Kennedy/Jenks Consultants

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17 June 2004

Mr. Joseph Hickey
Washington State Department of Ecology
3190 160th Avenue SE
Bellevue, Washington 98008-5452

Subject: Request for Assistance
3000 First Avenue Building
Seattle, Washington
K/J 046004.00

Dear Mr. Hickey:

This letter constitutes a formal request for assistance from the Washington State Department of Ecology (Ecology) regarding the apparent migration of petroleum hydrocarbons onto the 3000 First Avenue Building Company, LLC property (subject site) from an adjacent property in Seattle, Washington.

BACKGROUND

On 22 October 2003, tenants at the subject site notified the property owner (Mr. Robert Block) of a petroleum odor in the building, which led to the discovery of petroleum hydrocarbon compounds in a sump associated with the building's HVAC system. The subject site is located directly south (approximately 15 feet downgradient) of a property formerly owned by the ConocoPhillips Company and formerly occupied by Unocal Service Station (# 0355) located at 159 Denny Way in Seattle, Washington. On 23 October 2003, Mr. Block contacted the ConocoPhillips Company to report the presence of hydrocarbon material in his building's sump. Mr. Tim Johnson of ConocoPhillips met Mr. Block at the subject site to observe the product in the sump and collect a split sample of the hydrocarbon material.

The product sample collected from the sump was submitted to Friedman and Bruya, Inc. of Seattle, Washington, for analysis of diesel-range hydrocarbons by Method NWTPH-Dx. The analytical results for the sump sample were transmitted by Mr. Guy Sternal of Eisenhower & Carlson to Ecology in a letter dated 10 December 2003 (see Attachment A). Mr. Sternal's letter presented the following information:

- On 22 October 2003, the building on the subject site required evacuation due to strong hydrocarbon odors in the HVAC system.

- Laboratory analytical results indicated that the sump sample contained 890,000 micrograms per gram (µg/g) of diesel range hydrocarbons and several volatile organic compounds (VOCs).

- ConocoPhillips acknowledged responsibility for the release onto Mr. Block's property and made arrangements to remove the hydrocarbon product from the sump.

- The presence of hydrocarbon in the sump has led to significant concerns regarding ongoing threats to human health of the building occupants through ongoing exposure to hydrocarbon vapors (including several benzene compounds).

On 22 December 2003, Ms. Carrie McDougal and Mr. John Bails of Ecology performed a site inspection to assess the release of hydrocarbon compounds to the sump. Ms. McDougal and Mr. Bails were accompanied by a representative from SECOR, the environmental consultant representing ConocoPhillips. Ecology's inspection report (Department of Ecology – Environmental Report Tracking System #537952), provided as Attachment B, indicates that two of three monitoring wells located between the ConocoPhillips property and the subject site contained "oil drops," or light non-aqueous phase liquid (LNAPL), and the groundwater from both wells had a "strong petroleum odor." The inspection report also states that Ms. McDougal and Mr. Bails "noticed that a tank had been removed from the 3010 1st Avenue, Seattle location; however, no other documentation for the tank had been found." (Note: It is unknown whether the "tank" referred to in the report was an underground storage tank (UST), if it was present at all at this site, or whether Ecology inferred that a possible tank might be a source of hydrocarbons to the subject site.)

The reference to removal of a tank from the 3010 First Avenue property is unclear and/or appears to be a misinterpretation of field observations for the following reasons:

- As-built construction drawings for the 3000 and 3010 First Avenue buildings retained by Mr. Block indicate that natural gas was supplied to the properties, and a natural gas-burning furnace system was installed in the buildings at the time of construction in the early 1950s.

- Sanborn Fire Insurance maps indicate that the only other structure formerly present on the subject site was a house, which was downgradient of the location of the HVAC sump. When Mr. Block developed the subject site in the early 1950s, he excavated the southern half of the property where the house had been located. No tanks were encountered during the excavation.

Evaluation of Available Information

As indicated above, the product sample collected from the sump contained 890,000 µg/g (89 percent) diesel. The sample also contained several benzene compounds characteristic of diesel-range hydrocarbons at concentrations up to 530 parts per million (ppm). Based on an evaluation by Dr. Jim Bruya, the analytical results indicate that the compounds detected in the

sample were characteristic of diesel, which is consistent with the material that would have been stored on the former Unocal site. Furthermore, based on information provided in Ecology's inspection report and a limited historical review of the subject site, no known USTs that may have been associated with other sources have been identified.

