REPORT
GROUND WATER MONITORING
QUARTERLY REPORT (2QTR07)
HALCO PROPERTIES, LLC
SEATTLE, WASHINGTON

July 11, 2007

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SEATTLE, WA

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1.0 INTRODUCTION

1.1 GENERAL

This report presents the results of our Second Quarter (2007) Ground Water Monitoring of the property located at 5221 Ballard Avenue NW, Seattle, Washington. The subject site currently is owned by the HALCO PROPERTIES LLC. The property is currently operated by the Salmon Bay Sand & Gravel Company. The location of the subject site relative to surrounding physical features is shown in Figure 1. The general layout of the site is shown in Figure 2.

Our monitoring studies concentrated on ten (10) pre-existing ground water monitoring wells.

1.2 PREVIOUS STUDIES AND HISTORICAL INFORMATION

While Morse Environmental did not review the following reports (except for the Halco Properties 2 & 3 QTR 06 Quarterly Monitoring Report), the Washington State Department of Ecology has made their existence known:

Site Assessment C&C Paint Company Report, prepared for C&C Paint Company, prepared by Bison Environmental Northwest Inc., February 19, 1991

Ballard Avenue Landmark Letter, prepared for Mr. Robert Campbell - Cowen Campbell Paint Company, prepared by Ms. Susan Kunimatsu - Ballard Avenue Landmark District Board, April 17, 1991

Buried Tanks in Alley - Cracks in Ballard Hardware South Wall Letter, prepared for Mr. E Arthur Cowman - C&C Paints, prepared by Mr. Charles E. Kitchin - Pacific Testing Laboratories, April 19, 1991

Underground Storage Tank Closure in Place Site Assessment Report - Cowman-Campbell Paint Company, prepared for Cowman-Campbell Paint Company, prepared by Bison Environmental Northwest Inc., November 30, 1992

Groundwater Survey and Monitoring Well Installation - C&C Paint Company Property, prepared for Mr. Robert D. Allen - BettsPatterson & Mines - Attorneys At Law, prepared by Mr. Henry Perrin - Columbia Environmental Inc., December 11, 1995

Phase 2 Environmental *Site* Assessment - C&C Paint Company Property, prepared for Mr. Hal Cowman - CZS Enterprises mc, prepared by Mr. Henry Perrin - Columbia Environmental Inc., February 12, 1996

Cleanup Proposal - C&C Paint Company Property, prepared for Mr. Joseph Hickey - Department of Ecology, prepared by Mr. Ronald D. Allen - Betts, Patterson & Mines, PS., May 17, 1996

Quarterly Groundwater Monitoring Report - C&C Paint Company Property, prepared for Mr. Joseph Hickey - Department of Ecology, prepared by Mr. Ronald D. Allen - Betts, Patterson & Mines, PS, July 26, 1996

Quarterly Groundwater Monitoring Report - C&C Paint Company Property, prepared for Mr. Joseph Hickey - Department of Ecology, prepared by Mr. Ronald D. Allen - Betts, Patterson & Mines, PS, October *15,* 1996

Quarterly Groundwater Monitoring Report - C&C Paint Company Property, prepared for Mr. Joseph Hickey - Department of Ecology, prepared by Mr. Ronald D. Allen - Betts, Patterson & Mines, PS, January 21, 1997

Quarterly Groundwater Monitoring Report - C&C Paint Company Property, prepared for Mr. Joseph Hickey - Department of Ecology, prepared by Mr. Ronald D. Allen - Betts, Patterson & Mines, PS, April *25,* 1997

UST Closure In Place - Site Assessment Report - C&C Paints, prepared for Mr. Hal Cowman -C&C Paint Company, prepared by Mr. Michael Lam - Nowicki & Associates, February 10, 1998

October 2000 Annual Groundwater Monitoring - C&C Paints Site, prepared for Mr. Hal Cowman, prepared by Mr. Michael Lam - Nowicki & Associates, October 28, 2000

300-Gallon Diesel Heating Oil UST Closure Site Assessment Report - C&C Paint, prepared for Mr. Hal Cowman - C&C Paint Company, prepared by Mr. Michael Lam - Nowicki & Associates, November 28, 2000

September 2002 Annual Groundwater Monitoring - C&C Paints Site, prepared for Mr. Hal Cowman, prepared by Mr. Michael Lam - Nowicki & Associates, September 26, 2002

Ground Water Monitoring, Quarterly Report 2ndQTR06, Halco Properties, LLC, Seattle Washington, prepared by Mr. Chadrick Morse, Morse Environmental, Inc., June 28, 2006.

