REPORT GROUND WATER MONITORING QUARTERLY REPORT (3QTR10) HALCO PROPERTIES, LLC SEATTLE, WASHINGTON

5232 SHILSHOLE AVE NW, SEATTLE

August 19, 2010

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1.0 INTRODUCTION

1.1 GENERAL

This report presents the results of our Third Quarter (2010) 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 all ten of the existing ground water monitoring wells. Including monitoring well #1, which has historically been positive for petroleum (Gas-fraction) above MTCA Cleanup standards for groundwater..

1.2 PREVIOUS STUDIES AND HISTORICAL INFORMATION

The following reports are available for this site:

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.

Ground Water Monitoring, Quarterly Report 2ndtQTR07, Halco Properties, LLC, Seattle Washington, prepared by Mr. Chadrick Morse, Morse Environmental, Inc., July 7, 2007.

Ground Water Monitoring, Quarterly Report 4thQTR07, Halco Properties, LLC, Seattle Washington, prepared by Mr. Chadrick Morse, Morse Environmental, Inc., November 9, 2007.

Ground Water Monitoring, Quarterly Report 1stQTR08, Halco Properties, LLC, Seattle Washington, prepared by Mr. Chadrick Morse, Morse Environmental, Inc., March 27, 2008.

Ground Water Monitoring, Quarterly Report 2ndQTR08, Halco Properties, LLC, Seattle Washington, prepared by Mr. Chadrick Morse, Morse Environmental, Inc., July 9, 2008.

Ground Water Monitoring, Quarterly Report 3rdQTR08, Halco Properties, LLC, Seattle Washington, prepared by Mr. Chadrick Morse, Morse Environmental, Inc., November 13, 2008.

Ground Water Monitoring, Quarterly Report 4thQTR08, Halco Properties, LLC, Seattle Washington, prepared by Mr. Chadrick Morse, Morse Environmental, Inc., January 20, 2009.

Ground Water Monitoring, Quarterly Report 1stQTR09, Halco Properties, LLC, Seattle Washington, prepared by Mr. Chadrick Morse, Morse Environmental, Inc., March 24, 2009.

Ground Water Monitoring, Quarterly Report 2ndQTR09, Halco Properties, LLC, Seattle Washington, prepared by Mr. Chadrick Morse, Morse Environmental, Inc., July, 2009.

Ground Water Monitoring, Quarterly Report 3rdQTR09, Halco Properties, LLC, Seattle Washington, prepared by Mr. Chadrick Morse, Morse Environmental, Inc., October, 2009.

Ground Water Monitoring, Quarterly Report4thQTR09, Halco Properties, LLC, Seattle Washington, prepared by Mr. Chadrick Morse, Morse Environmental, Inc., January, 2009.

Ground Water Monitoring, Quarterly Report 1thQTR10, Halco Properties, LLC, Seattle Washington, prepared by Mr. Chadrick Morse, Morse Environmental, Inc., March, 2010.

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 TPH-HCID method for each sample and confirming hits using NWTPH-Gas/BETX 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. All wells are accessible for testing.

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. The results a continued presence of hydrocarbons in the gas-solvent range in the monitoring well (MW-1) above the cleanup standard.

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 the sample.

3.3.2 Soil Chemical Analyses

No soil samples were taken or analyzed

3.3.3 Ground Water Chemical Analyses

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

4.0 CONCLUSIONS

Petroleum hydrocarbons in the gas-solvent range were detected in a Monitoring Well (MW1). No Benzene was present in any of the wells. All residual concentrations (from previous testing) are below the Washington State Cleanup Standard (Method A) except for MW-1; which shows hydrocarbons in the gas range 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	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gas Range ² Hydrocarbons
MW-1			NS	<1	<1	40	130	1,200
MW-2			NS	<1	<1	<1	<3	110
MW-3			NS	NT	NT	NT	NT	ND
MW-4			NS	NT	NT	NT	NT	ND
MW-5			NS	NT	NT	NT	NT	ND
MW-6			NS	NT	NT	NT	NT	ND
MW-7			NS	NT	NT	NT	NT	ND
MW-8			NS	NT	NT	NT	NT	ND
MW-9			NS	NT	NT	NT	NT	ND
MW-10			NS	NT	NT	NT	NT	ND
ITCA Method	d A Cleanup ³	1	1					1000^{3}