The former Unocal site operated as a retail gasoline station between the 1920s and early 1990s. Groundwater monitoring results indicate the presence of groundwater at depths as shallow as approximately 3 feet below ground surface and that LNAPL has been detected in eight onsite monitoring wells, not including the LNAPL encountered at the monitoring wells located at the downgradient property line during Ecology's site inspection of 22 December 2003. LNAPL up to 1.99 feet thick has been historically encountered in monitoring well MW-1, located approximately 60 feet north of the subject site. Currently, several onsite monitoring wells contain LNAPL or petroleum hydrocarbon compounds at concentrations above Ecology's cleanup standards.

ConocoPhillips implemented several phases of hydrocarbon product recovery at the site in 1997 and 1998 by pumping product from onsite monitoring wells and, since that time, has relied on natural attenuation to address the residual impacts to soil and groundwater. We understand that further remedial actions (consisting of soil removal and offsite disposal) are planned as part of future site development activities.

The subject site is separated from the ConocoPhillips property by an alleyway, creating a 15-foot buffer between the two properties. Not including the "oil drops" documented by Ecology in the downgradient monitoring wells, a distance of only 100 feet separates the sump location on the subject site (where product was encountered) to locations where LNAPL is currently present on the former Unocal property. Because of this close upgradient location, long history of hydrocarbon use (over 70 years), the current presence of LNAPL, and consistent chemical characteristics, the former Unocal site is the only known potential source of the hydrocarbons encountered on the subject site.

REQUEST FOR ASSISTANCE

As indicated in Mr. Sternal's 10 December 2003 letter, significant concerns exist regarding the ongoing threat to the health of the subject site's building occupants through inhalation of VOCs associated with the petroleum hydrocarbon compounds. However, negotiations with ConocoPhillips to perform investigations on the subject site have been unsuccessful to date. Consequently, on behalf of Mr. Block and 3000 First Avenue Building Company, LLC, we request Ecology's assistance in requiring ConocoPhillips to perform an adequate investigation of the potential for adverse exposure to occupants of the subject site.

In accordance with Ecology's Model Toxics Control Act (MTCA), we recommend performance of the following activities to evaluate the air exposure pathway:

- Collect soil, groundwater, and soil gas samples from the subject site to evaluate the impact to these media and the potential for volatilization of the contaminants into occupied locations within the building.

- Collect indoor ambient air samples in the basement and other locations where vapors may accumulate.
- Perform modeling of vapors migrating from onsite soil, groundwater, and soil vapor to assess the potential for future adverse risks to the building occupants.
- Prepare a report summarizing this information for submittal to Ecology and Mr. Block for review and comment.

We also recommend that ConocoPhillips prepare a work plan for these activities and submit it to Ecology and Mr. Block for approval prior to beginning any work.

We look forward to your assistance in this matter. If you have any questions regarding the contents of this letter, please call us at (253) 874-0555.

Very truly yours,

KENNEDY/JENKS CONSULTANTS

Galen Davis, L.Hg.
Project Hydrogeologist

Ty C. Schreiner
Vice President

Attachments

cc: Mr. Guy Sternal, Eisenhower & Carlson
Mr. Robert Block

Attachment A

Eisenhower & Carlson Letter

S. ALAN WEAVER
RICHARD D. TURNER
ROBERT BARONSKY
DONALD L. ANDERSON
JAMES M. HUSHAGEN
ROBERT G. CASEY
MARK J. ROSENBLUM
TERRENCE J. DONAHUE
GUY J. STERNAL
JOHN R. RUHL
CARL R. PETERSON
P. CRAIG BEETHAM
ANGELIA D. WESCH
DAVID B. PETRICH
RONALD J. TROMPETER
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LAW OFFICES OF

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DANIEL W. CROWE
CARMEN R. ROWE
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JEREMY A. JOHNSTON

OF COUNSEL

JAMES F. HENRIOT
H. EUGENE QUINN
RONALD A. ROBERTS
HELMUT WALLENFELS

December 10, 2003

Mr. Joseph M. Hickey
Toxics Cleanup Program
Department of Ecology
Northwest Regional Office
3190 160th Avenue SE
Bellevue, WA 98008-5452

Re: Former Unocal Site 0355, 159 Denny Way, Seattle WA
Notice of Release Pursuant to WAC 173-340-300(2)(a)

Dear Mr. Hickey:

I represent 3000 First Avenue Building Company, LLC. My client owns property located at 3000 First Avenue, Seattle, Washington, located adjacent to the above referenced Unocal Site 0355. The purpose of this letter is twofold.

