STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
PO Box 47600 • Olympia, Washington 98504-7600 • 360-407-6300

September 23, 2024

Rebecca Ralston
River's Edge WA, LLLP
909 5th Ave, Suite 2401
Seattle, WA 98164
rebecca.ralston@outlook.com

SENT VIA EMAIL ONLY

Re: No Further Action opinion for the following contaminated Site

Site name:	Monroe Auto Salvage
Site address:	426 E Fremont St, Monroe, Snohomish County, WA 98272
Facility/Site ID:	2753
Cleanup Site ID:	4539
VCP Project No.:	NW3251

Dear Rebecca Ralston:

The Washington State Department of Ecology (Ecology) received your request on September 18, 2020, for an opinion regarding the sufficiency of your independent cleanup of the Monroe Auto Salvage facility (Site) under the Voluntary Cleanup Program (VCP).[1] We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), chapter 70A.305[2] RCW.

Opinion

Ecology has determined that no further remedial action is necessary to clean up contamination at the Site.

[1] https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program
[2] https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305

This opinion depends on the continued performance and effectiveness of the post-cleanup controls and monitoring specified in this letter and in the environmental covenant in **Enclosure D**.

Ecology bases this opinion on an analysis of whether the remedial action meets the substantive requirements of MTCA and its implementing regulations, which are specified in chapter 70A.305 RCW and chapter 173-340 WAC[3] (collectively called "MTCA").

Site Description

This opinion applies only to the Site described below. The Site is defined by the nature and extent of contamination associated with the following releases:

- Diesel, oil, cadmium, lead, and polychlorinated biphenyls (PCBs) in soil.
- Oil, arsenic, cadmium, and lead in groundwater.

Enclosure A includes Site description and diagrams.

Please note that releases from multiple sites can affect a parcel of real property. At this time, Ecology has no information that other sites affect the parcel associated with this Site.

Basis for the Opinion

Ecology bases this opinion on information in the documents listed in **Enclosure B**.

You can request these documents by filing a records request.[4] For help making a request, contact the Public Records Officer at publicrecordsofficer@ecy.wa.gov or call 360-407-6040. Before making a request, check whether the documents are available on Ecology's Cleanup Site Search web page.[5]

This opinion is void if any of the information contained in those documents is materially false or misleading.

[3] https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340
[4] https://ecology.wa.gov/About-us/Accountability-transparency/Public-records-requests
[5] https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=4539

Analysis of the Cleanup

Ecology has concluded that no further remedial action is necessary to clean up contamination at the Site. Ecology bases its conclusion on the following analysis:

Characterizing the Site

Soil Data

Table 1. Soil Sample Cleanup Exceedances and Detections

Contaminant	MTCA Method A Cleanup Level (mg/kg)	Maximum Concentration	Number of Exceedances/ Number of Samples	Number of Detections/ Number of Samples
Gasoline	100	385	1/45	5/45
Diesel	2,000	7,600	8/52	34/52
Oil	2,000	24,000	9/49	32/49
Benzene	0.03	None	0/22	0/22
Ethylbenzene	6	0.0978	0/22	1/22
Toluene	7	0.0916	0/22	2/22
Xylene	9	0.587	0/22	3/22
PAHs	0.1	2.4	2/9	4/9
PCBs	1	22,000	9/57	16/57
Arsenic	20	6	0/7	7/7
Cadmium	2	8.2	8/36	16/36
Chromium	2,000	240	0/36	36/36
Lead	250	7700	8/7	49/58
Mercury	2	0.11	0/7	7/7

mg/kg = milligrams per kilogram
µg/l = micrograms per liter

Cleanup levels were exceeded for gasoline, diesel, polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), cadmium, and lead.

2019 -2020 Groundwater Data

In June of 2019, groundwater samples were collected from two groundwater wells and analyzed for diesel, oil, arsenic, cadmium, lead, and zinc. In July of 2019, an additional groundwater monitoring well was installed on site.

In August and November of 2019 and February and June of 2020, groundwater samples were collected from the new well and three existing wells and analyzed for diesel, oil, and total and dissolved arsenic, cadmium, lead, and zinc. Contaminant detections and cleanup level exceedances in groundwater samples are summarized in Table 2.

Table 2. Groundwater Sample Cleanup Exceedances and Detections

Contaminant	MTCA Method A/B Cleanup Level (µg/L)	Maximum Concentration	Number of Exceedances/ Number of Samples	Number of Detections/ Number of Samples
Diesel	500	470	0/32	11/32
Heavy Oil	500	1800	9/32	13/32
Arsenic	20	120	14/32	14/32
Arsenic, dissolved	5	1.7	0/28	4/28
Cadmium	5	6.0	1/32	5/32
Cadmium, dissolved	5	None	0/28	0/28
Lead	15	100	4/32	10/32
Lead, dissolved	15	None	0/28	0/28
Zinc	4,800	2,800	0/32	32/32
Zinc, dissolved	4,800	1,100	0/28	26/28

Cleanup levels were exceeded for heavy oil, arsenic, cadmium, and lead.

2019-2020 Surface Water Data

In four sampling rounds between August of 2019 and June of 2020, in each round of groundwater monitoring, an upstream and downstream surface water sample was collected from Woods Creek and analyzed for the same analytes.

Diesel, oil, total cadmium, and total lead were not detected in any sample in any round of sampling. Total arsenic was detected in downstream and upstream samples, but only in the August 2019 sample and the June 2020 downstream sample, with all three concentrations exceeding the MTCA Method A groundwater cleanup level. Total zinc was detected in both the upstream and downstream samples, but only in the November 2019 round, with both concentrations below the MTCA Method B cleanup level. Ecology has concluded that there is no evidence of contamination impacts to Woods Creek from the Site.

Setting cleanup standards

Ecology has determined the cleanup levels and points of compliance you set for the Site meet the substantive requirements of MTCA.

Table 3. Cleanup Levels

Hazardous Substance	Method A Soil Cleanup Level (mg/kg)	Method A Groundwater Cleanup Level (µg/l)
Gasoline	100	1,000
Diesel	2,000	500
Oil	2,000	500
Arsenic	20	5
Cadmium	2	5
Lead	250	15
Polychlorinated biphenyls (PCBs)	1	0.1

A standard horizontal point of compliance, the property boundary, was used for soil contamination.

A standard vertical point of compliance, fifteen feet, for soils was established in the soils throughout the site from the ground surface to fifteen feet below the ground surface (ft bgs). Fifteen feet is protective for direct contact with the contaminated soil.

Selecting the cleanup action

Ecology has determined the cleanup action you selected for the Site meets the substantive requirements of MTCA.

Three possible remedial actions were evaluated in the feasibility study:

- No action.
- Cap with institutional controls.
- Excavation of all contaminated soil and transport off-Site to a permitted facility.

Excavation and off-Site disposal were selected for cleanup of the soil contamination at the Site. Most of the Site soil contamination was cleaned up via excavation and off-Site disposal; however, some soil

contamination remained following cleanup. Hence, capping and institutional controls was selected to manage the limited remaining soil contamination.

The selected cleanup action meets the minimum requirements for cleanup actions by providing a permanent solution within an immediate restoration timeframe and provides for continued confirmation monitoring and protection of human health and the environment.

Ecology concurred that the selected action was the most permanent action available.

Implementing the cleanup action

Ecology has determined your cleanup meets the standards set for the Site. This determination depends on the continued performance and effectiveness of the post-cleanup controls and monitoring specified in this letter. Excavation cleanup of the Site was conducted during a series of excavations conducted between 1997 and 2019, as discussed below.

1997 Excavation Cleanup Work

In March of 1997, 18.25 tons of PCB-contaminated soil was excavated and taken off-Site to a permitted facility. Eleven confirmational soil samples were collected from the two excavations and analyzed for PCBs. Two of eleven soil samples had detections of PCBs, with both concentrations below the MTCA Method A cleanup level.

2000 Excavation Cleanup Work

In July of 2000, 2,140 tons of contaminated soil were excavated and taken off-Site to a permitted facility. The Site was divided into eight excavation areas. In the first through fourth excavation areas and the eighth excavation area, the confirmational soil samples were collected and analyzed for total petroleum hydrocarbons (TPH), cadmium, and lead.

First Excavation Area

Twenty-five confirmational soil samples were collected. Cadmium was detected in seven of twenty-five samples, with one concentration exceeding the MTCA Method A cleanup level. TPH was detected in twenty-four of twenty-five samples, with all concentrations below the MTCA Method B cleanup level. Total lead was detected in all twenty-five samples, with all concentrations below the MTCA Method A cleanup level.