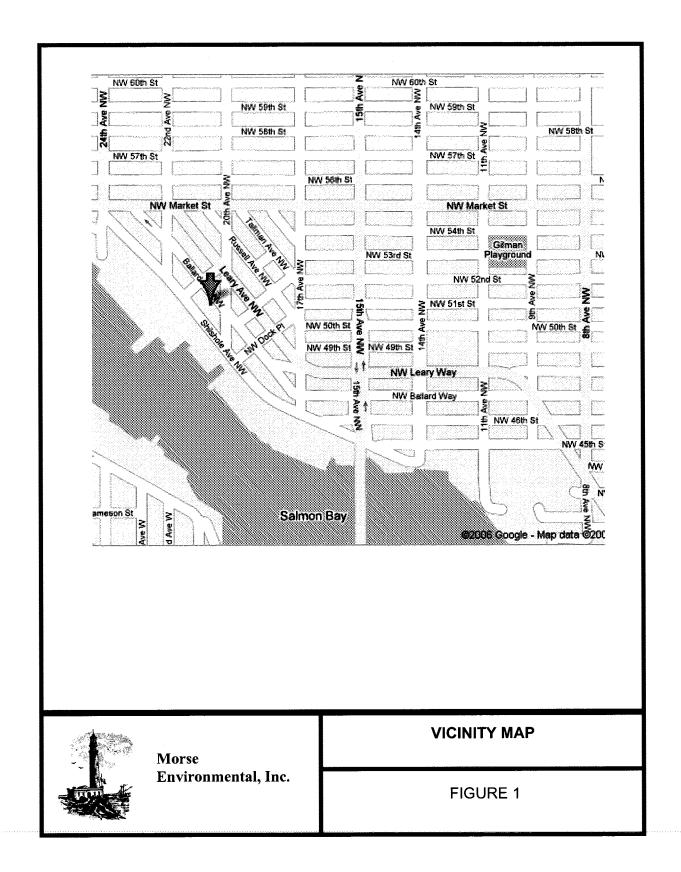
All units in ug/L

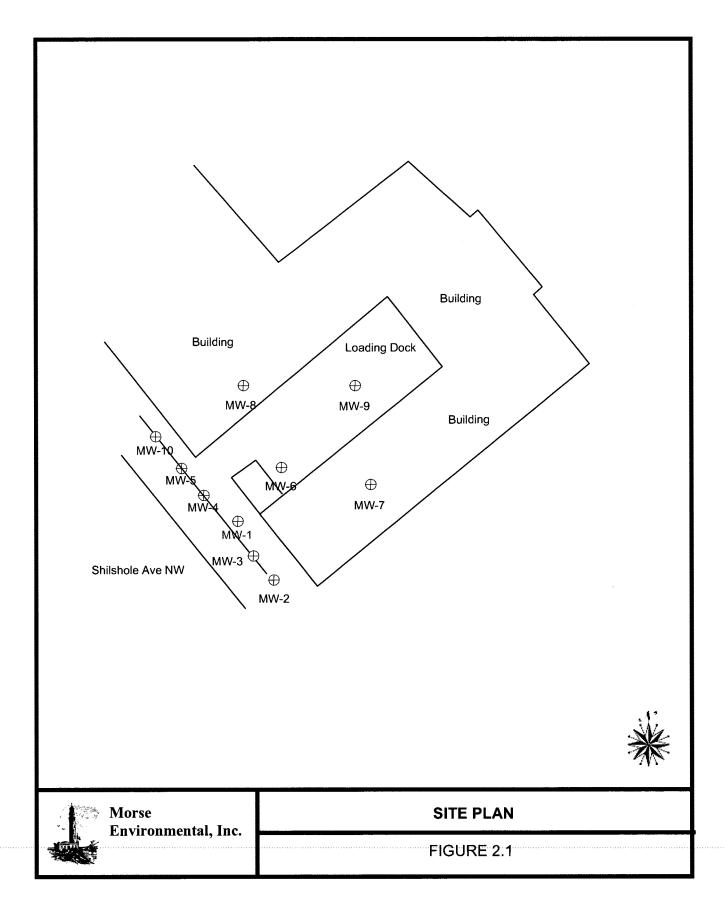
Notes:

Analyzed by Ecology Method TPH-Gas/BETX for Gas-Solvent Range.
Chemical analyses conducted by Friedman & Bruya Lab, Seattle, Washington.