First, this is a report of the release of hazardous substances from the Unocal Site to my client's property pursuant to WAC 173-340-300(2)(a). The release manifested itself on October 22, 2003 when a strong odor of gasoline/diesel was detected in the HVAC system of my client's building. The odor was traced to fluid leaking from the Unocal Site into the sump area adjacent to the heating system for the building. My client reported the pollution to The Fortune Group, the current owners of the Unocal Site, and to ConocoPhillips, the past operators at the Unocal Site. Mr. Tim Johnson on behalf of ConocoPhillips responded to the report, acknowledged responsibility for the leaking pollution and arranged for the sump to be drained. My client took a sample of the pollution from the sump before it was drained and had the sample analyzed by an environmental chemist. The analysis of the sample showed it to be diesel fuel. A copy of the analytical report is enclosed. This pollution of my client's property caused the evacuation of the building and the expenditure of substantial funds to address the issues caused by the pollution. We will address the costs with the adjacent owners and operators.

Second, my client believes that there is a significant threat to human health and the environment from the hazardous substances known to be located on and under the Unocal Site.

This risk includes without limitation the likelihood of continued migration of hazardous substances from the Unocal Site to my client's property. It is clear from your files for the Unocal Site that you were aware of the nature of this risk and that you have allowed the risk to continue unabated. Even if you claim that you were not aware of the potential for migration of hazardous substances from the Unocal Site to my client's property, you are clearly on notice of this circumstance now. Given the likelihood of continued migration of hazardous substances from the Unocal Site to my client's property, my client requests that you take enforcement action against the owners and operators to prevent this.

If you have any questions or concerns about the matters addresses in this letter I request that you contact me directly.

Very truly yours,

Guy J. Sternal

GJS:GJS
Enclosure
cc: Robert L. Block w/encl.
Rabbi Richard A. Block w/encl.
Timothy Johnson, Tosco/ConocoPhillips w/encl.
Stephen H. Smith, Fortune Investments, Inc., w/encl.
00265680.DOC

FRIEDMAN & BRUYA, INC.

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

November 21, 2003

Robert L. Block, Project Manager
3000 First Ave. Building Co., LLC
2565 Dexter Ave. N. #402
Seattle, WA 98109

Dear Mr. Block:

Included are the results from the testing of material submitted on November 5, 2003 from the RLB 1922, F&BI 311023 project. There are 6 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.

Charlene Morrow

Charlene Morrow
Chemist

Enclosures
NAA1121R.DOC

COPY

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 11/21/03
Date Received: 11/05/03
Project: RLB 1922, F&BI 311023
Date Extracted: 11/10/03
Date Analyzed: 11/11/03

RESULTS FROM THE ANALYSIS OF THE PRODUCT SAMPLE FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL USING METHOD NWTPH-Dx Extended to Include Motor Oil Range Compounds

Results Reported as µg/g (ppm)

Sample ID Laboratory ID	Diesel Extended (C_{10}-C_{36})	Surrogate (% Recovery) (Limit 50-150)
RLB 1922 d 311023-01	890,000	138
Method Blank	<50	96

d - The sample was diluted.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	RLB 1922	Client:	3000 First Ave. Building Co., LLC
Date Received:	11/05/03	Project:	RLB 1922, F&BI 311023
Date Extracted:	11/17/03	Lab ID:	311023-01
Date Analyzed:	11/17/03	Data File:	111707.D
Matrix:	Product	Instrument:	GCMS4
Units:	ug/g (ppm)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	94	70	130
1,2-Dichloroethane-d4	78	70	130
Toluene-d8	84	70	130
4-Bromofluorobenzene	92	70	130