Second Excavation Area

Twenty-seven confirmational soil samples were collected. TPH was detected in all twenty-seven samples, with two of twenty-seven concentrations exceeding the MTCA Method A cleanup level. Cadmium was detected in nine of twenty-seven samples, with seven of nine concentrations exceeding the MTCA Method A cleanup level. Lead was detected in all twenty-seven samples, with three of twenty-seven concentrations exceeding the MTCA Method A cleanup level.

Third Excavation Area

Twelve confirmational soil samples were collected with all samples below their respective MTCA cleanup levels. TPH was detected in all twelve samples, with all concentrations below the MTCA Method B cleanup level. TPHs were separated into diesel and oil. Diesel was detected in all twelve samples, with all twelve concentrations below the MTCA Method B cleanup level. Oil was detected in ten of twelve samples, with all concentrations below the MTCA Method B cleanup level. Lead was detected in all twelve samples, with all concentrations below the MTCA Method A cleanup level. Cadmium was detected in one of twelve samples, with a concentration below the MTCA Method A cleanup level.

Fourth Excavation Area

Twenty-five confirmational soil samples were collected with all samples below their respective cleanup levels. TPH was detected in twenty of twenty-five samples, with all concentrations below the MTCA Method B cleanup level. Lead was detected in eighteen of twenty-seven samples, with all concentrations below the MTCA Method A cleanup level. Cadmium was detected in two of eighteen samples, with both concentrations below the MTCA Method A cleanup level.

Fifth Through Seventh Excavations

Only TPH was analyzed during confirmational soil sampling, and all samples were below the MTCA Method B cleanup level.

Five confirmational soil samples were collected from the fifth excavation area, eleven confirmational soil samples from the sixth excavation area, and one confirmational soil sample from the seventh excavation area. TPH was detected in all samples from the fifth and seventh excavations and in seven of eleven samples from the sixth excavation area, with all seventeen concentrations below the MTCA Method B cleanup level.

Eighth Excavation Area

Eight confirmational soil samples were collected and all samples were below their respective MTCA cleanup levels. TPH and total lead were detected in all eight samples, with all concentrations below their respective MTCA Method A or B cleanup levels. Cadmium was detected in two of eight samples, with both concentrations below the MTCA Method A cleanup level.

2019 Excavation Cleanup Work

In June of 2019, 3,608 tons of contaminated soil was excavated from three areas of the Site and taken off-Site to a permitted facility. Twenty-seven confirmational soil samples were collected from the first excavation area and analyzed for diesel, oil, arsenic, cadmium, chromium, lead, and mercury. Four confirmational soil samples were collected from the second excavation area and analyzed for eighteen PAHs. Three confirmational soil samples were collected from the third (rinse tank) excavation area and analyzed for gasoline, diesel, oil, arsenic, cadmium, chromium, lead, mercury, PCBs, and PAHs. Nine confirmational soil samples were collected from the fourth (building C) excavation area and analyzed for diesel, oil, arsenic, cadmium, chromium, and lead.

In September of 2019, an underground storage tank was excavated and taken off-Site to a permitted facility. Three confirmational soil samples were collected from the excavation and analyzed for gasoline, diesel, oil, benzene, ethylbenzene, toluene, xylene, and lead. Gasoline, diesel, oil, benzene, ethylbenzene, toluene, and xylene were not detected in any of the three samples. Two of the confirmation samples were analyzed for lead. Lead was detected in both samples, with both concentrations below the MTCA Method A cleanup level.

Table 4. Confirmational Soil Sampling Results – 2019

Contaminant	MTCA Method A Cleanup Level	Maximum Concentration	Number of Exceedances/ Number of Samples	Number of Detections/ Number of Samples
Diesel	2,000	240	0/40	10/40
Oil	2,000	1,200	0/40	25/40
Arsenic	20	17	0/39	39/39
Cadmium	2	4	1/39	39/39
Chromium	2,000	57	0/38	38/38
Lead	250	720	3/39	39/39
Mercury	2	0.22	0/6	5/6
PAHs	0.1	0.069	0/7	3/7
PCBs	1	None	0/3	0/3

Because diesel, oil, arsenic, chromium, mercury, PAHs, and PCBs had no exceedances of Site cleanup levels following the soil excavation, they are no longer considered contaminates of concern for the Site.

Remaining Soil Contamination

The majority of the cleanup level exceedances in soil were addressed via excavation and off-Site disposal. However, the following cleanup level exceedances remained following cleanup:

Table 5. Remaining Soil Contamination Following Excavation Cleanup

Location and Depth	Contaminant	Remaining Concentration (mg/kg)	Method A Cleanup Level (mg/kg)
MW-2 @ 5’	Diesel Range Organics	2,060	2,000
	Heavy Oil Range Organics	4,120	2,000
AOC-1-SW17 @12-13’	Cadmium	4.0	2.0
	Lead	720	250
AOC-1-B @15’	Lead	280	250
AOC-1B @ 17’	Lead	500	250
EX2-A2-SEQ @ 2’	Cadmium	2.06	2.0
EX2-A2-SEQ @ 2’	Lead	370	250
EX2-A2-SWQ @ 2’	Cadmium	2.38	2.0
EX2-A2-SEQ @ 4’	Cadmium	3.9	2.0
EX2-A2-SEQ @ 4’	Lead	352	250
EX1-C1-SWQ @ 1’	Cadmium	2.04	2.0
EX1-D1-SWQ @ 1’	Cadmium	2.65	2.0

The remaining contamination is located underneath a multifamily residential building on the property (MW-2) and in a few areas of landscaping and hardscaping around the buildings.

Because soil contaminated with cadmium and lead above Site cleanup levels remains on Site, an EC will be placed on the property to control exposure to the contaminated soil. The location of the contaminated areas is shown in Figure 17 in Enclosure A.

Groundwater Contamination

Groundwater monitoring following the excavation showed that groundwater contaminated with petroleum, arsenic, and lead potentially remains on Site. See Figure 17 in Enclosure A for the areas involved. Groundwater contamination appears to be of limited extent and magnitude, and migration

of contaminated groundwater off the Property is unlikely. Hence, no cleanup of Site groundwater appears to be warranted. Therefore, continued groundwater monitoring and institutional controls can address the groundwater contamination. The EC will prohibit drinking water use of the groundwater.

You must decommission resource protection wells[6] installed as part of the remedial action that are not needed for any other purpose at the Site. Wells must be decommissioned in accordance with WAC 173-160-460.[7]

Post-Cleanup Controls and Monitoring

Post-cleanup controls and monitoring are remedial actions performed to ensure compliance with cleanup standards. Ecology is issuing this No Further Action opinion based on the continued performance and effectiveness of the following post-cleanup remedial actions at the Site. Ecology may rescind this opinion if these remedial actions are not performed or do not effectively maintain the cleanup standards.

Compliance with institutional controls

Institutional controls prohibit or limit activities that may interfere with the integrity of engineering controls or result in exposure to contamination. The following Site-specific institutional controls are needed at the Site:

- Prevention of access to contaminated soil and groundwater.

To implement the controls, you recorded an environmental covenant on the following parcel of real property in Snohomish County:

- 27070600300500

Ecology approved the recorded environmental covenant (see Enclosure D). To amend or terminate the covenant, you must request additional review under the VCP.

[6] https://app.leg.wa.gov/WAC/default.aspx?cite=173-160-410
[7] https://app.leg.wa.gov/WAC/default.aspx?cite=173-160-460

Performance of confirmational monitoring

Confirmational monitoring is needed at the Site to confirm the long-term effectiveness of the cleanup. Ecology will use the monitoring data during periodic reviews of post-cleanup conditions. Ecology has determined the monitoring plan you submitted meets the substantive requirements of MTCA. Enclosure E includes this plan as an exhibit to the EC.

The monitoring plan includes annual monitoring of the surface cover in the areas of remaining soil contamination as well as sampling of three monitoring wells (DP3-MW, DP4-MW, and DP5-MW) to verify a lack of groundwater contamination concerns. A monitoring report should be submitted to Ecology prior to our 5-year periodic review. Ecology's periodic reviewer will determine the need for continued monitoring at the Site during the periodic review.

Periodic review of post-cleanup conditions

Ecology will conduct periodic reviews of post-cleanup conditions at the Site to evaluate if they remain protective of human health and the environment. Based on a periodic review, if Ecology determines the Site needs further remedial action, Ecology will rescind this opinion. The first 5-year periodic review is anticipated to take place during the third quarter of 2029.

Listing of the Site

Based on this opinion, Ecology has removed the Site from its lists of contaminated sites including the:

- Hazardous Sites List.
- Contaminated Sites List.