ND=Not Detected above respective detection limits. NT=Not Tested

³ Gas-Solvent Range Limit When No Benzene in Water Sample is Detected.





ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D. Charlene Morrow, M.S. Yelena Aravkina, M.S. Bradley T. Benson, B.S. Kurt Johnson, B.S. 3012 16th Avenue West Seattle, WA 98119-2029 TEL: (206) 285-8282 FAX: (206) 283-5044 e-mail: fbi@isomedia.com

August 11, 2010

Chad Morse, Project Manager Morse Environmental PO Box 1557 Auburn, WA 98071

Dear Mr. Morse:

Included are the results from the testing of material submitted on July 27, 2010 from the Halco, F&BI 007283 project. There are 8 pages included in this report. 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 MRS0811R.DOC

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CASE NARRATIVE

This case narrative encompasses samples received on July 27, 2010 by Friedman & Bruya, Inc. from the Morse Environmental Halco, F&BI 007283 project. Samples were logged in under the laboratory ID's listed below.

Morse Environmental
MW-1
MW-2
MW-3
MW-4
MW-5
MW-6
MW-7
MW-8
MW-9
MW-10

All quality control requirements were acceptable.

ENVIRONMENTAL CHEMISTS

Date of Report: 08/11/10 Date Received: 07/27/10 Project: Halco, F&BI 007283 Date Extracted: 07/28/10

Date Analyzed: 07/28/10 and 07/29/10

RESULTS FROM THE ANALYSIS OF 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 WITHGARDS TO THE ACTUAL IDENTIFICATION OF ANY MATERIAL PRESENT

Sample ID Laboratory ID	<u>Gasoline</u>	<u>Diesel</u>	<u>Heavy Oil</u>	Surrogate (% Recovery) (Limit 47-140)
MW-1 007283-01	D	ND	ND	94
MW-2 007283-02	ND	ND	D	99
MW-3 007283-03	ND	ND	ND	97
MW-4 007283-04	ND	ND	ND	96
MW-5 007283-05	ND	ND	ND	100
MW-6 007283-06	D	ND	ND	97
MW-7 007283-07	ND	ND	ND	96
MW-8 007283-08	ND	ND	ND	99
MW-9 007283-09	ND	ND	ND	99

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

ENVIRONMENTAL CHEMISTS

Date of Report: 08/11/10 Date Received: 07/27/10 Project: Halco, F&BI 007283 Date Extracted: 07/28/10

Date Analyzed: 07/28/10 and 07/29/10

RESULTS FROM THE ANALYSIS OF 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 WITHGARDS TO THE ACTUAL IDENTIFICATION OF ANY MATERIAL PRESENT

Sample ID Laboratory ID	<u>Gasoline</u>	<u>Diesel</u>	Heavy Oil	Surrogate (% Recovery) (Limit 47-140)
MW-10 007283-10	ND	ND	ND	97
Method Blank 00-1134 MB	ND	ND	ND	94

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

ENVIRONMENTAL CHEMISTS

Date of Report: 08/11/10 Date Received: 07/27/10 Project: Halco, F&BI 007283 Date Extracted: 08/04/10 Date Analyzed: 08/04/10

RESULTS FROM THE ANALYSIS OF 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	<u>Benzene</u>	<u>Toluene</u>	Ethyl <u>Benzene</u>	Total <u>Xylenes</u>	Gasoline <u>Range</u>	Surrogate (% Recovery) (Limit 50-150)
MW-1 007283-01	<1	<1	40	130	1,200	81
MW-6 007283-06	<1	<1	<1	<3	110	80
Method Blank 00-1186 MB	<1	<1	<1	<3	<100	76

ENVIRONMENTAL CHEMISTS

Date of Report: 08/11/10 Date Received: 07/27/10 Project: Halco, F&BI 007283 Date Extracted: 07/28/10 Date Analyzed: 08/06/10

