJECT NUMBER: 003-09303-00(002

SAMPLED BY:

TURNAROUND REQUEST
in Business Days *

Organic & Inorganic Analyses
10 (STD.) | 7 | 5 | 4 | 3 | 2 | 1 | <1

Petroleum Hydrocarbon Analyses
5 (STD.) | 4 | 3 | 2 | 1 | <1

OTHER Specify:

** Turnaround Requests less than standard may incur Rush Charges.*

	CLIENT SAMPLE IDENTIFICATION	SAMPLING DATE/TIME	PRESERVATIVE / REQUESTED ANALYSES: PCBs	MATRIX (W, S, O)	# OF CONT.	LOCATION / COMMENTS	NCA WO ID
1	2WNA-SSW-5	2/24/05, 12:48	✓	S	1		
2	2WNA-B2-5.5	2/24/05, 13:05	✓	S	1		
3							
4							
5							
6							
7							
8							
9							
10							

RELEASED BY: [signature] DATE: 2/24/05
PRINT NAME: Jeff E. Lepo FIRM: LFR TIME: 14:35

RECEIVED BY: [signature] DATE: 2/24/05
PRINT NAME: Randy Beck FIRM: NCA TIME: 1435

RELEASED BY: DATE:
PRINT NAME: FIRM: TIME:

RECEIVED BY: DATE:
PRINT NAME: FIRM: TIME:

ADDITIONAL REMARKS:

TEMP:

COC REV 1/03

PAGE 1 OF 1

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907.563.9200 fax 907.563.9210

LFR, Inc.
3810 E. Boone Ave. Suite 306
Spokane, WA 99202

Project: Schade Brewery
Project Number: 003-09303-00 (002)
Project Manager: Jeff Leppo

Reported:
02/25/05 08:39

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
TP7-NSW-4	S5B0131-01	Soil	02/24/05 09:05	02/24/05 11:49
TP7-ESW-3	S5B0131-02	Soil	02/24/05 09:10	02/24/05 11:49
TP7-SSW-4	S5B0131-03	Soil	02/24/05 09:14	02/24/05 11:49
TP7-WSW-3	S5B0131-04	Soil	02/24/05 09:19	02/24/05 11:49
TP7-B1-6	S5B0131-05	Soil	02/24/05 09:23	02/24/05 11:49
TP7-B2-6	S5B0131-06	Soil	02/24/05 09:28	02/24/05 11:49
TP5-B1-2.5	S5B0131-07	Soil	02/24/05 10:07	02/24/05 11:49
TP5-B2-3	S5B0131-08	Soil	02/24/05 10:10	02/24/05 11:49
TP5-NSW-2	S5B0131-09	Soil	02/24/05 10:13	02/24/05 11:49
TP5-ESW-2	S5B0131-10	Soil	02/24/05 10:18	02/24/05 11:49
TP5-SSW-1.5	S5B0131-11	Soil	02/24/05 10:23	02/24/05 11:49
TP5-WSW-1.5	S5B0131-12	Soil	02/24/05 10:26	02/24/05 11:49
TP5-D	S5B0131-13	Soil	02/24/05 10:09	02/24/05 11:49

North Creek Analytical - Spokane

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Dennis D Wells, Laboratory Director

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LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/25/05 08:39

Polychlorinated Biphenyls by EPA Method 8082

North Creek Analytical - Spokane

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
TP7-NSW-4 (S5B0131-01) Soil Sampled: 02/24/05 09:05 Received: 02/24/05 11:49									
PCB-1016	ND	50.0	ug/kg dry	1	5020204	02/24/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	ND	50.0	"	"	"	"	"	"	
PCB-1260	ND	50.0	"	"	"	"	"	"	
Surrogate: TCX	*89.8*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*95.0*	*30.6-169*			"	"	"	"	
TP7-ESW-3 (S5B0131-02) Soil Sampled: 02/24/05 09:10 Received: 02/24/05 11:49									
PCB-1016	ND	50.0	ug/kg dry	1	5020204	02/24/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	ND	50.0	"	"	"	"	"	"	
PCB-1260	ND	50.0	"	"	"	"	"	"	
Surrogate: TCX	*101*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*99.3*	*30.6-169*			"	"	"	"	
TP7-SSW-4 (S5B0131-03) Soil Sampled: 02/24/05 09:14 Received: 02/24/05 11:49									
PCB-1016	ND	50.0	ug/kg dry	1	5020204	02/24/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	**258**	50.0	"	"	"	"	"	"	
PCB-1260	**117**	50.0	"	"	"	"	"	"	
Surrogate: TCX	*94.0*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*97.6*	*30.6-169*			"	"	"	"	