Ground Water Monitoring, Quarterly Report 3rdQTR06, Halco Properties, LLC, Seattle Washington, prepared by Mr. Chadrick Morse, Morse Environmental, Inc., August 31, 2006.

Ground Water Monitoring, Quarterly Report 4thQTR06, Halco Properties, LLC, Seattle Washington, prepared by Mr. Chadrick Morse, Morse Environmental, Inc., December 12, 2006.

Ground Water Monitoring, Quarterly Report 1stQTR07, Halco Properties, LLC, Seattle Washington, prepared by Mr. Chadrick Morse, Morse Environmental, Inc., January 2007.

1.3 PURPOSE AND SCOPE

The purpose of our Ground Water Monitoring was to evaluate any residual petroleum soil contamination after the removal of an Underground Storage Tank (UST).

Our specific scope of services included the following:

1. Develop a site safety plan for use by Morse Environmental staff during field activities.
2. Identify measurement of ground water level.
3. Removed (purge) stagnant water within the monitoring well using a peristaltic pump.
4. Obtain well samples using existing bailers.
5. Monitoring of pH, temperature and specific conductance.
6. Obtain ten (10) Ground Water Samples for Laboratory Analysis using the HCID method to screen and the WTPH-Dx method to quantify.
7. Quarterly Report of Findings.

2.0 SITE DESCRIPTION

2.1 SURFACE CONDITIONS

The site is occupied by the Salmon Bay Sand & Gravel Company. The site is comprised of three parcels that encompass 0.51 acres; the approximate location of the on-site building is shown in Figure 2.

3.0 FINDINGS

3.1 FIELD EXPLORATIONS

Morse Environmental monitored ten (10) of the ten (10) wells present on the site. One monitoring well (MW-8) appears to have been damaged during the installation of a secondary containment curb over the monitoring well.

3.2 SUBSURFACE CONDITIONS

3.2.1 Soil

No soil was considered in this evaluation.

3.2.2. Ground Water

Ground water sampling results appear in Table 1. These results show some presence of heavy oil range hydrocarbons in the monitoring wells: MW-2, and MW-6 (most likely from surface sediment infiltration). Hydrocarbons in the gas-solvent range were found in four monitoring wells (MW-1, MW-4, MW-6, MW-7, MW-8).

3.3 SUBSURFACE ENVIRONMENTAL CONDITIONS

3.3.1 Field Screening Results

Field screening was performed on wells upon arrival. The field screen results are found in Table 1.

Field screening results indicated no probable presence of volatile petroleum in any of the samples.

3.3.2 Soil Chemical Analyses

No soil samples were taken or analyzed

3.3.3 Ground Water Chemical Analyses

NWTPH-HCID is a qualitative and semi-quantitative screen to determine the presence and type of petroleum products that may exist in water or soil. This method should be used if the type of petroleum contamination is unknown. It should be performed on contaminated soil or water that is representative of the contamination at the site. The results of this method will determine what fully quantitative method/methods, if any, are to be used in determining compliance with the matrix criteria. Should the value of the analysis for gasoline, diesel or heavy oils (or any other identified petroleum product) exceed the reporting limits, then the specific analytical method for that product must be employed.

NWTPH-D is the qualitative and quantitative method (extended) for non-volatile ("oil") petroleum products in soil and water. Petroleum products applicable for this include motor oils.

NWTPH-Dx is the qualitative and quantitative method (extended) for semi-volatile ("diesel") petroleum products in soil and water. Petroleum products applicable for this include jet fuels, kerosene, diesel oils, hydaulic fluids, mineral oils, lubricating oils and fuel oils.

NWTPH-Gas is the qualitative and quantitative method for volatile ("gas-solventl") petroleum products in soil and water. Petroleum products applicable for this include stoddard solvent, gasoline fractions.