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

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	$rac{ ext{Diesel Range}}{ ext{(C}_{10} ext{-C}_{25} ext{)}}$	$rac{ ext{Motor Oil Range}}{ ext{(C}_{25} ext{-C}_{36} ext{)}}$	Surrogate (% Recovery) (Limit 51-134)
MW-2 007283-02	470 x	1,200	112
Method Blank _{00-1134 MB}	<50	<250	94

ENVIRONMENTAL CHEMISTS

Date of Report: 08/11/10 Date Received: 07/27/10 Project: Halco, F&BI 007283

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: 008017-01 (Duplicate)

A sa a lasta	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference
Analyte	Units	nesuit	Resuit	(Limit 20)
Benzene	ug/L (ppb)	2.4	2.8	15
Toluene	ug/L (ppb)	1.4	1.3	7
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

v	·		Percent	
	Reporting	\mathbf{Spike}	Recovery	Acceptance
Analyte	Units	Level	LCS	Criteria
Benzene	ug/L (ppb)	50	92	72-119
Toluene	ug/L (ppb)	50	97	71 - 113
Ethylbenzene	ug/L (ppb)	50	95	72 - 114
Xylenes	ug/L (ppb)	150	94	72-113
Gasoline	ug/L (ppb)	1,000	89	70-119

ENVIRONMENTAL CHEMISTS

Date of Report: 08/11/10 Date Received: 07/27/10 Project: Halco, F&BI 007283

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

Laboratory Code: Laboratory Control Sample

			Percent	$\mathbf{Percent}$		
	Reporting	Spike	Recovery	Recovery	Acceptance	RPD
Analyte	Units	Level	LCS	LCSD	Criteria	(Limit 20)
Diesel Extended	ug/L (ppb)	2,500	87	90	61-133	3

ENVIRONMENTAL CHEMISTS

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 probability.
- 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.
- dy Insufficient sample was available to achieve normal reporting limits and limits are raised accordingly.
- fb Analyte present in the blank and the sample.
- fc The compound is a common laboratory and field contaminant.
- 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 Analysis performed outside the method or client-specified holding time requirement.
- ip Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.
- i 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.
- js The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.
- lc The presence of the 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 Estimated concentration calculated for an analyte response above the valid instrument calibration range. A dilution is required to obtain an accurate quantification of the analyte.
- vo The value reported fell outside the control limits established for this analyte.
- x The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

007	2	83
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SAMPLE CHAIN OF CUSTODY ME 07/27/10

B04/V3

Send Report To
Company Morse Environmental
Address P. D. Box 1557
City, State, ZIP Auburn, WA 95071
253 Phone # 887-1550 Fax # 887 - 1449

SAMPLERS (signature)		Page # of
PROJECT NAME/NO.	PO#	TURNAROUND TIME Standard (2 Weeks) RUSH Rush charges authorized by:
REMARKS Questions Eall Chad Morse - 2 mem 1@aul.com	1,3-887-1562	SAMPLE DISPOSAL Dispose after 30 days Return samples Will call with instructions

									ANA	LYS	SES F	EQUES	TED			
Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of containers	TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS	Heis				Notes
mw-1	AD	7/27/10	1:05	Water	4		/					X				Confirm Hits
Baw-2	02 A.D	1/2/10	12136	inater	4	/						X				1:
mw-3	03 A · D	727/10	12-50	wwwer	4	····						X				rpe-cm
mw-4	A-D	7/27/10	2000	water	4							X				af count.
mw-5	0.5 A·D	77710	11:55	noter	<i>'</i> /							义				1
mw-6	10 b	7/27/0	11:12	unter	4			Л				X				
mw-7	67 A.D	7/27/10	11:05	water	4							メ		<u> </u>		
mw-8	AD	7/21/10	11:32	cuater	4							人				
mw =9	A-D	127/10	11177	water	4							人				
mw-10	N - D	7/27/10	11:45	lvale-	4							人				

Friedman & Bruya, Inc. 3012 16th Avenue West

Seattle, WA 98119-2029

Ph. (206) 285-8282

Fax (206) 283-5044
FORMS\COC\COC.DOC

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Lot Jordison	morse environmenta	1/27/10	1:20
Received by:	HONGNEWA	(PBF	-	-
Relinquished by:				
Received by:		Samples received at	21 °C	