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LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/25/05 08:39

Polychlorinated Biphenyls by EPA Method 8082

North Creek Analytical - Spokane

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
TP7-WSW-3 (S5B0131-04) Soil Sampled: 02/24/05 09:19 Received: 02/24/05 11:49									
PCB-1016	ND	50.0	ug/kg dry	1	5020204	02/24/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	ND	50.0	"	"	"	"	"	"	
PCB-1260	ND	50.0	"	"	"	"	"	"	
Surrogate: TCX	*76.8*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*81.0*	*30.6-169*			"	"	"	"	
TP7-B1-6 (S5B0131-05) Soil Sampled: 02/24/05 09:23 Received: 02/24/05 11:49									
PCB-1016	ND	50.0	ug/kg dry	1	5020204	02/24/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	**163**	50.0	"	"	"	"	"	"	
PCB-1260	**65.6**	50.0	"	"	"	"	"	"	
Surrogate: TCX	*101*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*93.8*	*30.6-169*			"	"	"	"	
TP7-B2-6 (S5B0131-06) Soil Sampled: 02/24/05 09:28 Received: 02/24/05 11:49									
PCB-1016	ND	50.0	ug/kg dry	1	5020204	02/24/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	**92.1**	50.0	"	"	"	"	"	"	
PCB-1260	ND	50.0	"	"	"	"	"	"	
Surrogate: TCX	*90.4*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*91.0*	*30.6-169*			"	"	"	"	

Dennis D Wells, Laboratory Director

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907.563.9200 fax 907.563.9210

LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/25/05 08:39

Polychlorinated Biphenyls by EPA Method 8082

North Creek Analytical - Spokane

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
TP5-B1-2.5 (S5B0131-07) Soil Sampled: 02/24/05 10:07 Received: 02/24/05 11:49									
PCB-1016	ND	50.0	ug/kg dry	1	5020204	02/24/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	**65.3**	50.0	"	"	"	"	"	"	
PCB-1260	ND	50.0	"	"	"	"	"	"	
Surrogate: TCX	*104*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*97.0*	*30.6-169*			"	"	"	"	
TP5-B2-3 (S5B0131-08) Soil Sampled: 02/24/05 10:10 Received: 02/24/05 11:49									
PCB-1016	ND	50.0	ug/kg dry	1	5020204	02/24/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	ND	50.0	"	"	"	"	"	"	
PCB-1260	ND	50.0	"	"	"	"	"	"	
Surrogate: TCX	*98.6*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*102*	*30.6-169*			"	"	"	"	
TP5-NSW-2 (S5B0131-09) Soil Sampled: 02/24/05 10:13 Received: 02/24/05 11:49									
PCB-1016	ND	50.0	ug/kg dry	1	5020204	02/24/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	ND	50.0	"	"	"	"	"	"	
PCB-1260	ND	50.0	"	"	"	"	"	"	
Surrogate: TCX	*98.3*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*99.0*	*30.6-169*			"	"	"	"	

Dennis D Wells, Laboratory Director

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LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/25/05 08:39

Polychlorinated Biphenyls by EPA Method 8082

North Creek Analytical - Spokane

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
TP5-ESW-2 (S5B0131-10) Soil Sampled: 02/24/05 10:18 Received: 02/24/05 11:49									
PCB-1016	ND	50.0	ug/kg dry	1	5020204	02/24/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	ND	50.0	"	"	"	"	"	"	
PCB-1260	ND	50.0	"	"	"	"	"	"	
Surrogate: TCX	*96.7*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*102*	*30.6-169*			"	"	"	"	
TP5-SSW-1.5 (S5B0131-11) Soil Sampled: 02/24/05 10:23 Received: 02/24/05 11:49									
PCB-1016	ND	50.0	ug/kg dry	1	5020204	02/24/05	02/24/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	ND	50.0	"	"	"	"	"	"	
PCB-1260	ND	50.0	"	"	"	"	"	"	
Surrogate: TCX	*119*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*118*	*30.6-169*			"	"	"	"	
TP5-WSW-1.5 (S5B0131-12) Soil Sampled: 02/24/05 10:26 Received: 02/24/05 11:49									
PCB-1016	ND	50.0	ug/kg dry	1	5020204	02/24/05	02/25/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	ND	50.0	"	"	"	"	"	"	
PCB-1260	ND	50.0	"	"	"	"	"	"	
Surrogate: TCX	*100*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*99.6*	*30.6-169*			"	"	"	"	