Limitations of the Opinion

Opinion does not settle liability with the state

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion does not:

- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70A.305.040(4).[8]

Opinion does not constitute a determination of substantial equivalence

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine if the action you performed is substantially equivalent. Courts make that determination. See RCW 70A.305.080[9] and WAC 173-340-545.[10]

State is immune from liability

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 opinion. See RCW 70A.305.170(6).[11]

[8] https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.040
[9] https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.080
[10] https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340-545
[11] https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.170

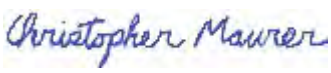
Termination of Agreement

Thank you for cleaning up the Site under the VCP. This opinion terminates the VCP Agreement governing VCP Project No. NW3251.

Questions

If you have any questions about this opinion or the termination of the Agreement, please contact me by phone at 360-407-7223 or email at christopher.maurer@ecy.wa.gov.

Sincerely,



Christopher Maurer, P.E.
Toxics Cleanup Program
Headquarters

Enclosures (5):
A – Site Description and Diagrams
B – Basis for the Opinion: Documents List
C – Previous Site Characterization
D – Environmental Covenant for Institutional Control
E – Site Monitoring Plan

cc by email:
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TCP Operating Budget Analyst, Ecology, tra.thai@ecy.wa.gov
VCP Fiscal Analyst, Ecology, ecyrevcp@ecy.wa.gov
Ecology Site File

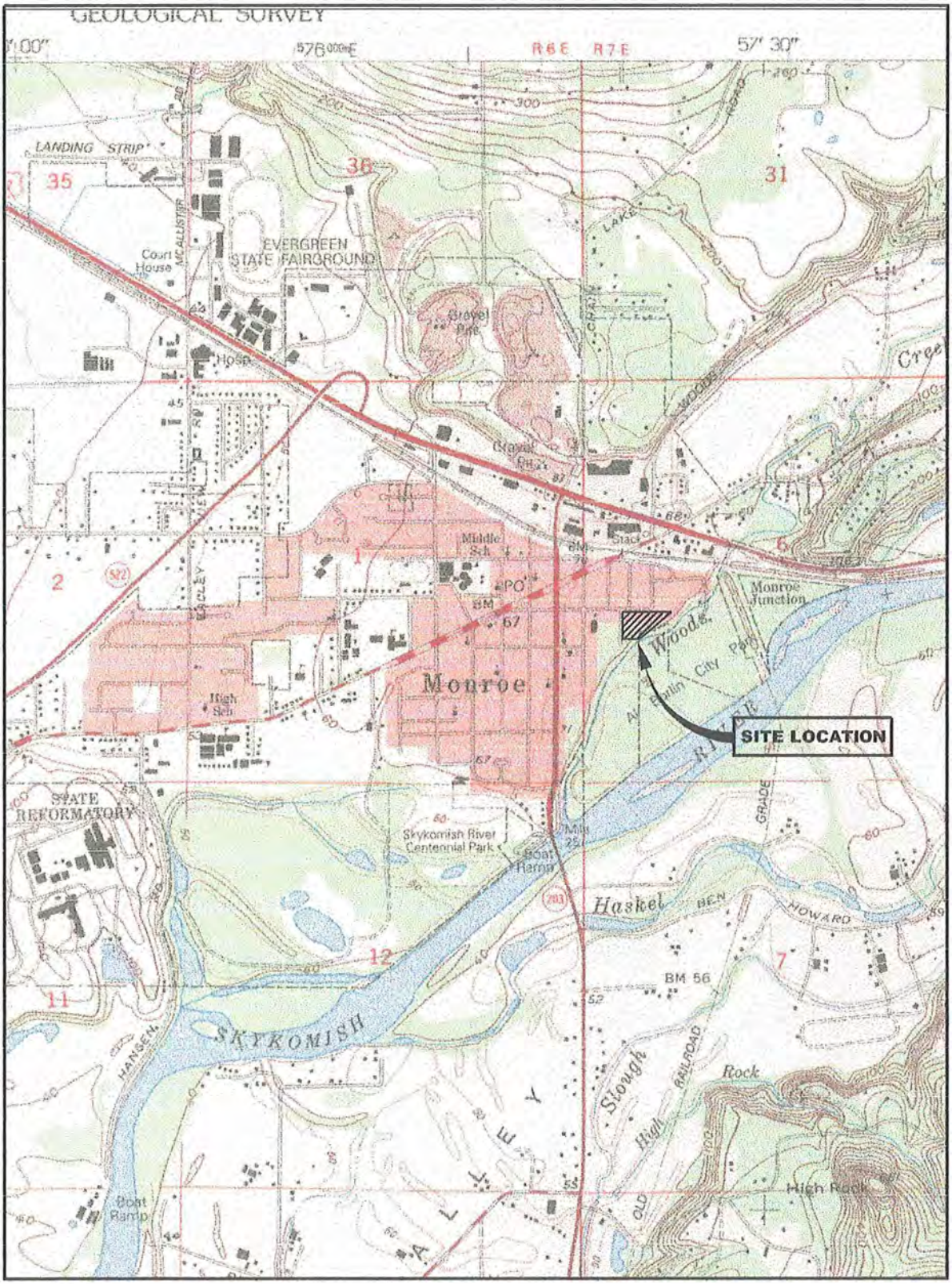
Enclosure A

Site Description and Diagrams

Site Description

Section 06 Township 27 Range 07 Quarter SW - ALL TH PTN GOVT LOTS 6 & 8 SEC 6 TWP 27N RGE 7E DAF BEG AT COM PT WITH NW COR LOT 11 HARRIMAN'S 2ND ADD TO TOWN OF MON THE NE COR OF PAR A BLA BA-200001REC AFN 200005245002 & S R/W MGN FREMONT ST TH FOLW 3 COURSES & DIST ALG SD S MGN OF FREMONT ST TH S89*03 29E 206.79FT TH N00*29 26E 4FT TH S89*03 29E 30.27FT TO E R/W MGN ANN ST TH N00*29 28E ALG SDE MGN 170.01FT TAP 110FT N OF N R/W MGN FREMONT ST EXT TH S89*03 29E ALG A LN 110FT NLY FR & PLT N MGN FREMONT ST EXT PER CITY OF MON SP #87-01 REC AFN 8802250257 AS CORR AFN 8803080132 TAP 160FT EOF E MGN ANN ST TH N00*29 28E ALG A LN PLT SD E MGN ANN ST 216.89FT TO SLY R/W MGN SIMONS RD SD LN BEING PLT N LN GOVT LOT 6 OF SD SEC & 50FT S OF SD N LN PER CITY OF MON SP #87-01 TH N87*59 15E ALGSD SLY MGN & SD PLL PROL 349.34FT TAP 570FT E OF SE COR LOT 9 BLK 1 HARRIMAN'S FIRST ADD TH S00*29 28W 100.10FT TH N87*59 15E 296.37FT TO C/L OF WOODS CRK TH SWLY ALG SD C/L TAP WH IS S00*29 28W OFPOB TH N00*29 28E TO POB EXC TH PTN CONVYD TO CITY OF MON BY DEED REC AFN 9006130180 PER CITY OF MON LOT LN CONSOLIDATION REC AFN 201904235002 (EXEMPT PER ST OF WA REG #13844-001)

Site Diagrams



From: USGS Quadrangle: 7.5 x 15 Minute
MONROE, WASHINGTON
(Photo revised 1993)

QUADRANGLE LOCATION

FIGURE 1

SITE LOCATION MAP
FINAL CLEANUP ACTION SUMMARY REPORT
MONROE AUTO SALVAGE
426 FREMONT STREET
MONROE, WASHINGTON
PN#:601-001

N

0 2000 ft.
SCALE

N

Bulk Fuel Terminal with Aboveground Storage Tanks

Mill St

Simons Rd

Former Bulk Fuel Storage Subarea

S Ann St

Charles St

E Fremont St

D1

Mill Building

Maintenance Garage

E1

SWU

B2

DP6-MW

AOC 3 : See Figure 5

Woods Creek

Building C Excavation Area

C1

Simons Rd

DP3-MW

Building C Area : See Figure 6

A1

DP5-MW

DP4-MW

AOC 1 : See Figure 3/4

DPW-1

SWD

Legend

- Monitoring Well Location
- Transition Zone Groundwater Sampling Location
- Surface Water Sampling Location
- Discovered Underground Storage Tank Location
- Site Boundary
- Building
- Excavation Areas

0 100 200

Scale in Feet

Data Source: Snohomish County GIS; Esri Imagery Service.