4.0 CONCLUSIONS

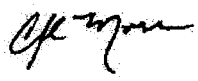
Petroleum hydrocarbons were detected in five Monitoring Wells. Heavy Oil Fraction in MW-2 and MW-6 most likely occurred from surface infiltration of the well during the sampling event. The Gas Fraction in MW-1, MW-4, MW-6, MW-7 and MW-8 were also tested for Benzene, Ethyl Benzene, Toluene and Xylenes (BETX). No Benzene was present in the BETX analysis for any of the samples and all residual concentrations are below the Washington State Cleanup Standard (Method A) except for MW-1 which shows Gas in excess of the cleanup standard..

5.0 LIMITATIONS

Morse Environmental has prepared this report in a professional manner, using the level of skill and care normally exercised for similar projects under similar conditions by reputable and competent environmental consultants currently practicing in the area, and in accordance with the directives provided by the facility management. Morse Environmental is not responsible for conditions or consequences arising from relevant facts that were not disclosed at the time of our visit. We also note that the facts and conditions referenced in this report may change over time, and that the conclusions set forth here are applicable to the facts and conditions at the time of this report. Conclusions were made within the operative constraints of the scope, budget and schedule for this project. We believe that the conditions stated here are factual, but no guarantee is made or implied.

4.0 Signature of Environmental Professional

MORSE ENVIRONMENTAL, INC.