Dennis D Wells, Laboratory Director

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907.563.9200 fax 907.563.9210

LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/25/05 08:39

Polychlorinated Biphenyls by EPA Method 8082

North Creek Analytical - Spokane

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
TP5-D (S5B0131-13) Soil Sampled: 02/24/05 10:09 Received: 02/24/05 11:49									
PCB-1016	ND	50.0	ug/kg dry	1	5020204	02/24/05	02/25/05	EPA 8082	
PCB-1221	ND	50.0	"	"	"	"	"	"	
PCB-1232	ND	50.0	"	"	"	"	"	"	
PCB-1242	ND	50.0	"	"	"	"	"	"	
PCB-1248	ND	50.0	"	"	"	"	"	"	
PCB-1254	**98.3**	50.0	"	"	"	"	"	"	
PCB-1260	ND	50.0	"	"	"	"	"	"	
Surrogate: TCX	*98.0*	*61.6-155*			"	"	"	"	
Surrogate: Decachlorobiphenyl	*98.3*	*30.6-169*			"	"	"	"	

North Creek Analytical - Spokane

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Dennis D Wells, Laboratory Director

North Creek Analytical, Inc.
Environmental Laboratory Network

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907.563.9200 fax 907.563.9210

LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/25/05 08:39

Conventional Chemistry Parameters by APHA/EPA Methods

North Creek Analytical - Spokane

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
TP7-NSW-4 (S5B0131-01) Soil Sampled: 02/24/05 09:05 Received: 02/24/05 11:49									
% Solids	**79.4**	0.0100	% by Weight	1	5020218	02/25/05	02/25/05	Gravimetry	
TP7-ESW-3 (S5B0131-02) Soil Sampled: 02/24/05 09:10 Received: 02/24/05 11:49									
% Solids	**79.8**	0.0100	% by Weight	1	5020218	02/25/05	02/25/05	Gravimetry	
TP7-SSW-4 (S5B0131-03) Soil Sampled: 02/24/05 09:14 Received: 02/24/05 11:49									
% Solids	**90.2**	0.0100	% by Weight	1	5020218	02/25/05	02/25/05	Gravimetry	
TP7-WSW-3 (S5B0131-04) Soil Sampled: 02/24/05 09:19 Received: 02/24/05 11:49									
% Solids	**79.4**	0.0100	% by Weight	1	5020218	02/25/05	02/25/05	Gravimetry	
TP7-B1-6 (S5B0131-05) Soil Sampled: 02/24/05 09:23 Received: 02/24/05 11:49									
% Solids	**92.2**	0.0100	% by Weight	1	5020218	02/25/05	02/25/05	Gravimetry	
TP7-B2-6 (S5B0131-06) Soil Sampled: 02/24/05 09:28 Received: 02/24/05 11:49									
% Solids	**94.2**	0.0100	% by Weight	1	5020218	02/25/05	02/25/05	Gravimetry	
TP5-B1-2.5 (S5B0131-07) Soil Sampled: 02/24/05 10:07 Received: 02/24/05 11:49									
% Solids	**82.4**	0.0100	% by Weight	1	5020218	02/25/05	02/25/05	Gravimetry	
TP5-B2-3 (S5B0131-08) Soil Sampled: 02/24/05 10:10 Received: 02/24/05 11:49									
% Solids	**79.2**	0.0100	% by Weight	1	5020218	02/25/05	02/25/05	Gravimetry	
TP5-NSW-2 (S5B0131-09) Soil Sampled: 02/24/05 10:13 Received: 02/24/05 11:49									
% Solids	**79.7**	0.0100	% by Weight	1	5020218	02/25/05	02/25/05	Gravimetry	

Dennis D Wells, Laboratory Director

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LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/25/05 08:39

Conventional Chemistry Parameters by APHA/EPA Methods

North Creek Analytical - Spokane

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
TP5-ESW-2 (S5B0131-10) Soil Sampled: 02/24/05 10:18 Received: 02/24/05 11:49									
% Solids	**81.4**	0.0100	% by Weight	1	5020218	02/25/05	02/25/05	Gravimetry	
TP5-SSW-1.5 (S5B0131-11) Soil Sampled: 02/24/05 10:23 Received: 02/24/05 11:49									
% Solids	**78.0**	0.0100	% by Weight	1	5020218	02/25/05	02/25/05	Gravimetry	
TP5-WSW-1.5 (S5B0131-12) Soil Sampled: 02/24/05 10:26 Received: 02/24/05 11:49									
% Solids	**82.3**	0.0100	% by Weight	1	5020218	02/25/05	02/25/05	Gravimetry	
TP5-D (S5B0131-13) Soil Sampled: 02/24/05 10:09 Received: 02/24/05 11:49									
% Solids	**82.7**	0.0100	% by Weight	1	5020218	02/25/05	02/25/05	Gravimetry	