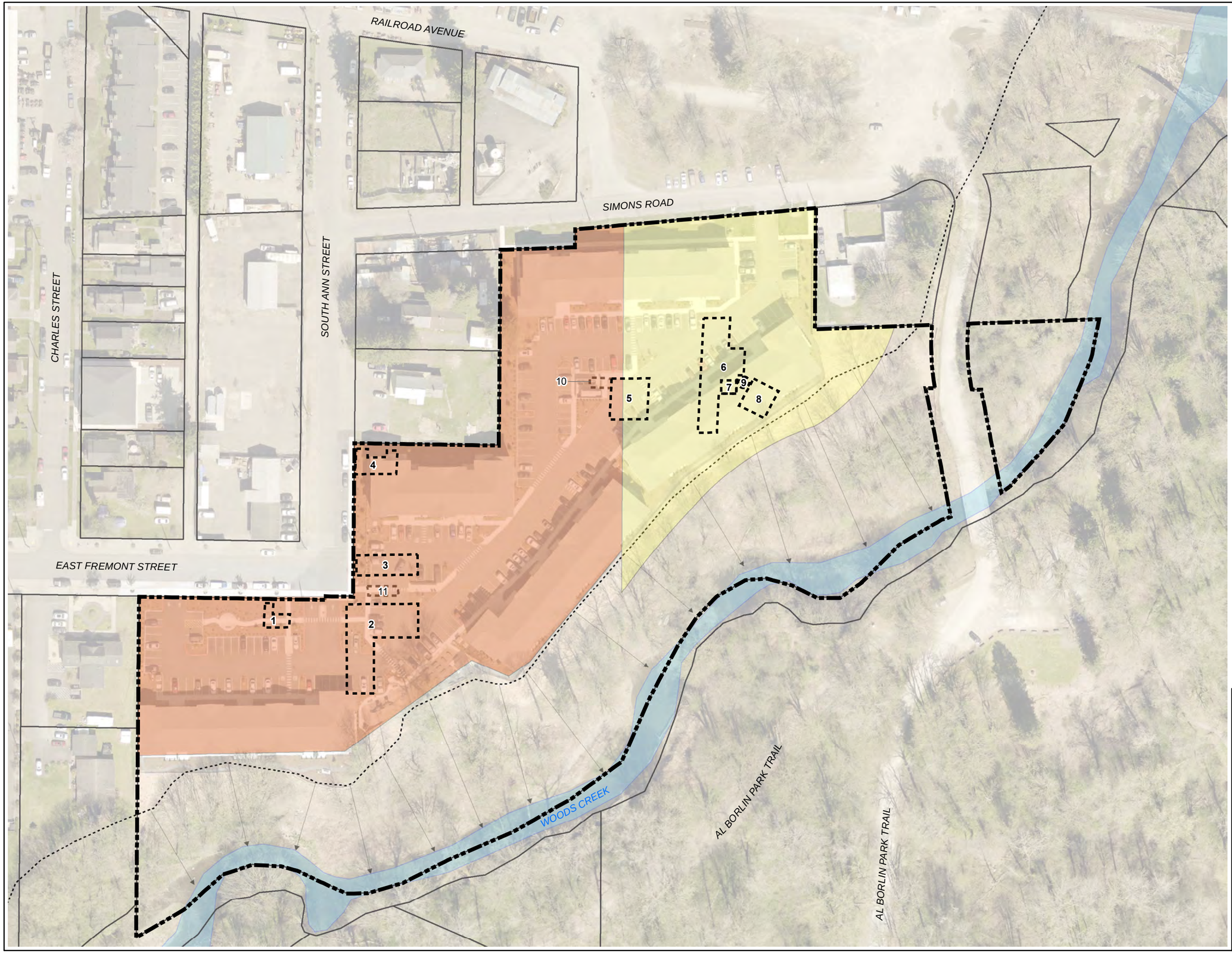
Note

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

LANDAU ASSOCIATES

Former Monroe Auto Wrecking/ River's Edge Site Monroe, Washington	**Site Plan with Areas of Concern**	Figure 2

G:\Projects\1759\001\030\012\F02SitePlanAOCs.mxd 8/3/2020



LEGEND

- APPROXIMATE EXTENT OF FORMER LUMBER YARD
- APPROXIMATE EXTENT OF FORMER AUTO SALVAGE YARD
- HISTORICAL FEATURE
- PROPERTY BOUNDARY
- SNOHOMISH COUNTY PARCEL BOUNDARY
- WOODS CREEK
- APPROXIMATE TOP OF SLOPE
- SLOPE DIRECTION

ID	HISTORICAL FEATURE
1	STORAGE BUILDING
2	OFFICE AND STORAGE BUILDING
3	STORAGE SHED
4	STORAGE BUILDING
5	STORAGE BUILDING
6	SAWMILL/STORAGE BUILDING
7	ELECTRICAL ROOM
8	MECHANICS SHOP
9	POLE-MOUNTED TRANSFORMER
10	FORMER DIESEL ABOVEGROUND STORAGE TANK
11	FORMER GASOLINE UNDERGROUND STORAGE TANK

N

0 100

SCALE IN FEET

FIGURE 3

PROPERTY PLAN
WITH HISTORICAL FEATURES
526 SIMONS ROAD
MONROE, WASHINGTON

FARALLON PN: 2747-001

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Issaquah | Bellingham | Seattle

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Portland | Baker City

California
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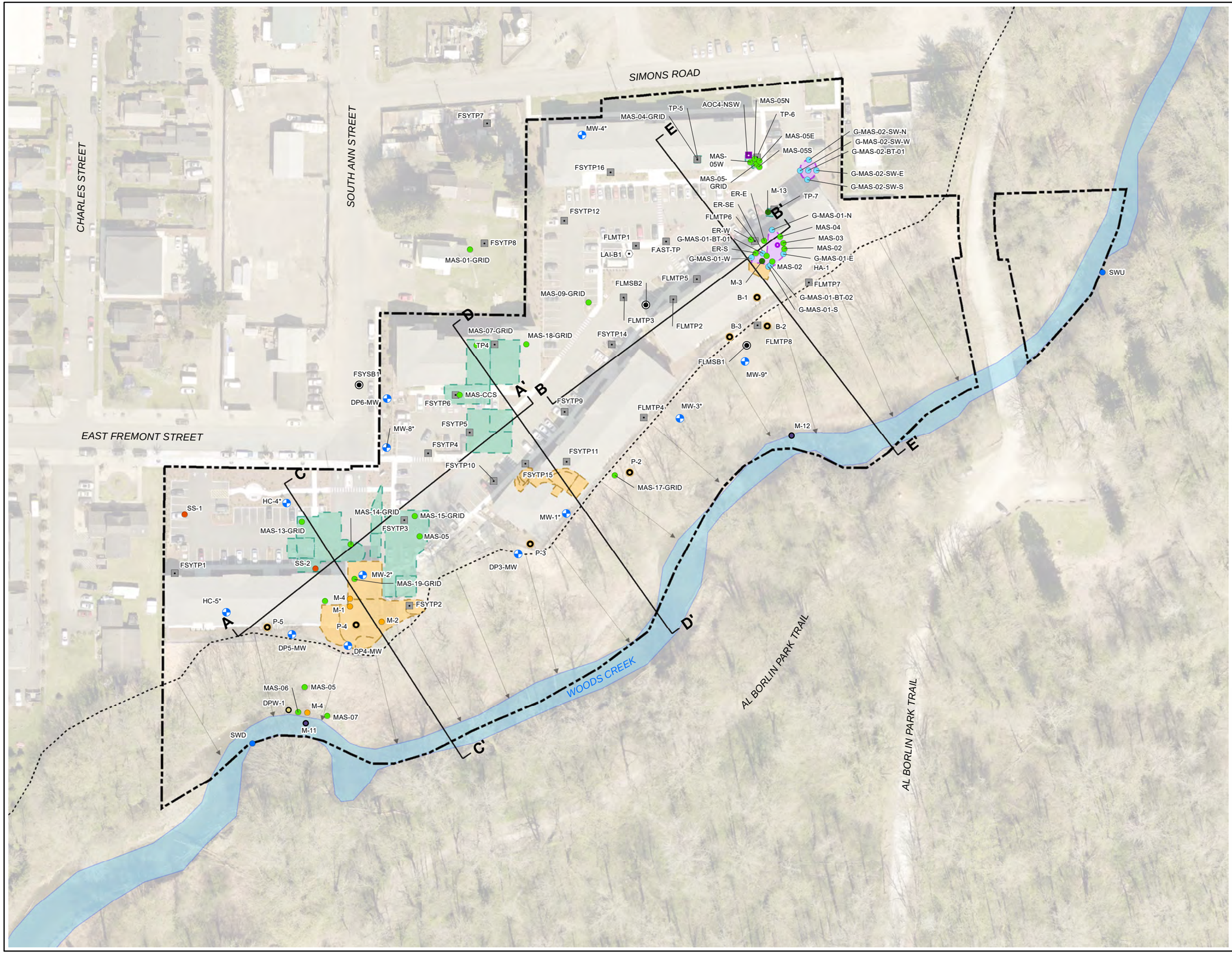
Drawn By: vbachmann Checked By: AM Date: 8/11/2022