Chadrick Morse

Principal Chemist

TABLE 1

SUMMARY OF GROUND WATER CHEMICAL ANALYTICAL RESULTS

PETROLEUM HYDROCARBONS

HALCO PROPERTIES LLC

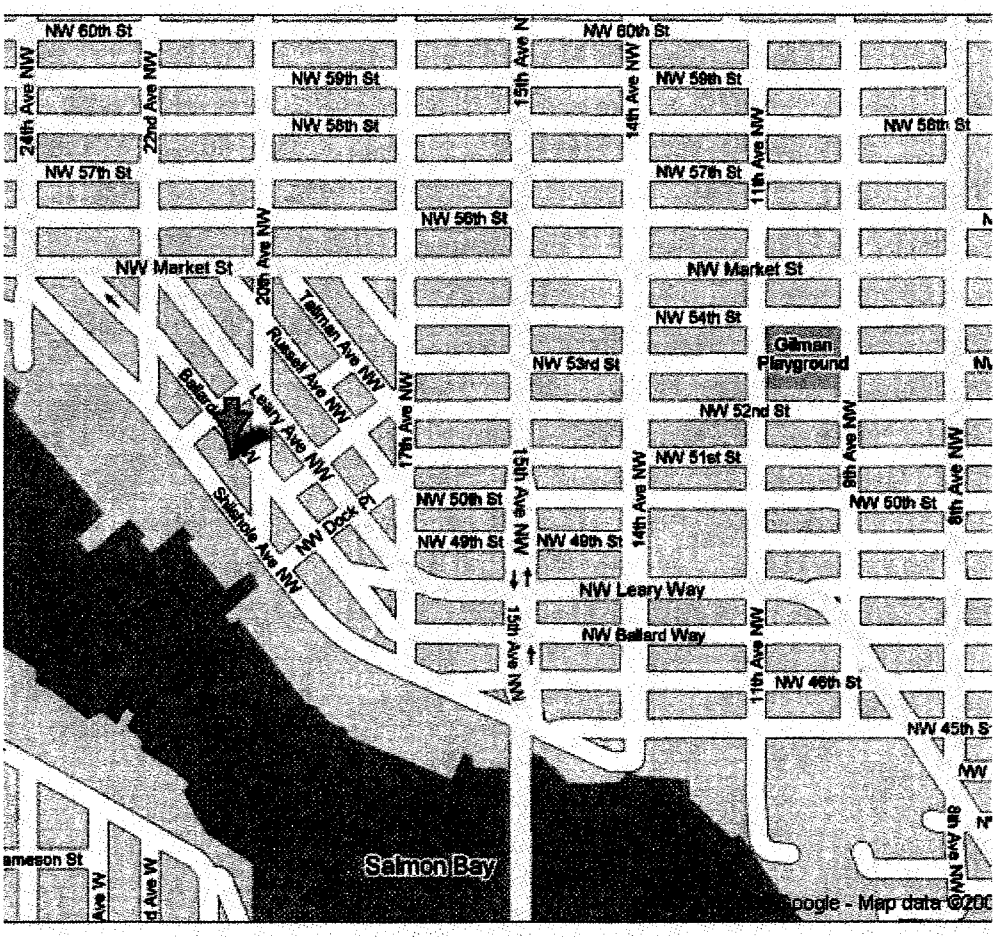
Seattle, Washington

Sample Number	Depth to Water Table	Date Sampled	Sheen	Headspace Vapors (ppm)	pH	Conductivity	HCID[1]	Diesel-range Hydrocarbons (ug/L)
MW-1		6/12/07	NS	0			Present	Gas
MW-2		6/12/07	NS	0			Present	Heavy Oil
MW-3		6/12/07	NS	0			ND	ND
MW-4		6/12/07	NS	0			Present	Gas
MW-5		6/12/07	NS	0			ND	ND
MW-6		6/12/07	NS	0			Present	Gas, Diesel
MW-7		6/12/07	NS	0			Present	Gas
MW-8		6/12/07	NS	0			Present	Gas
MW-9		6/12/07	NS	0			ND	ND
MW-10		6/12/07	NS	0			ND	ND

Sample Number	Gasoline	Benzene	Ethyl Benzene	Toluene	Xylenes
MW-1	**5,800**	ND	240	1	280
MW-4	110	ND	1	ND	6
MW-6	320	ND	ND	ND	42
MW-7	ND	ND	ND	ND	ND
MW-8	ND	ND	ND	ND	ND
MTCA Method A Cleanup	1,000[3]	5	700	1000	1000

All units in ug/L

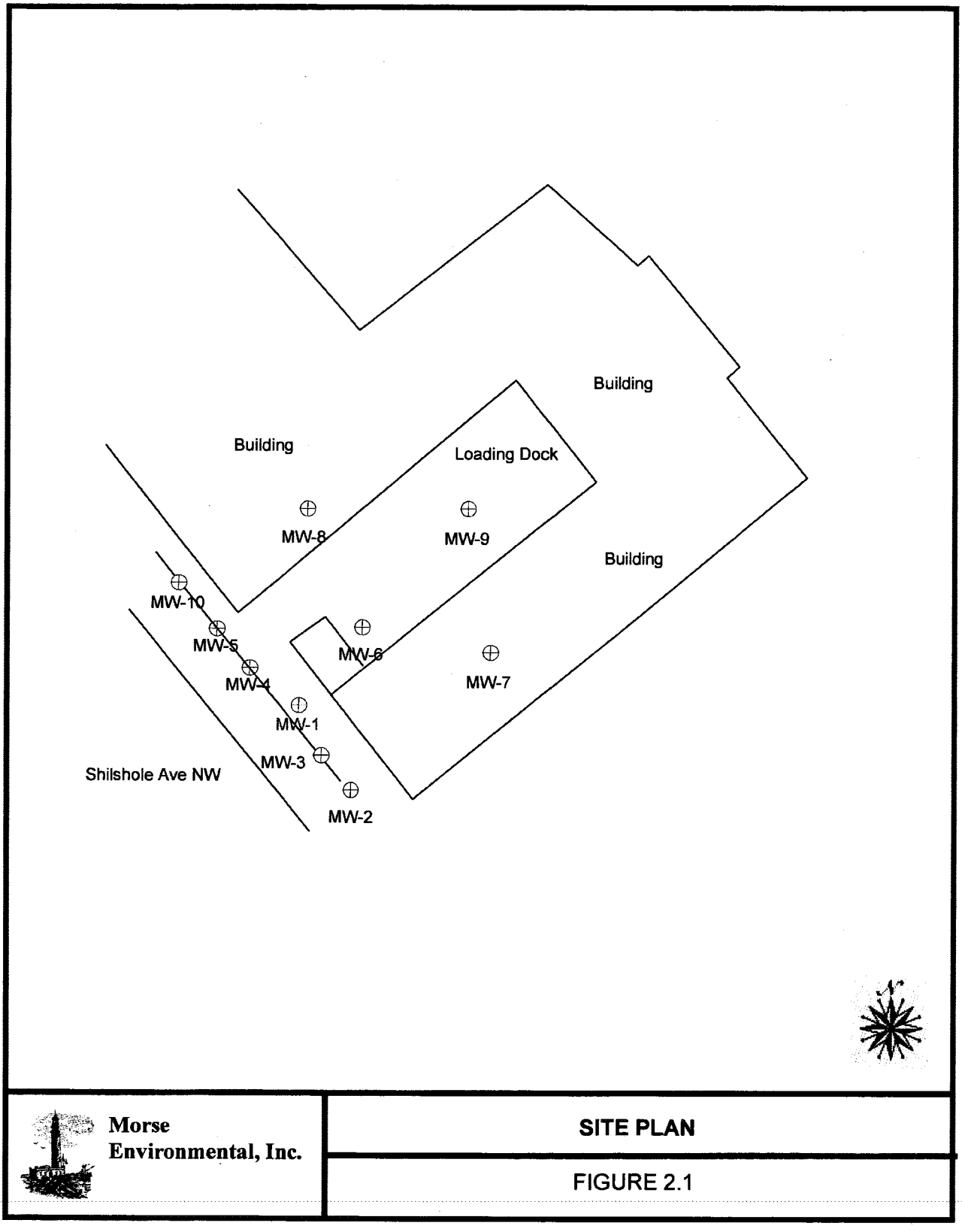
Notes:
[1] Analyzed by Ecology Method Hydrocarbon Identification Presence Absence Testing for G: Gas, D: Diesel, O: Heavy Oil
[2] Analyzed by Ecology Method TPH-Dx for Diesel Range or TPH-Gas for Gas-Solvent Range.
Chemical analyses conducted by Spectra Labs, Tacoma, Washington. The laboratory report is presented in Appendix B.
SS = Slight Sheen, NS= No Sheen ND=Not Detected above 10mg/Kg for Diesel and 100 mg/Kg for Oil.
[3] Gas-Solvent Range Limit When No Benzene in Water Sample is Detected.