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LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/25/05 08:39

Polychlorinated Biphenyls by EPA Method 8082 - Quality Control

North Creek Analytical - Spokane

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 5020204: Prepared 02/24/05 Using EPA 3550B										
Blank (5020204-BLK1)										
PCB-1016	ND	50.0	ug/kg wet							
PCB-1221	ND	50.0	"							
PCB-1232	ND	50.0	"							
PCB-1242	ND	50.0	"							
PCB-1248	ND	50.0	"							
PCB-1254	ND	50.0	"							
PCB-1260	ND	50.0	"							
Surrogate: TCX	*6.33*		"	*6.67*		*94.9*	*61.6-155*			
Surrogate: Decachlorobiphenyl	*6.26*		"	*6.67*		*93.9*	*30.6-169*			
LCS (5020204-BS1)										
PCB-1016	169	50.0	ug/kg wet	167		101	50-150			
PCB-1260	168	50.0	"	167		101	41.8-157			
Surrogate: TCX	*6.10*		"	*6.67*		*91.5*	*61.6-155*			
Surrogate: Decachlorobiphenyl	*6.77*		"	*6.67*		*101*	*30.6-169*			
Matrix Spike (5020204-MS1)					**Source: S5B0131-01**					
PCB-1016	224	50.0	ug/kg dry	210	ND	107	50-150			
PCB-1260	217	50.0	"	210	ND	103	47-155			
Surrogate: TCX	*8.45*		"	*8.40*		*101*	*61.6-155*			
Surrogate: Decachlorobiphenyl	*8.93*		"	*8.40*		*106*	*30.6-169*			
Matrix Spike Dup (5020204-MSD1)					**Source: S5B0131-01**					
PCB-1016	206	50.0	ug/kg dry	210	ND	98.1	50-150	8.37	25	
PCB-1260	200	50.0	"	210	ND	95.2	47-155	8.15	48	
Surrogate: TCX	*7.95*		"	*8.40*		*94.6*	*61.6-155*			
Surrogate: Decachlorobiphenyl	*8.20*		"	*8.40*		*97.6*	*30.6-169*			

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LFR, Inc.	Project: Schade Brewery	
3810 E. Boone Ave. Suite 306	Project Number: 003-09303-00 (002)	**Reported:**
Spokane, WA 99202	Project Manager: Jeff Leppo	02/25/05 08:39

Notes and Definitions

DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

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3209 Denali St, Anchorage, AK 99503-4030 907-334-9200 FAX 334-9210

CHAIN OF CUSTODY REPORT

Work Order #: SSB0131

CLIENT: LFR, Inc.

REPORT TO: Jeff Leppo
ADDRESS: 3810 E. Boone Ave. Suite 306
Spokane WA 99202
PHONE: 535-7225 FAX: 535-7361

INVOICE TO: LFR

P.O. NUMBER: 003-09303-60 (002)

PROJECT NAME: Schade Brewery - Cleanup
PROJECT NUMBER: 003-09303-00 (002)
SAMPLED BY: Jeff Leppo

TURNAROUND REQUEST in Business Days *
Organic & Inorganic Analyses: 10 STD. | 7 | 5 | 4 | 3 | 2 | 1 | <1
Petroleum Hydrocarbon Analyses: 5 STD. | 4 | 3 | 2 | 1 | <1
OTHER Specify:
* Turnaround Requests less than standard may incur Rush Charges.

CLIENT SAMPLE IDENTIFICATION	SAMPLING DATE/TIME	PRESERVATIVE	REQUESTED ANALYSES: PCBs	MATRIX (W, S, O)	# OF CONT.	LOCATION / COMMENTS	NCA WO ID
1 TP7-NSW-4	2/24/05, 09:05		✓	S	1		
2 TP7-ESW-3	2/24/05, 09:10		✓	S	1		
3 TP7-SSW-4	2/24/05, 09:14		✓	S	1		
4 TP7-WSW-3	2/24/05, 09:19		✓	S	1		
5 TP7-B1-6	2/24/05, 09:23		✓	S	1		
6 TP7-B2-6	2/24/05, 09:28		✓	S	1		
7 TP5-B1-2.5	2/24/05, 10:07		✓	S	1		
8 TP5-B2-3	2/24/05, 10:10		✓	S	1		
9 TP5-NSW-2	2/24/05, 10:13		✓	S	1		
10 TP5-ESW-2	2/24/05, 10:18		✓	S	1		