Compounds:	Concentration ug/g (ppm)	Compounds:	Concentration ug/g (ppm)
Dichlorodifluoromethane	<100	Chlorobenzene	<100
Chloromethane	<100	Ethylbenzene	<100
Vinyl chloride	<100	1,1,1,2-Tetrachloroethane	<100
Bromomethane	<100	m,p-Xylene	<100
Chloroethane	<100	o-Xylene	<100
Pentane	<1,000	Styrene	<100
Trichlorofluoromethane	<100	Isopropylbenzene	<100
Acetone	<1,000	Bromoform	<100
1,1-Dichloroethene	<100	n-Propylbenzene	<100
Methylene chloride	<1,000	Bromobenzene	<100
Methyl t-butyl ether (MTBE)	<100	1,3,5-Trimethylbenzene	170
trans-1,2-Dichloroethene	<100	1-Methyl-2-ethylbenzene	130
Diisopropyl ether (DIPE)	<100	1,1,2,2-Tetrachloroethane	<100
1,1-Dichloroethane	<100	1,2,3-Trichloropropane	<100
Ethyl t-butyl ether (ETBE)	<100	2-Chlorotoluene	<100
2,2-Dichloropropane	<100	4-Chlorotoluene	<100
cis-1,2-Dichloroethene	<100	tert-Butylbenzene	<100
Chloroform	<100	1,2,4-Trimethylbenzene	530
2-Butanone (MEK)	<1,000	Isobutylbenzene	<100
t-Amyl methyl ether (TAME)	<100	sec-Butylbenzene	<100
1,2-Dichloroethane (EDC)	<100	p-Isopropyltoluene	<100
1,1,1-Trichloroethane	<100	o-Isopropyltoluene	<100
Isooctane	<100	1,3-Dichlorobenzene	<100
1,1-Dichloropropene	<100	1,4-Dichlorobenzene	<100
Carbon Tetrachloride	<100	1,2-Dichlorobenzene	<100
Benzene	<100	1-Methyl-3-n-propylbenzene	380
Trichloroethene	<100	1-Methyl-4-n-propylbenzene	170
1,2-Dichloropropane	<100	n-Butylbenzene	<100
Bromodichloromethane	<100	1,3-Dimethyl-5-ethylbenzene	320
Dibromomethane	<100	1,2-Diethylbenzene	<100
4-Methyl-2-pentanone	<1,000	1-Methyl-2-n-propylbenzene	270
cis-1,3-Dichloropropene	<100	1,4-Dimethyl-2-ethylbenzene	260
Toluene	<100	1,2-Dimethyl-4-ethylbenzene	420
trans-1,3-Dichloropropene	<100	1,3-Dimethyl-2-ethylbenzene	300
1,1,2-Trichloroethane	<100	1,2-Dimethyl-3-ethylbenzene	190
2-Hexanone	<1,000	1,2-Dibromo-3-chloropropane	<200
1,3-Dichloropropane	<100	1,2,4-Trichlorobenzene	<100
Tetrachloroethene	<100	Hexachlorobutadiene	<100
Dibromochloromethane	<100	Naphthalene	<100
1,2-Dibromoethane (EDB)	<100	1,2,3-Trichlorobenzene	<100
Butane	<1,000 L		

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	Method Blank	Client:	3000 First Ave. Building Co., LLC
Date Received:	Not Applicable	Project:	RLB 1922, F&BI 311023
Date Extracted:	11/17/03	Lab ID:	03-1233 mb
Date Analyzed:	11/17/03	Data File:	111706.D
Matrix:	Product	Instrument:	GCMS4
Units:	ug/g (ppm)	Operator:	YA

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	98	70	130
1,2-Dichloroethane-d4	93	70	130
Toluene-d8	89	70	130
4-Bromofluorobenzene	94	70	130