Morse Environmental, Inc.

VICINITY MAP

FIGURE 1



Morse Environmental, Inc.

SITE PLAN

FIGURE 2.1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
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June 28, 2007

Chad Morse, Project Manager
Morse Environmental
2 Auburn Way N, Suite 208
Auburn, WA 98002

Dear Mr. Morse:

Included are the results from the testing of material submitted on June 12, 2007 from the Halco Properties 2QTR07 Monitoring, F&BI 706128 project. There are 5 pages included in this report. Samples MW-7 and MW-8 showed material in the gasoline range when analyzed for HCID, but material was not detected above the reporting limit when analyzed for NWTPH-Gx.

Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
MES0628R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/28/07
Date Received: 06/12/07
Project: Halco Properties 2QTR07 Monitoring, F&BI 706128
Date Extracted: 06/14/07
Date Analyzed: 06/14/07

RESULTS FROM THE ANALYSIS OF THE WATER SAMPLES FOR GASOLINE, DIESEL AND HEAVY OIL BY NWTPH-HCID
Results Reported as Not Detected (ND) or Detected (D)

THE DATA PROVIDED BELOW WAS PERFORMED PER THE GUIDELINES ESTABLISHED BY THE WASHINGTON DEPARTMENT OF ECOLOGY AND WERE NOT DESIGNED TO PROVIDE INFORMATION WITH REGARDS TO THE ACTUAL IDENTIFICATION OF ANY MATERIAL PRESENT

Sample ID Laboratory ID	Gasoline	Diesel	Heavy Oil	Surrogate (% Recovery) (Limit 50-150)
MW-1 706128-01	D	ND	ND	115
MW-2 706128-02	ND	ND	D	115
MW-3 706128-03	ND	ND	ND	112
MW-4 706128-04	D	ND	ND	118
MW-5 706128-05	ND	ND	ND	114
MW-6 706128-06	D	D	ND	112
MW-7 706128-07	D	ND	ND	112
MW-8 706128-08	D	ND	ND	116
MW-9 706128-09	ND	ND	ND	119