RELEASED BY: [signature] DATE: 2/24/05
PRINT NAME: Jeff E. Leppo FIRM: LFR TIME: 11:25
RECEIVED BY: [signature] DATE: 2/24/05
PRINT NAME: Kandace Deake FIRM: NCA TIME: 1130

RELEASED BY: DATE:
PRINT NAME: FIRM: TIME:
RECEIVED BY: DATE:
PRINT NAME: FIRM: TIME:

ADDITIONAL REMARKS:

TEMP: 16.1°C

11720 North Creek Pkwy N Suite 400, Bothell, WA 98011-9508 425
11115 E Montgomery Suite B, Spokane, WA 99206-4776 509-924-9200
9405 SW Nimbus Ave, Beaverton, OR 97008-7132 503-906-9200 FAX >>
20332 Empire Ave Suite F-1, Bend, OR 99701-5711 541-383-9310 FAX 382-7588
3209 Denali St, Anchorage, AK 99503-4030 907-334-9200 FAX 334-9210

CHAIN OF CUSTODY REPORT

Work Order #: 55B0131

CLIENT: LFR, Inc.

INVOICE TO: LFR

REPORT TO: Jeff Leppo
ADDRESS: 3810 E. Boone Ave Suite 306
Spokane WA 99202
PHONE: 535-7225 FAX: 535-7361

P.O. NUMBER: 003-09303-00(002)

PROJECT NAME: Schade Brewery Cleanup
PROJECT NUMBER: 003-09303-00(002
SAMPLED BY: Jeff Leppo

TURNAROUND REQUEST
in Business Days *

Organic & Inorganic Analyses
10 STD. | 7 | 5 | 4 | 3 | 2 | 1 | <1

Petroleum Hydrocarbon Analyses
5 STD. | 4 | 3 | 2 | 1 | <1

OTHER Specify:

* Turnaround Requests less than standard may incur Rush Charges.

	CLIENT SAMPLE IDENTIFICATION	SAMPLING DATE/TIME	PRESERVATIVE / REQUESTED ANALYSES	MATRIX (W, S, O)	# OF CONT.	LOCATION / COMMENTS	NCA WO ID
1	TP5-SSW-1.5	2/24/05, 10:23					
2	TP5-WSW-1.5	2/24/05, 10:26					
3	TP5-D	2/24/05, 1009					
4							
5							
6							
7							
8							
9							
10							

RELEASED BY:		DATE: 2/24/05	RECEIVED BY:		DATE: 2/24/05
PRINT NAME: Jeff E. Leppo	FIRM: LFR	TIME: 11:25	PRINT NAME: Randee Deeke	FIRM: NCA	TIME: 1130
RELEASED BY:		DATE:	RECEIVED BY:		DATE:
PRINT NAME:	FIRM:	TIME:	PRINT NAME:	FIRM:	TIME:

ADDITIONAL REMARKS:

TEMP: 10.1°C

COC REV 1/03

WASTE MANAGEMENT, INC ....NON HAZARDOUS WASTE DISPOSAL SOLUTIONS FOR THE PACIFIC NORTHWEST

Wenatchee Landfill

191 Webb Road Wenatchee, Washington 98802

PERMIT # 267

PERMIT TO DISPOSE OF NON-HAZARDOUS MATERIALS

This permit authorizes disposal of Customer's waste materials in accordance with the Industrial Waste & Disposal Services Agreement dated ___*2/05*_____.

EXPIRES: 5/23/05

GENERATOR: FORMER SCHADE BREWERY	
DESCRIPTION:*PCS*	**TONS:***3000*
☐ **SPECIAL WASTE** ☒ **PCS**	
LOCATION: *SPOKANE, WASHINGTON*	**COUNTY:*** *Spokane*
CONTACT: *TOM HAMMONS*	**PHONE:** *509-279-1309*

BILLING:*Landfill account AMERICAN WEST BANK*	**PO#:** *N/A*	**JOB#:** *N/A*

We accept business checks, cash, or charge(with prior approval)