Q:\Projects\2747.River's Edge WA LLLP\001 Former Monroe Auto Wrecking\Mapfiles\002\Figure-02_HistoricalSiteFeatures.mxd



LEGEND

- SOIL SAMPLE LOCATION (HART CROWSER, 1990)
- SOIL SAMPLE LOCATION (EMCON, 1994)
- SOIL SAMPLE LOCATION (SHD, 1994)
- SEDIMENT SAMPLE (SHD, 1994)
- SOIL SAMPLE LOCATION (EMCON, 1996)
- SOIL SAMPLE LOCATION (GLACIER ENVIRONMENTAL, 1997)
- TEST PIT LOCATION (FARALLON, 1999)
- BORING (FARALLON, 1999)
- HAND AUGER BORING (LANDAU,
- TEST PIT LOCATION (LANDAU, 2017)
- GEOTECHNICAL BORING (LANDAU, 2017)
- BORING (LANDAU, 2018)
- TEMPORARY DRIVE POINT WELL (LANDAU, 2019)
- SURFACE WATER SAMPLE (LANDAU, 2019)
- MONITORING WELL
- A A' CROSS SECTION LINE
- EXCAVATION AREA (GLACIER ENVIRONMENTAL, 1997)
- EXCAVATION AREA (FARALLON, 2000)
- EXCAVATION AREA (LANDAU, 2019)
- PROPERTY BOUNDARY
- APPROXIMATE TOP OF SLOPE
- SLOPE DIRECTION
- WOODS CREEK
- * = INDICATES MONITORING WELL HAS BEEN DECOMISSIONED

N

0 100

SCALE IN FEET

FIGURE 4

PROPERTY PLAN
WITH SAMPLE LOCATIONS AND
CROSS SECTION LINES
526 SIMONS ROAD
MONROE, WASHINGTON

FARALLON PN: 2747-001

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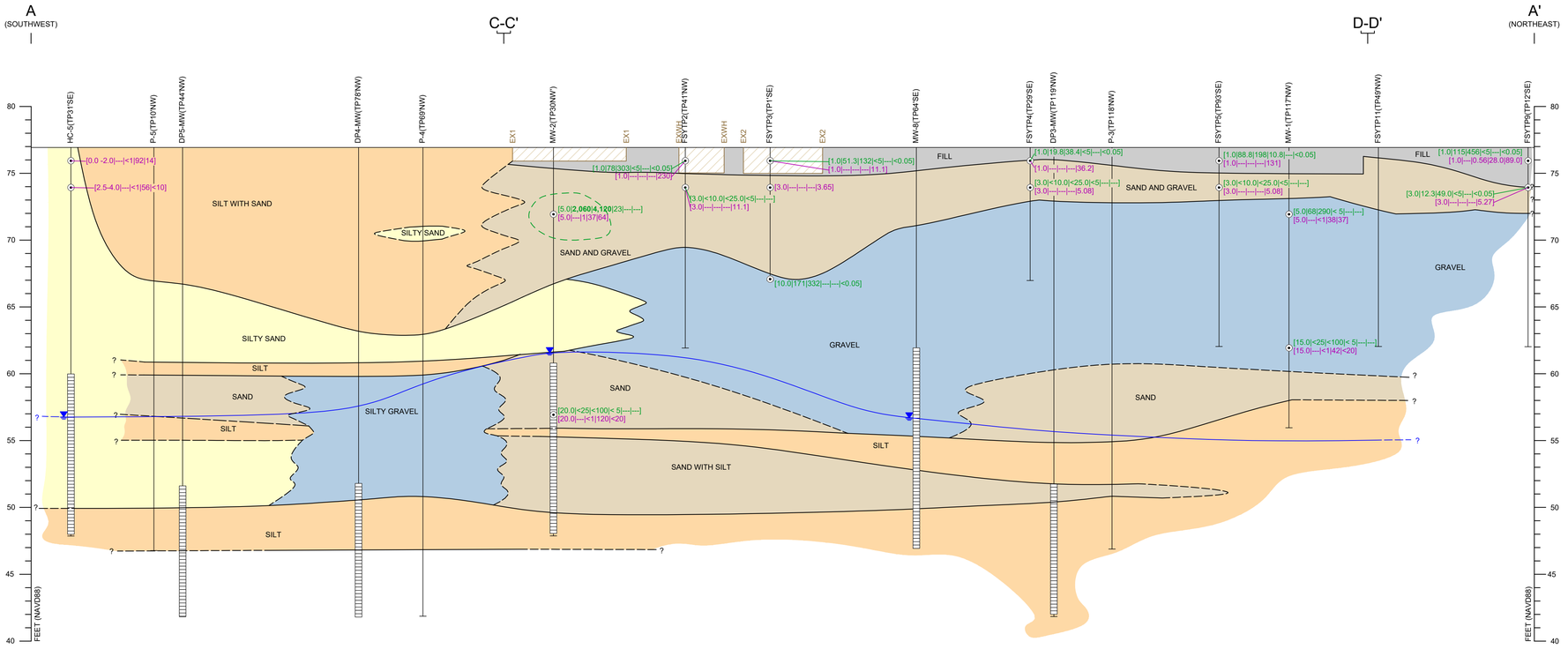
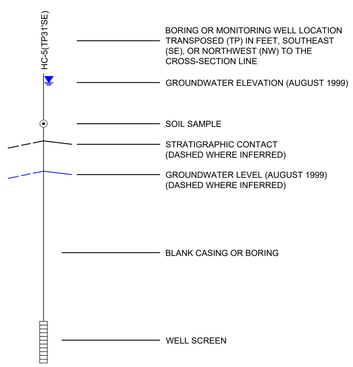
Drawn By: vbachmann Checked By: AM Date: 8/11/2022

Q:\Projects\2747.River's Edge WA LLLP\001 Former Monroe Auto Wrecking\Mapfiles\002\Figure-03_PropertyPlan.mxd



LEGEND



		SOIL ANALYTICAL RESULT:
[1.0]78|303|<5|---|<0.05]		[DEPTH|DRO|ORO|GRO|CPAHS|PCBS]
[0.0 -2.0]---|<1|92|14]		[DEPTH|AS|CD|CR|PB]
		IN MILLIGRAMS PER KILOGRAM
BOLD	=	DENOTE CONCENTRATIONS EXCEEDING APPLICABLE CLEANUP LEVELS
<	=	INDICATES CONCENTRATIONS NOT DETECTED AT OR EXCEEDING THE REPORTING LIMIT LISTED
----	=	SAMPLE NOT ANALYZED
(NAVD88)	=	NORTH AMERICAN VERTICAL DATUM OF 1988
DEPTH	=	IN FEET BELOW GROUND SURFACE
DRO	=	TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
ORO	=	TPH AS OIL-RANGE ORGANICS
GRO	=	TPH AS GASOLINE-RANGE ORGANICS
CPAHS	=	CARCINOGENIC POLYCYCLIC AROMATIC HYDROCARBONS
PCBS	=	POLYCHLORINATED BIPHENYL
DEPTH	=	IN FEET BELOW GROUND SURFACE
AS	=	ARSENIC
CD	=	CADMIUM
CR	=	CHROMIUM
PB	=	LEAD
	=	EXCAVATION AREA
)	=	APPROXIMATE EXTENT OF TPH IMPACTED SOIL

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

5'
0'
0'
20'