Compounds:	Concentration ug/g (ppm)	Compounds:	Concentration ug/g (ppm)
Dichlorodifluoromethane	<100	Chlorobenzene	<100
Chloromethane	<100	Ethylbenzene	<100
Vinyl chloride	<100	1,1,1,2-Tetrachloroethane	<100
Bromomethane	<100	m,p-Xylene	<100
Chloroethane	<100	o-Xylene	<100
Pentane	<1,000	Styrene	<100
Trichlorofluoromethane	<100	Isopropylbenzene	<100
Acetone	<1,000	Bromoform	<100
1,1-Dichloroethene	<100	n-Propylbenzene	<100
Methylene chloride	<1,000	Bromobenzene	<100
Methyl t-butyl ether (MTBE)	<100	1,3,5-Trimethylbenzene	<100
trans-1,2-Dichloroethene	<100	1-Methyl-2-ethylbenzene	<100
Diisopropyl ether (DIPE)	<100	1,1,2,2-Tetrachloroethane	<100
1,1-Dichloroethane	<100	1,2,3-Trichloropropane	<100
Ethyl t-butyl ether (ETBE)	<100	2-Chlorotoluene	<100
2,2-Dichloropropane	<100	4-Chlorotoluene	<100
cis-1,2-Dichloroethene	<100	tert-Butylbenzene	<100
Chloroform	<100	1,2,4-Trimethylbenzene	<100
2-Butanone (MEK)	<1,000	Isobutylbenzene	<100
t-Amyl methyl ether (TAME)	<100	sec-Butylbenzene	<100
1,2-Dichloroethane (EDC)	<100	p-Isopropyltoluene	<100
1,1,1-Trichloroethane	<100	o-Isopropyltoluene	<100
Isooctane	<100	1,3-Dichlorobenzene	<100
1,1-Dichloropropene	<100	1,4-Dichlorobenzene	<100
Carbon Tetrachloride	<100	1,2-Dichlorobenzene	<100
Benzene	<100	1-Methyl-3-n-propylbenzene	<100
Trichloroethene	<100	1-Methyl-4-n-propylbenzene	<100
1,2-Dichloropropane	<100	n-Butylbenzene	<100
Bromodichloromethane	<100	1,3-Dimethyl-5-ethylbenzene	<100
Dibromomethane	<100	1,2-Diethylbenzene	<100
4-Methyl-2-pentanone	<1,000	1-Methyl-2-n-propylbenzene	<100
cis-1,3-Dichloropropene	<100	1,4-Dimethyl-2-ethylbenzene	<100
Toluene	<100	1,2-Dimethyl-4-ethylbenzene	<100
trans-1,3-Dichloropropene	<100	1,3-Dimethyl-2-ethylbenzene	<100
1,1,2-Trichloroethane	<100	1,2-Dimethyl-3-ethylbenzene	<100
2-Hexanone	<1,000	1,2-Dibromo-3-chloropropane	<200
1,3-Dichloropropane	<100	1,2,4-Trichlorobenzene	<100
Tetrachloroethene	<100	Hexachlorobutadiene	<100
Dibromochloromethane	<100	Naphthalene	<100
1,2-Dibromoethane (EDB)	<100	1,2,3-Trichlorobenzene	<100
Butane	<1,000 L		

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

Date of Report: 11/21/03
Date Received: 11/05/03
Project: RLB 1922, F&BI 311023

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	µg/L (ppb)	2,500	94	82	77-135	14

Date of Report: 11/21/03
Date Received: 11/05/03
Project: RLB 1922, F&BI 311023

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF PRODUCT SAMPLES FOR VOLATILES BY EPA METHOD 8260B

Laboratory Code: 311023-01 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
1,1-Dichloroethene	µg/g (ppm)	<100	<100	nm
Methyl t-butyl ether (MTBE)	µg/g (ppm)	<100	<100	nm
Diisopropyl ether (DIPE)	µg/g (ppm)	<100	<100	nm
Ethyl t-butyl ether (ETBE)	µg/g (ppm)	<100	<100	nm
t-Amyl methyl ether (TAME)	µg/g (ppm)	<100	<100	nm
Benzene	µg/g (ppm)	<100	<100	nm
Trichloroethene	µg/g (ppm)	<100	<100	nm
Toluene	µg/g (ppm)	<100	<100	nm
Chlorobenzene	µg/g (ppm)	<100	<100	nm
Ethylbenzene	µg/g (ppm)	<100	<100	nm
m,p-Xylene	µg/g (ppm)	<100	<100	nm
o-Xylene	µg/g (ppm)	<100	<100	nm
Bromobenzene	µg/g (ppm)	<100	<100	nm
2-Chlorotoluene	µg/g (ppm)	<100	<100	nm
1,2,4-Trimethylbenzene	µg/g (ppm)	530	540	2
sec-Butylbenzene	µg/g (ppm)	<100	<100	nm
1,3-Dichlorobenzene	µg/g (ppm)	<100	<100	nm
1,2,4-Trichlorobenzene	µg/g (ppm)	<100	<100	nm