SPECIAL HANDLING : *NONE:*

APPROVED: JB *Joan Bartz* DATE: *05/17/05 10:12:05 AM*

A COPY OF THIS PERMIT MUST BE SHOWN BY EACH DRIVER

THERE IS A MINIMUM ONE (1) YARD CHARGE ON ALL SPECIAL WASTES

WASTE MANAGEMENT

HAZARDOUS WASTE IS STRICTLY PROHIBITED

WASTE MANAGEMENT

GENERATOR'S WASTE PROFILE SHEET

PLEASE PRINT IN INK OR TYPE

Service Agreement on File? ☐YES ☐NO

☐Hazardous ☐Non-Hazardous ☐TSCA

Profile Number: WM CV 10836

Renewal Date: / /

A. Waste Generator Information

1. Generator Name: Former Schade Brewery
2. SIC Code: Un-occupied Property
3. Facility Street Address: 528 E. Trent Avenue
4. Phone: (N/A)
5. Facility City: Spokane
6. State/Province: WA
7. Zip/Postal Code: 99202
8. Generator USEPA/Federal ID #: N/A
9. County: Spokane
10. State/Province ID #:
11. Customer Name: American West Bank
12. Customer Phone: (509 Y279-1309
13. Customer Contact: Tom Hammons
14. Customer Fax: 509-755-0441
15. Billing Address: 9019 E. Trent Avenue, Spokane, WA 99212 ☐Same as above

B. Waste Stream Information

1. **Description**

a. Name of Waste: Contaminant-Affected Soil

b. Process Generating Waste: excavation of contaminant affected soil per Washington department of Ecology regulations and guidance

c. Color	d. Strong odor (describe):	e. Physical state @ 70°F	f. Layers	g. Free liquid range
Yellow brown to dark brown soil	None	☑Solid ☐Liquid ☐Gas ☐Sludge ☐Other	☐Single Layer ☐Multi-layer N/A	to % N/A
				h. pH: Range to %

i. Liquid Flash Point: ☐<73°F ☐73-99°F ☐100-139°F ☐140-199°F ☐≥200°F ☐Not applicable

j. Chemical Composition (List all constituents [including halogenated organics, debris, and UHC's] present in any concentration and submit representative analysis):

Constituents	Concentration Range	Constituents	Concentration Range
PCBs	0 to 6.41 ppm		
TCLP cadmium	0.0145 to 0.0391 ppm	Total PAHs	ND to 7.043 ppm
TCLP chromium	ND	Diesel + Heavy Oil TPH	230-300 ppm
TCLP Lead	0.402 to 0.541 ppm	TCLP Mercury	ND

TOTAL COMPOSITION MUST EQUAL OR EXCEED 100%

k. ☐Oxidizer ☐Pyrophoric ☐Explosive ☐Radioactive ☐Carcinogen ☐Infectious ☐Shock Sensitive ☐Water Reactive

l. Does the waste represented by this profile contain any of the carcinogens which require OSHA notification? (list in Section B.1.j) ☐YES ☑NO

m. Does the waste represented by this profile contain dioxins? (list in Section B.1.j) ☐YES ☑NO

n. Does the waste represented by this profile contain asbestos? ☐YES ☑NO
If yes ☐friable ☐non-friable

o. Does the waste represented by this profile contain benzene? ☐YES ☑NO
If yes, concentration _____ ppm
Is the waste subject to the benzene waste operations NESHAP? ☐YES ☑NO

p. Is the waste subject to RCRA Subpart CC controls? ☐YES ☑NO
If no, does the waste meet the organic LDR Exemption? ☐YES ☑NO
If no, does the waste contain <500 ppmw volatile organic (VO)? ☐YES ☑NO
Volatile organic concentration _____ ppmw

q. Does the waste contain any Class I or Class II ozone-depleting substances? ☐YES ☑NO

r. Does the waste contain debris? (list in Ssection B.1.j) brick and concrete fragments ☑YES ☐NO

2. **Quantity of Waste**
Estimated Annual Volume 500-3000 ☑Tons ☐Yards ☐Drums ☐Other (specify) _____

3. **Shipping Information**

a. Packaging:
☐Bulk Solid; Type/Size: Trailer/Truck Combo ☐Bulk Liquid; Type/Size: _____
☐Drum; Type; Size: _____ ☐Other: _____

b. Shipping Frequency: Units _____ Per: ☐Month ☐Quarter ☐Year ☑One time ☐Other _____

c. Is this a U.S. Department of Transportation (USDOT) Hazardous Material? (If no, skip d, e, and f) ☐YES ☑NO