ND - Material not detected at or above 0.2 mg/L gas, 0.5 mg/L diesel and 0.5 mg/L heavy oil.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/28/07
Date Received: 06/12/07
Project: Halco Properties 2QTR07 Monitoring, F&BI 706128
Date Extracted: 06/14/07
Date Analyzed: 06/14/07

RESULTS FROM THE ANALYSIS OF THE WATER SAMPLES FOR GASOLINE, DIESEL AND HEAVY OIL BY NWTPH-HCID
Results Reported as Not Detected (ND) or Detected (D)

THE DATA PROVIDED BELOW WAS PERFORMED PER THE GUIDELINES ESTABLISHED BY THE WASHINGTON DEPARTMENT OF ECOLOGY AND WERE NOT DESIGNED TO PROVIDE INFORMATION WITH REGARDS TO THE ACTUAL IDENTIFICATION OF ANY MATERIAL PRESENT

Sample ID Laboratory ID	Gasoline	Diesel	Heavy Oil	Surrogate (% Recovery) (Limit 50-150)
MW-10 706128-10	ND	ND	ND	116
Method Blank	ND	ND	ND	112

ND - Material not detected at or above 0.2 mg/L gas, 0.5 mg/L diesel and 0.5 mg/L heavy oil.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/28/07
Date Received: 06/12/07
Project: Halco Properties 2QTR07 Monitoring, F&BI 706128
Date Extracted: 06/22/07
Date Analyzed: 06/22/07 and 06/25/07

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

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gasoline Range	Surrogate (% Recovery) (Limit 52-124)
MW-1 d 706128-01	<1	1	240	280	5,800	ip
MW-4 706128-04	<1	<1	1	6	110	86
MW-6 706128-06	<1	<1	<1	42	320	109
MW-7 706128-07	<1	<1	<1	<3	<100	94
MW-8 706128-08	<1	<1	<1	<3	<100	83
Method Blank	<1	<1	<1	<3	<100	71
Method Blank	<1	<1	<1	<3	<100	68

Date of Report: 06/28/07
Date Received: 06/12/07
Project: Halco Properties 2QTR07 Monitoring, F&BI 706128

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

Laboratory Code: 706238-01 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Benzene	ug/L (ppb)	<1	<1	nm
Toluene	ug/L (ppb)	<1	<1	nm
Ethylbenzene	ug/L (ppb)	<1	<1	nm
Xylenes	ug/L (ppb)	<3	<3	nm
Gasoline	ug/L (ppb)	<100	<100	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Benzene	ug/L (ppb)	50	107	65-118
Toluene	ug/L (ppb)	50	107	72-122
Ethylbenzene	ug/L (ppb)	50	104	73-126
Xylenes	ug/L (ppb)	150	108	74-118
Gasoline	ug/L (ppb)	1,000	107	69-134

Data Qualifiers & Definitions

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

A1 – More than one compound of similar molecule structure was identified with equal probablility.

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

ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.

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

d - The sample was diluted. Detection limits may be raised due to dilution.

ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

dv - The sample was diluted due to insufficient sample volume. Detection limits are raised due to dilution

fb - The analyte indicated was found in the method blank. The result should be considered an estimate.

fc – The compound is a common laboratory and field contaminant.

fp – Compounds in the sample matrix interfered with quantitation of the analyte. The reported concentration may be a false positive.

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

ht - The sample was extracted outside of holding time. Results should be considered estimates.

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j – The result is below normal reporting limits. The value reported is an estimate.

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

jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.

jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

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

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

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

pc – The sample was received in a container not approved by the method. The value reported should be considered an estimate.

pr – The sample was received with incorrect preservation. The value reported should be considered an estimate.

ve - The value reported exceeded the calibration range established for the analyte. The reported concentration should be considered an estimate.

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

x - The pattern of peaks present is not indicative of diesel.

y - The pattern of peaks present is not indicative of motor oil.

FRIEDMAN & BRUYA, INC.

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-","June 29, 2007"," 770.00","","","","","","",""