Laboratory Code: 311023-01 Matrix Spike

Analyte	Reporting Units	Spike Level	Sample Result	% Recovery MS	Acceptance Criteria
1,1-Dichloroethene	µg/g (ppm)	500	<100	81	70-130
Methyl t-butyl ether (MTBE)	µg/g (ppm)	500	<100	89	70-130
Diisopropyl ether (DIPE)	µg/g (ppm)	500	<100	83	70-130
Ethyl t-butyl ether (ETBE)	µg/g (ppm)	500	<100	80	70-130
t-Amyl methyl ether (TAME)	µg/g (ppm)	500	<100	83	70-130
Benzene	µg/g (ppm)	500	<100	83	70-130
Trichloroethene	µg/g (ppm)	500	<100	78	70-130
Toluene	µg/g (ppm)	500	<100	77	70-130
Chlorobenzene	µg/g (ppm)	500	<100	82	70-130
Ethylbenzene	µg/g (ppm)	500	<100	79	70-130
m,p-Xylene	µg/g (ppm)	500	<100	95	70-130
o-Xylene	µg/g (ppm)	500	<100	92	70-130
Bromobenzene	µg/g (ppm)	500	<100	83	70-130
2-Chlorotoluene	µg/g (ppm)	500	<100	82	70-130
1,2,4-Trimethylbenzene	µg/g (ppm)	500	530	74	70-130
sec-Butylbenzene	µg/g (ppm)	500	<100	98	70-130
1,3-Dichlorobenzene	µg/g (ppm)	500	<100	84	70-130
1,2,4-Trichlorobenzene	µg/g (ppm)	500	<100	85	70-130

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

Date of Report: 11/21/03
Date Received: 11/05/03
Project: RLB 1922, F&BI 311023

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF PRODUCT SAMPLES FOR VOLATILES BY EPA METHOD 8260B

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
1,1-Dichloroethene	µg/g (ppm)	500	86	95	70-130	9
Methyl t-butyl ether (MTBE)	µg/g (ppm)	500	99	108	70-130	9
Diisopropyl ether (DIPE)	µg/g (ppm)	500	92	100	70-130	9
Ethyl t-butyl ether (ETBE)	µg/g (ppm)	500	93	102	70-130	9
t-Amyl methyl ether (TAME)	µg/g (ppm)	500	96	104	70-130	8
Benzene	µg/g (ppm)	500	84	93	70-130	11
Trichloroethene	µg/g (ppm)	500	81	90	70-130	11
Toluene	µg/g (ppm)	500	75	84	70-130	12
Chlorobenzene	µg/g (ppm)	500	77	87	70-130	12
Ethylbenzene	µg/g (ppm)	500	79	90	70-130	12
m,p-Xylene	µg/g (ppm)	500	80	91	70-130	12
o-Xylene	µg/g (ppm)	500	81	92	70-130	13
Bromobenzene	µg/g (ppm)	500	80	89	70-130	11
2-Chlorotoluene	µg/g (ppm)	500	77	86	70-130	11
1,2,4-Trimethylbenzene	µg/g (ppm)	500	75	83	70-130	10
sec-Butylbenzene	µg/g (ppm)	500	80	87	70-130	9
1,3-Dichlorobenzene	µg/g (ppm)	500	79	87	70-130	10
1,2,4-Trichlorobenzene	µg/g (ppm)	500	77	85	70-130	10

FRIEDMAN & BRUYA, INC.

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
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November 21, 2003

INVOICE # 03NAA1121-1

Accounts Payable
3000 First Ave. Building Co., LLC
2565 Dexter Ave. N. #402
Seattle, WA 98109

RE: Project RLB 1922, F&BI 311023 - Results of testing requested by Robert L. Block for material submitted on November 5, 2003.