WASTE MANAGEMENT

GENERATOR'S WASTE PROFILE SHEET

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d. Reportable Quantity (lbs.; kgs.): _____ e. Hazard Class/ID #: _____

f. USDOT Shipping Name: _____

g. Personal Protective Equipment Requirements: _____

h. Transporter/Transfer Station: _____

C. Generator's Certification. (Please check appropriate responses, sign, and date below.)

1. Is this a USEPA hazardous waste (40 CFR Part 261)? If the answer is no, skip to 2 ☐YES ☑NO
   a. If yes, identify ALL USEPA listed and characteristic waste code numbers (D, F, K, P, U) _____
   b. If a characteristic hazardous waste, do underlying hazardous constituents (UHCs) apply? (if yes, list in Section B.1.j) ☐YES ☑NO
   c. Does this waste contain debris? (if yes, list size and type in Chemical Composition - B.1.) ☑YES ☐NO

2. Is this a state hazardous waste? ☐YES ☑NO
   identify ALL state hazardous waste codes _____

3. Is the waste from a CERCLA (40 CFR 300, Appendix B) or state mandated clean-up? ☐YES ☑NO
   If yes, attach Record of Decision (ROD), 104/106 or 122 order or court order that governs site clean-up activity. For state mandated clean-up, provide relevant documentation.

4. Does the waste represented by this waste profile sheet contain radioactive material, or is disposal regulated by the Nuclear Regulatory Commission? ☐YES ☑NO

5. Does the waste represented by this waste profile sheet contain concentrations of Polychlorinated Biphenyls (PCBs) regulated by 40 CFR 761? (if yes, list in Chemical Composition - B.1.j) <50ppm ☐YES ☑NO
   a. If yes, were the PCBs imported into the U.S.? ☐YES ☑NO

6. Do the waste profile sheet and all attachments contain true and accurate descriptions of the waste material, and has all relevant information within the possession of the Generator regarding known or suspected hazards pertaining to the waste been disclosed to the Contractor? ☑YES ☐NO

7. Will all changes which occur in the character of the waste be identified by the Generator and disclosed to the Contractor prior to providing the waste to the Contractor? ☑YES ☐NO

☐ Check here if a Certificate of Destruction or Disposal is required.

Any sample submitted is representative as defined in 40 CFR 261 - Appendix I or by using an equivalent method. I authorize WM to obtain a sample from any waste shipment for purposes of recertification. If this certification is made by a broker, the undersigned signs as authorized agent of the generator and has confirmed the information contained in this Profile Sheet from information provided by the generator and additional information as it has determined to be reasonably necessary. If approved for management, Contractor has all the necessary permits and licenses for the waste that has been characterized and identified by this approved profile.

Certification Signature: [signature] on Behalf of American West Bank Title: Operations Mgr.

Name (Type or Print): Jeffrey E. Logan Company Name: LFR, Inc. Date: 2/7/05

☑ Check if additional information is attached. Indicate the number of attached pages >50

D. WM Management's Decision — FOR WM USE ONLY

1. Management Method ☐Landfill ☐Non-hazardous Solidification ☐Bioremediation ☐Incineration ☐Hazardous Stabilization ☐Other (Specify) _____
2. Proposed Ultimate Management Facility: _____
3. Precautions, Special Handling Procedures, or Limitation on Approval: _____

4. Waste Form _____ 5. Source _____ 6. System Type _____

Special Waste Decision ☐Approved ☐Disapproved

Salesperson's Signature: _____ Date: _____

Division Approval Signature (Optional): _____ Date: _____

Special Waste Approvals Person Signature: Date:

RESTRICTIVE COVENANT

[NAME OF PROPERTY OWNER, AND NAME OF PROPERTY, ADDRESS]

This Declaration of Restrictive Covenant is made pursuant to RCW 70.105D.030(1)(f) and (g) and WAC 173-340-440 by **[NAME OF PROPERTY OWNER]**, its successors and assigns, and the State of Washington Department of Ecology, its successors and assigns (hereafter "Ecology").

An independent remedial action (hereafter "Remedial Action") occurred at the property that is the subject of this Restrictive Covenant. The Remedial Action conducted at the property is described in the following document[s]: **[INSERT THE DATE AND TITLE FOR EACH DOCUMENT[1] LISTED INCLUDING THE NAME OF THE PERSON OR BUSINESS WHO PREPARED THE DOCUMENT(S)]**. These documents are on file at Ecology's Eastern Regional Office (ERO).

This Restrictive Covenant is required because the Remedial Action resulted in residual concentrations of petroleum hydrocarbons which exceed the Model Toxics Control Act Method A Residential Cleanup Levels for soil established under WAC 173-340-740.

The undersigned, **[NAME OF PROPERTY OWNER]**, is the fee owner of real property (hereafter "Property") in the County of **[NAME OF COUNTY]**, State of Washington, that is subject to this Restrictive

[1] The term 'document' means reports prepared regarding the remedial action as well as Ecology's NFA letter.