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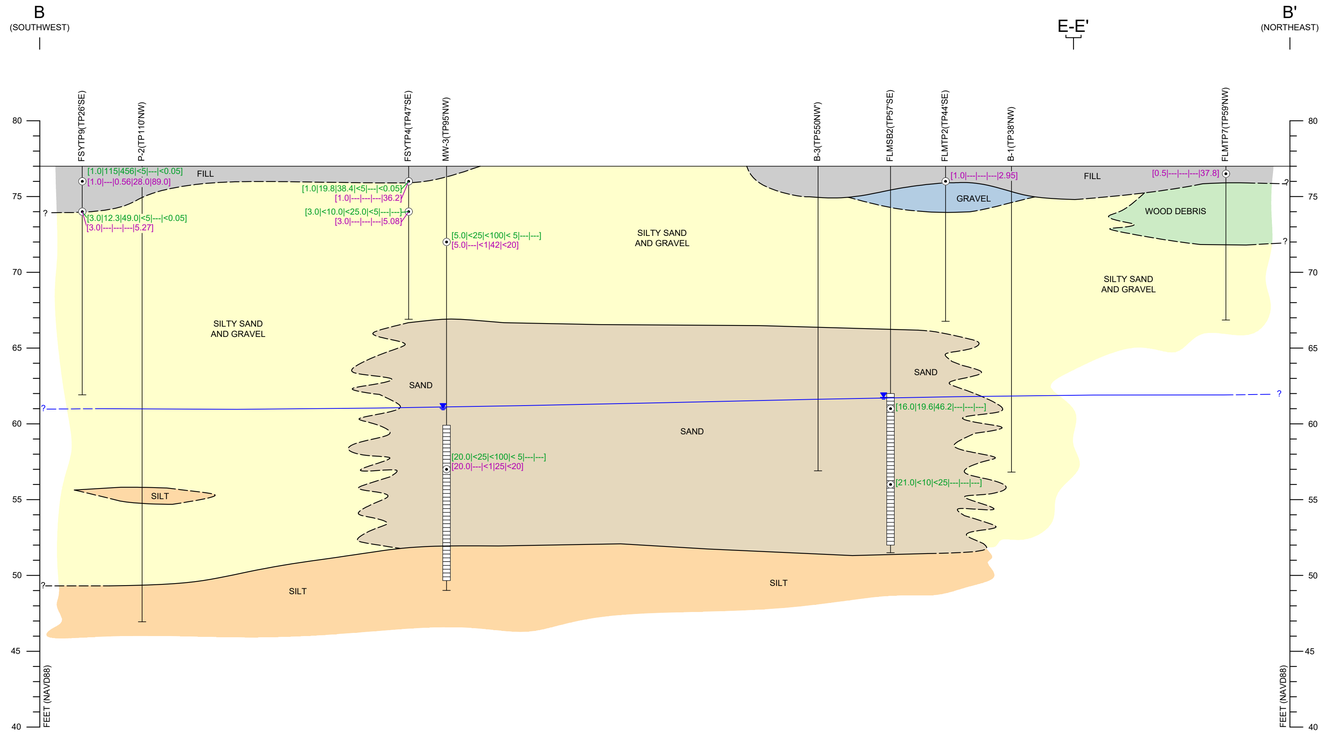
FIGURE 5

CROSS SECTION A-A'
526 SIMONS ROAD
MONROE, WASHINGTON

FARALLON PN:2747-001

Drawn By: NM Checked By: AM Date: 7/8/2022



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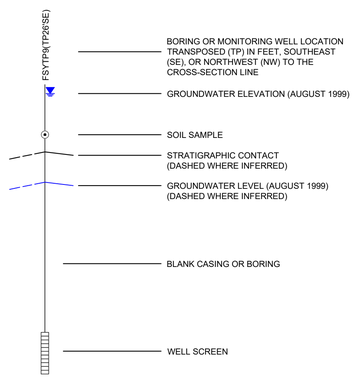

[5.0|<25|<100|< 5|---|---]		SOIL ANALYTICAL RESULT:
[5.0|---|<1|42|<20]		[DEPTH|DRO|ORO|GRO|CPAHS|PCBS]
		[DEPTH|AS|CD|CR|PB]
		IN MILLIGRAMS PER KILOGRAM
BOLD	=	DENOTE CONCENTRATIONS EXCEEDING APPLICABLE CLEANUP LEVELS
<	=	INDICATES CONCENTRATIONS NOT DETECTED AT OR EXCEEDING THE REPORTING LIMIT LISTED
----	=	SAMPLE NOT ANALYZED
(NAVD88)	=	NORTH AMERICAN VERTICAL DATUM OF 1988
DEPTH	=	IN FEET BELOW GROUND SURFACE
DRO	=	TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
ORO	=	TPH AS OIL-RANGE ORGANICS
GRO	=	TPH AS GASOLINE-RANGE ORGANICS
CPAHS	=	CARCINOGENIC POLYCYCLIC AROMATIC HYDROCARBONS
PCBS	=	POLYCHLORINATED BIPHENYL
DEPTH	=	IN FEET BELOW GROUND SURFACE
AS	=	ARSENIC
CD	=	CADMIUM
CR	=	CHROMIUM
PB	=	LEAD

NOTES:
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5'
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FIGURE 6

CROSS SECTION B-B'
526 SIMONS ROAD
MONROE, WASHINGTON

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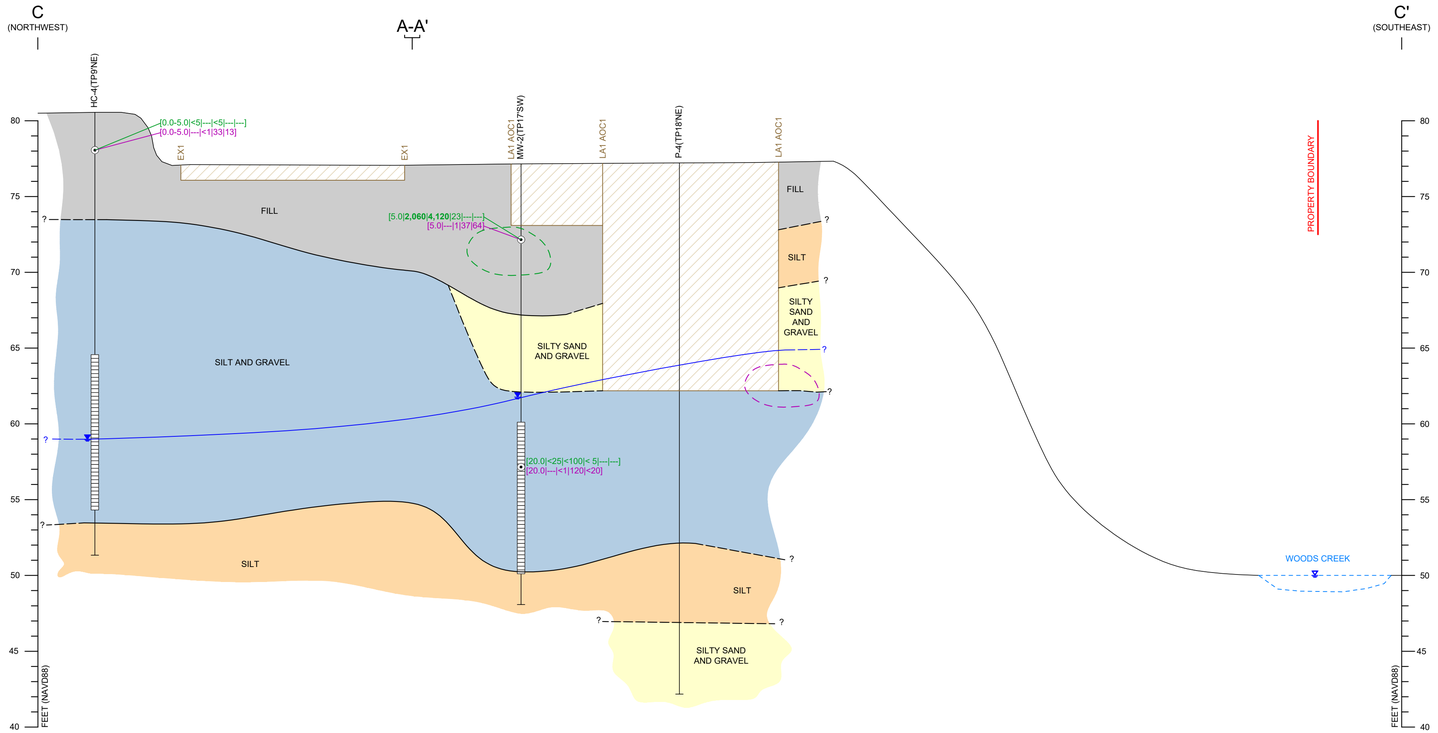
Drawn By: NM Checked By: AM Date: 7/8/2022



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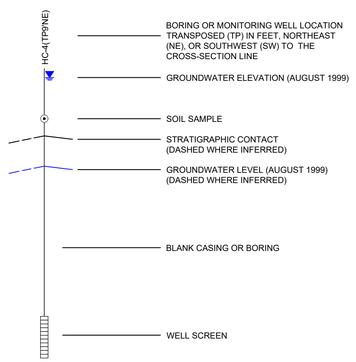