1 sample analyzed for Diesel Extended by Method NWTPH-Dx @ $68.50 per sample	$ 68.50
1 sample analyzed for Volatiles by Method 8260B Ext. @ $290 per sample	290.00
Amount Due	$ 358.50

FEDERAL TAX ID #91-1287838

31102 3

SAMPLE CHAIN OF CUSTODY

J.B 11/05/03

AC

Send Report To ROBERT L. BLOCK

Company 3000 FIRST AVE BLDG CO LLC

Address 2565 DEXTER AVE. NO #2

City, State, ZIP SEATTLE, WA 98109

Phone # (206) 285-6888 Fax # (206) 285-4894

SAMPLERS *(signature)*

PROJECT NAME/NO. RLB 1922

PO #

REMARKS

Page # _____ of _____

TURNAROUND TIME
- ☐ Standard (2 Weeks)
- ☐ RUSH _____
- Rush charges authorized by: _____

SAMPLE DISPOSAL
- ☐ Dispose after 30 days
- ☐ Return samples
- ☐ Will call with instructions

YBOC

Sample ID	Lab ID	Date	Time	Sample Type	# of containers	ANALYSES REQUESTED: TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS						Notes
RLB 1922	01	10/22/03			1												For analyses See Attached SOW

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: Robert L Block	ROBERT L. BLOCK	3000 FIRST AVE BLDG CO LLC	11/5/03	10:40 AM
Received by: Nhan Pham	Nhan Pham	Friedman & Bruya	11/5/03	10:40
Relinquished by:				
Received by:				

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

Attachment B

Department of Ecology
Environmental Report Tracking System #537952

Department of Ecology - Environmental Report Tracking System

ERTS # 537952

Department of Ecology - Environmental Report Tracking System

nitial Report

External Reference #

Caller Information

	First	Middle	Last
Name	GUY		STERNAL
Busines Name	LAW OFFICES OF EISENHOWER & CARLSON		
Street Address	1201 PACIFIC AVENUE		
Other Address	1200 WELLS FARGO PLAZA		
City	TACOMA	State WA	Zip 98402-
E-mail			Confidential_FL ☐

Phone	Ext	Type
(253) 572-4500		Business

Where did it happen

Business or Location Name	3000 1ST AVE BLDG CO LLC		
Street Address	3000 1ST AVENUE		
Other Address			
City/Place	SEATTLE	State WA	Zip
County - Region	KING	NWRO	FS ID
WIRA #			
Waterway			Type
Latitude		Longitude	
Topo Quad 1:24:000	SEATTLE		

Direction/Landmark (mile post, cross roads, township/range)

/hat happened

Incident Date 10/22/2003 Received Date 12/11/2003 11:00

Medium AIR

Material PETROLEUM - DIESEL FUEL

Quantity Unit

Source UNKNOWN

Cause UNKNOWN

Activity ROUTINE/NORMAL OPERATIONS

Impact AIR POLLUTION

Vessel Name Type

Primary Potentially Responsible Party Information

	First	Middle	Last
Name			
Business Name	UNKNOWN		
Street Address			
Other Address			
City	SEATTLE	State WA	Zip
Phone		Ext	Type
E-mail			

Additional Contact Information

Name	Phone	Ext	Type

More Information

12/16/03 CM-NWRO: 2ND LETTER REC'D FROM LAW OFFICES OF EISENHOWER & CARLSON OF TACOMA. OWNER OF BUILDING AT 3000 1ST AVENUE, SEATTLE CLAIMS THAT A RELEASE FROM THE FORMER UNOCAL SITE @ 159 DENNY WAY, SEATTLE IS TO BLAME FOR THE EVACUATION OF THE BUILDING WHEN A STRONG ODOR OF GAS/DIESEL WAS DETECTED IN THE HVAC SYSTEM OF THE 3000 1ST AVENUE BUILDING.

THE ODOR WAS TRACED TO FLUID LEAKING FROM THE UNOCAL SITE INTO THE SUMP AREA ADJACENT TO THE HEATING SYSTEM FOR THE 3000 1ST AVENUE BUILDING. OWNER OF BUILDING CONTACTED THE OWNERS OF THE FORMER UNOCAL SITE AS WELL AS PAST OWNERS. BUILDING OWNER TOOK SAMPLE FROM SUMP BEFORE IT WAS DRAINED & FOUND IT TO BE DEISEL FUEL. A COPY OF ANALYTICAL REPORT ATTATCHED W/LETTER.

LETTER DATED 12/10/03 FROM THE LAW OFFICE & ECOLOGY REC'D LETTER 12/11/03.