Covenant. The Property is legally described **[AS FOLLOWS: (*insert legal description language)*] -or- [IN ATTACHMENT A OF THIS RESTRICTIVE COVENANT AND MADE A PART HEREOF BY REFERENCE (*attach document containing legal description)*]**.

[NAME OF PROPERTY OWNER] makes the following declaration as to limitations, restrictions, and uses to which the Property may be put and specifies that such declarations shall constitute covenants to run with the land, as provided by law and shall be binding on all parties and all persons claiming under them, including all current and future owners of any portion of or interest in the Property (hereafter "Owner").

Section 1. Any activity on the Property that may result in the release or exposure to the environment of the contaminated soil that was contained as part of the Remedial Action, or create a new exposure pathway, is prohibited. Some examples of activities that are prohibited in the capped areas include: drilling, digging, placement of any objects or use of any equipment which deforms or stresses the surface beyond its load bearing capability, piercing the surface with a rod, spike or similar item, bulldozing or earthwork, or any activities that may cause migration of the hazardous substances.

Section 2. Any activity on the Property that may interfere with the integrity of the Remedial Action and continued protection of human health and the environment is prohibited.

Section 3. Any activity on the Property that may result in the release or exposure to the environment of a hazardous substance that remains on the Property as part of the Remedial Action, or create a new exposure pathway, is prohibited without prior written approval from Ecology.

Section 4. The Owner of the property must give thirty (30) day advance written notice to Ecology of the Owner's intent to convey any interest in the Property, except that the owner need not give advance written notice to Ecology if the Owner leases a subunit of a building on the Property, when such lease expressly prohibits any activity which is inconsistent with the terms of this Restrictive Covenant pursuant to Section 5. No conveyance of title, easement, lease, or other interest in the Property shall be consummated by the Owner without adequate and complete provision for continued monitoring, operation, and maintenance of the Remedial Action.

Section 5. The Owner must restrict leases to uses and activities consistent with the Restrictive Covenant and notify all lessees of the restrictions on the use of the Property.

Section 6. The Owner must notify and obtain approval from Ecology prior to any use of the Property that is inconsistent with the terms of this Restrictive Covenant. Ecology may approve any inconsistent use only after public notice and comment.

Section 7. The Owner shall allow authorized representatives of

Ecology the right to enter the Property at reasonable times for the purpose of evaluating the Remedial Action; to take samples, to inspect remedial actions conducted at the property, and to inspect records that are related to the Remedial Action.

Section 8. The Owner of the Property reserves the right under WAC 173-340-440 to record an instrument that provides that this Restrictive Covenant shall no longer limit use of the Property or be of any further force or effect. However, such an instrument may be recorded only if Ecology, after public notice and opportunity for comment, concurs.

_____

[NAME OF PROPERTY OWNER]

_____

[DATE SIGNED]

[NOTE: The Property Owner must have this Restrictive Covenant notarized.]

Spokane Co.
Schade Brewery

LFR
LEVINE • FRICKE

TCP / VCP

December 16, 2005

LETTER OF TRANSMITTAL

Ms. Patti Carter
Toxics Cleanup Program
Washington Department of Ecology
4601 N. Monroe Street
Spokane, WA 99205

RECEIVED
DEC 21 2005
DEPARTMENT OF ECOLOGY
EASTERN REGIONAL OFFICE

Re: Site Closure Report, Documentation of Cleanup Actions, Schade Brewery, 528 East Trent Avenue, Spokane, WA

The following item is enclosed via USPS:

Description	No. of Copies
Site Closure Report, Documentation of Cleanup Actions, Schade Brewery, 528 East Trent Avenue, Spokane, WA, dated December 16, 2005	1

The item(s) are transmitted:

- ☐ At your request
- ☒ For your review/comment
- ☒ For your approval
- ☒ For your action
- ☒ For your files
- ☒ For your information

Ms. Carter,

Please review the enclosed Schade Brewery Site Closure Report. All clean up actions have been completed in compliance with WDOE-approved VCP requirements.

In the professional opinion of LFR, based upon the evidence of immobility of COCs in Site soils, the lack of complete exposure pathways, the engineering controls for limiting infiltration and controlling storm water, and institutional controls that guide and restrict future Site uses, the Site meets the requirements established under the MTCA for a "no further action" determination.

We look forward to your comments.

Please call us at 509-535-7225 if you have any additional questions or we can provide you with any additional information.

Sincerely,

Jeffrey E. Leppo, L.G.
Senior Associate Geologist

CC: Tom Hammons (America West Bank)