		SOIL ANALYTICAL RESULT:
[1.0|78|303|<5|---|<0.05]		[DEPTH|DRO|ORO|GRO|CPAHS|PCBS]
[0.0 -2.0|---|<1|92|14]		[DEPTH|AS|CD|CR|PB]
		IN MILLIGRAMS PER KILOGRAM
BOLD	=	DENOTE CONCENTRATIONS EXCEEDING APPLICABLE CLEANUP LEVELS
<	=	INDICATES CONCENTRATIONS NOT DETECTED AT OR EXCEEDING THE REPORTING LIMIT LISTED
----	=	SAMPLE NOT ANALYZED
(NAVD88)	=	NORTH AMERICAN VERTICAL DATUM OF 1988
DEPTH	=	IN FEET BELOW GROUND SURFACE
DRO	=	TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
ORO	=	TPH AS OIL-RANGE ORGANICS
GRO	=	TPH AS GASOLINE-RANGE ORGANICS
CPAHS	=	CARCINOGENIC POLYCYCLIC AROMATIC HYDROCARBONS
PCBS	=	POLYCHLORINATED BIPHENYL
DEPTH	=	IN FEET BELOW GROUND SURFACE
AS	=	ARSENIC
CD	=	CADMIUM
CR	=	CHROMIUM
PB	=	LEAD
	=	EXCAVATION AREA
	=	APPROXIMATE EXTENT OF TPH IMPACTED SOIL
	=	APPROXIMATE EXTENT OF METALS IMPACTED SOIL

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

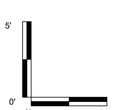

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FIGURE 7

CROSS SECTION C-C'
526 SIMONS ROAD
MONROE, WASHINGTON

FARALLON PN:2747-001

Drawn By: NM Checked By: AM Date: 7/8/2022

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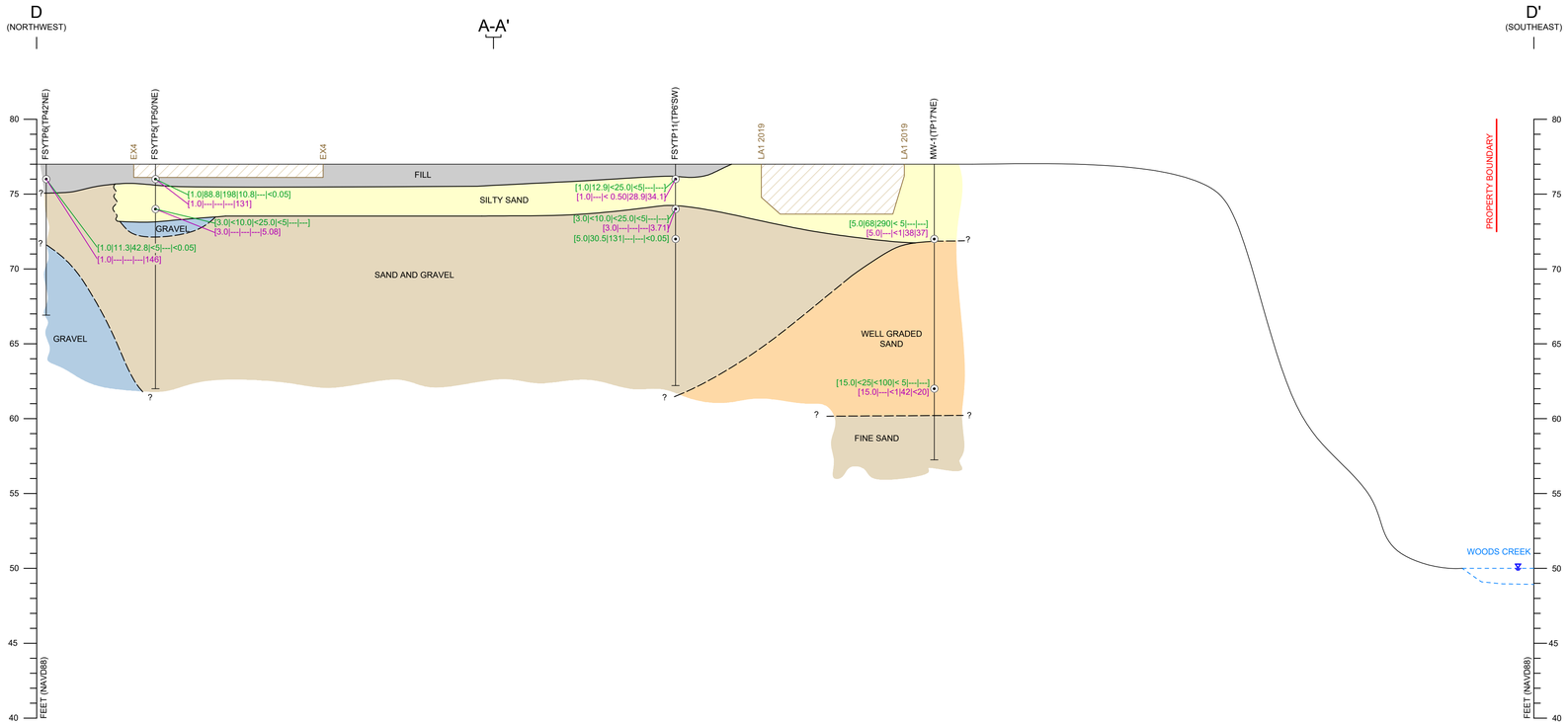

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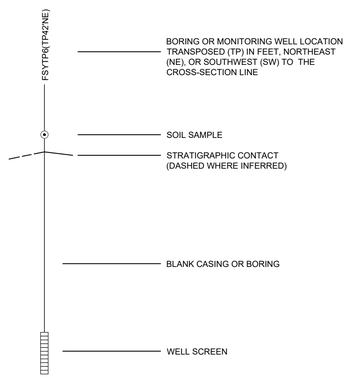

		SOIL ANALYTICAL RESULT:
[1.0|78|303|<5|---|<0.05]		[DEPTH|DRO|ORO|GRO|CPAHS|PCBS]
[0.0 -2.0|---|<1|92|14]		[DEPTH|AS|CD|CR|PB]
		IN MILLIGRAMS PER KILOGRAM
BOLD	=	DENOTE CONCENTRATIONS EXCEEDING APPLICABLE CLEANUP LEVELS
<	=	INDICATES CONCENTRATIONS NOT DETECTED AT OR EXCEEDING THE REPORTING LIMIT LISTED
----	=	SAMPLE NOT ANALYZED
(NAVD88)	=	NORTH AMERICAN VERTICAL DATUM OF 1988
DEPTH	=	IN FEET BELOW GROUND SURFACE
DRO	=	TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
ORO	=	TPH AS OIL-RANGE ORGANICS
GRO	=	TPH AS GASOLINE-RANGE ORGANICS
CPAHS	=	CARCINOGENIC POLYCYCLIC AROMATIC HYDROCARBONS
PCBS	=	POLYCHLORINATED BIPHENYL
DEPTH	=	IN FEET BELOW GROUND SURFACE
AS	=	ARSENIC
CD	=	CADMIUM
CR	=	CHROMIUM
PB	=	LEAD
	=	EXCAVATION AREA