Entry Person McDougal, Carrie Entry Date 12/15/2003

*** The Initial report contains only information provided to Ecology from the complainant.

Department of Ecology - Environmental Report Tracking System

ERTS # 537952

Referral

Referral Method
- (•) E-mail ERTS number
- ( ) E-mail attachment
- ( ) Print
- ( ) Telephone

Referral # 66066

Person Referred to: BAILS, JOHN — Primary ☑
Phone: (425).649-7094 Fax: (425) 649-7098
E-mail: jbai461@ecy.wa.gov
Program/Organization: TOXICS CLEANUP
Address: 3190 160TH AVE SE
City: BELLEVUE WA 98008-
Region/Location: NWRO
Referral Date: 12/16/2003

Referral Method
- (•) E-mail ERTS number
- ( ) E-mail attachment
- ( ) Print
- ( ) Telephone

Referral # 66067

Person Referred to: McDougal, Carrie — Primary ☐
Phone: (425) 649-7254 Fax:
E-mail: cmcd461@ecy.wa.gov
Program/Organization: TOXICS CLEANUP
Address:
City: WA
Region/Location: NWRO
Referral Date: 12/16/2003

*** The initial report contains only information provided to Ecology from the complainant.

Department of Ecology - Environmental Report Tracking System

ERTS # 537952

Followup

Inspector Information

Referral # 66067
Lead Inspector McDougal, Carrie
Program/Organization TOXICS CLEANUP

* Region/Location NWRO
# of Ecology Staff 2 Overtime ☐

Action

Action	Start Date	End Date
FIELD RESPONSE - INVESTIGATION	12/22/2003	

What happened

Incident Date 10/22/2003 Hazardous ☐

Medium
AIR

Material
PETROLEUM - DIESEL FUEL
Quantity ☐ Estimated

Source
UNKNOWN

Cause
UNKNOWN

Activity
ROUTINE/NORMAL OPERATIONS

Impact
AIR POLLUTION

Vessel

Where did it happen

Business or Location Name 3000 1ST AVE BLDG CO LLC
Street Address 3000 1ST AVENUE
Other Address
City/Place SEATTLE State WA Zip
County KING Region NWRO FS ID
Waterway Type
WRIA #
Latitude Longitude
Lat/Long Method
Topo Quad 1:24,000 SEATTLE

Potentially Responsible Party Information

Check if the primary PRP provided notice to Ecology ☐

Primary ☑ First Middle Last
Name
Business Name UNKNOWN
Street Address
Other Address
City SEATTLE State WA Zip
Phone Ext Type
E-mail

Narrative

MCDOUGAL & BAILS WENT TO THE SITE 12/22/03. A PERSON WAS GOING TO BE ON THE SITE FROM SECOR MONITORING & SAMPLING THE GROUNDWATER WELLS. SECOR INHERITED SITE FROM ERI.

NOTICED WHERE A TANK HAD BEEN REMOVED FROM THE 3010 1ST AVENUE, SEATTLE LOCATION. NO DOCUMENTATION HAS BEEN FOUND OR FORWARDED.

THE SECOR REPRESENTATIVE MONITORED AND HAND BAILED THE 3 GROUNDWATER WELLS THAT HISTORICALLY HAVE HAD FREE PRODUCT IN THE PAST. 2/3 WELLS HAD A FEW OIL DROPS ON THE SURFACE, OTHER WELL NO MEASURABLE FREE PRODUCT. WATER FROM WELLS HAD A STRONG PETROLEUM ODOR.

TALKED TO A WOMAN WHO WORKS FOR GENELEX CORP LOCATED @ 3000 1ST AVE, SEATTLE (TOP OFFICES). SHE SHOWED US THEIR BOILER ROOM BUT NOTHING NOTICABLE. THEY DID SMELL THE FUMES BUT NOT AS STRONG AS BELOW OFFICES.

TALKED TO A WOMAN FROM MAXWELL CHIROPRACTIC OFFICES @ 3000 1ST AVE, SEATTLE (BELOW OFFICES). THE FUMES/ODOR WAS VERY BAD BUT DID NOT CLOSE DOWN BUSINESS THAT DAY. THEY OPENED UP THE WINDOWS & THE DOOR TO VENT AREA.

Entry Person: McDougal, Carrie Entry Date 12/23/2003

*** The initial report contains only information provided to Ecology from the complainant.