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

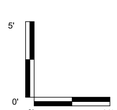

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FIGURE 8

CROSS SECTION D-D'
526 SIMONS ROAD
MONROE, WASHINGTON

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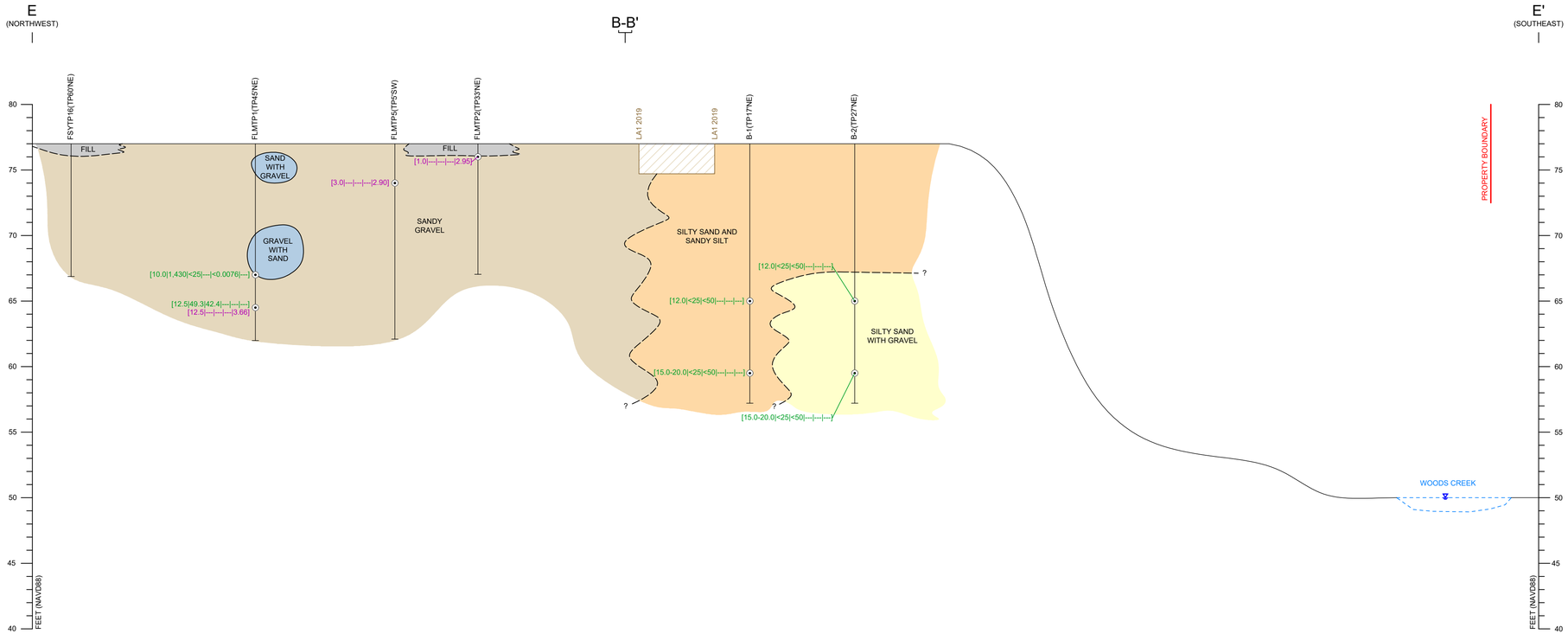
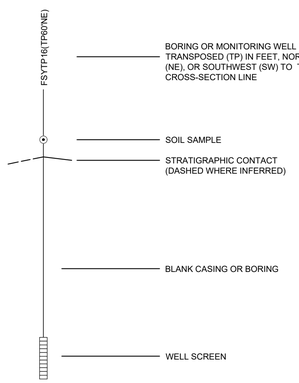


LEGEND



		SOIL ANALYTICAL RESULT:
[1.0|78|303|<5|---|<0.05]		[DEPTH|DRO|ORO|GRO|CPAHS|PCBS]
[0.0 -2.0]---|<1|92|14]		[DEPTH|AS|CD|CR|PB]
		IN MILLIGRAMS PER KILOGRAM
BOLD	=	DENOTE CONCENTRATIONS EXCEEDING APPLICABLE CLEANUP LEVELS
<	=	INDICATES CONCENTRATIONS NOT DETECTED AT OR EXCEEDING THE REPORTING LIMIT LISTED
----	=	SAMPLE NOT ANALYZED
(NAVD88)	=	NORTH AMERICAN VERTICAL DATUM OF 1988
DEPTH	=	IN FEET BELOW GROUND SURFACE
DRO	=	TOTAL PETROLEUM HYDROCARBONS (TPH) AS DIESEL-RANGE ORGANICS
ORO	=	TPH AS OIL-RANGE ORGANICS
GRO	=	TPH AS GASOLINE-RANGE ORGANICS
CPAHS	=	CARCINOGENIC POLYCYCLIC AROMATIC HYDROCARBONS
PCBS	=	POLYCHLORINATED BIPHENYL
DEPTH	=	IN FEET BELOW GROUND SURFACE
AS	=	ARSENIC
CD	=	CADMIUM
CR	=	CHROMIUM
PB	=	LEAD
	=	EXCAVATION AREA

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

5'
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0'
20'

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FIGURE 9

CROSS SECTION E-E'
526 SIMONS ROAD
MONROE, WASHINGTON

FARALLON PN:2747-001

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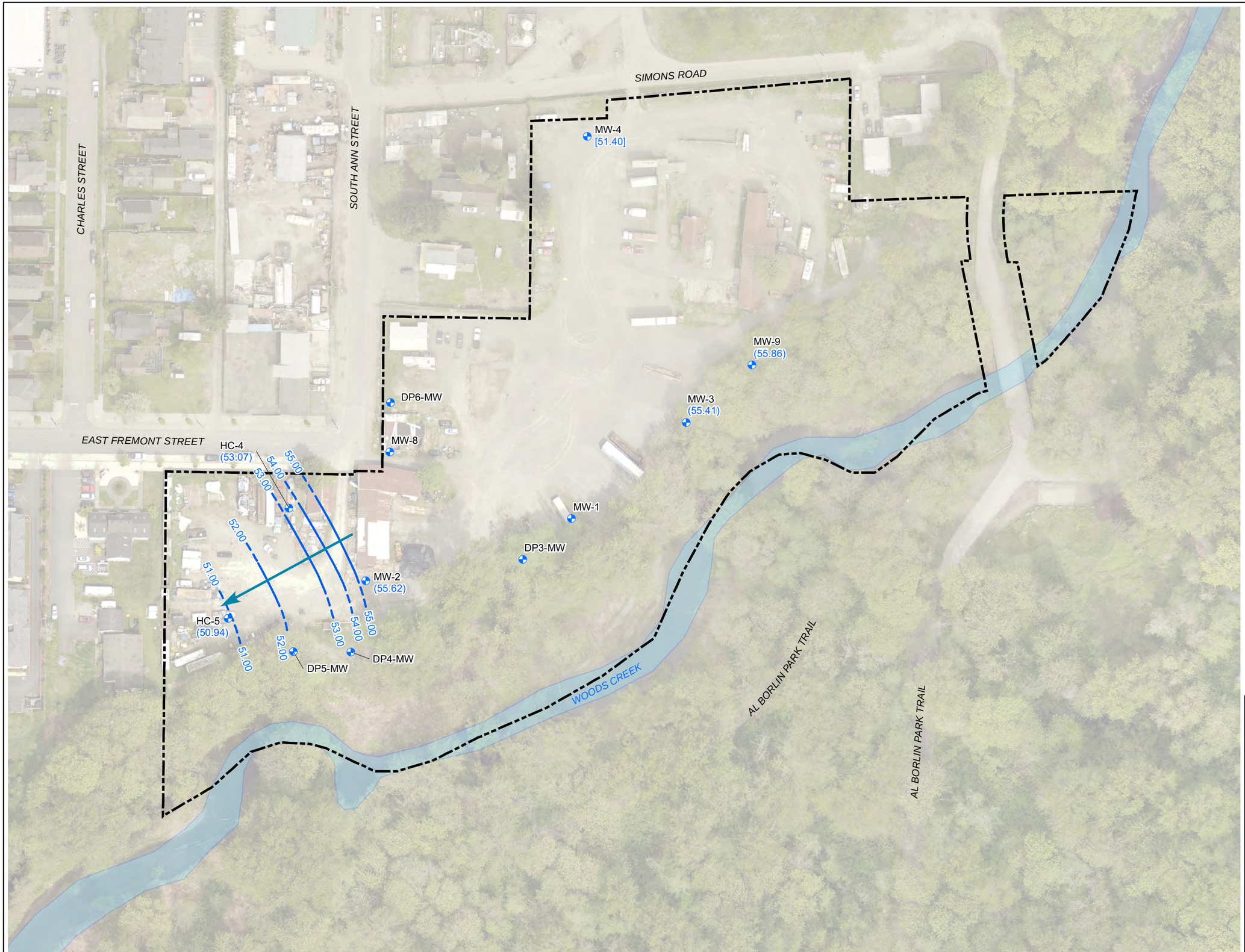

LEGEND

- MONITORING WELL
- PROPERTY
- APPROXIMATE GROUNDWATER FLOW DIRECTION
- 55.00 GROUNDWATER ELEVATION CONTOUR (DASHED WHERE INFERRED)
- WOODS CREEK
- (55.86) GROUNDWATER ELEVATION IN FEET MEAN SEA LEVEL
- [51.40] GROUNDWATER ELEVATION NOT USED IN CONTOURING

N

0 100

SCALE IN FEET

FIGURE 10

GROUNDWATER ELEVATION
CONTOUR MAP
526 SIMONS ROAD
MONROE, WASHINGTON

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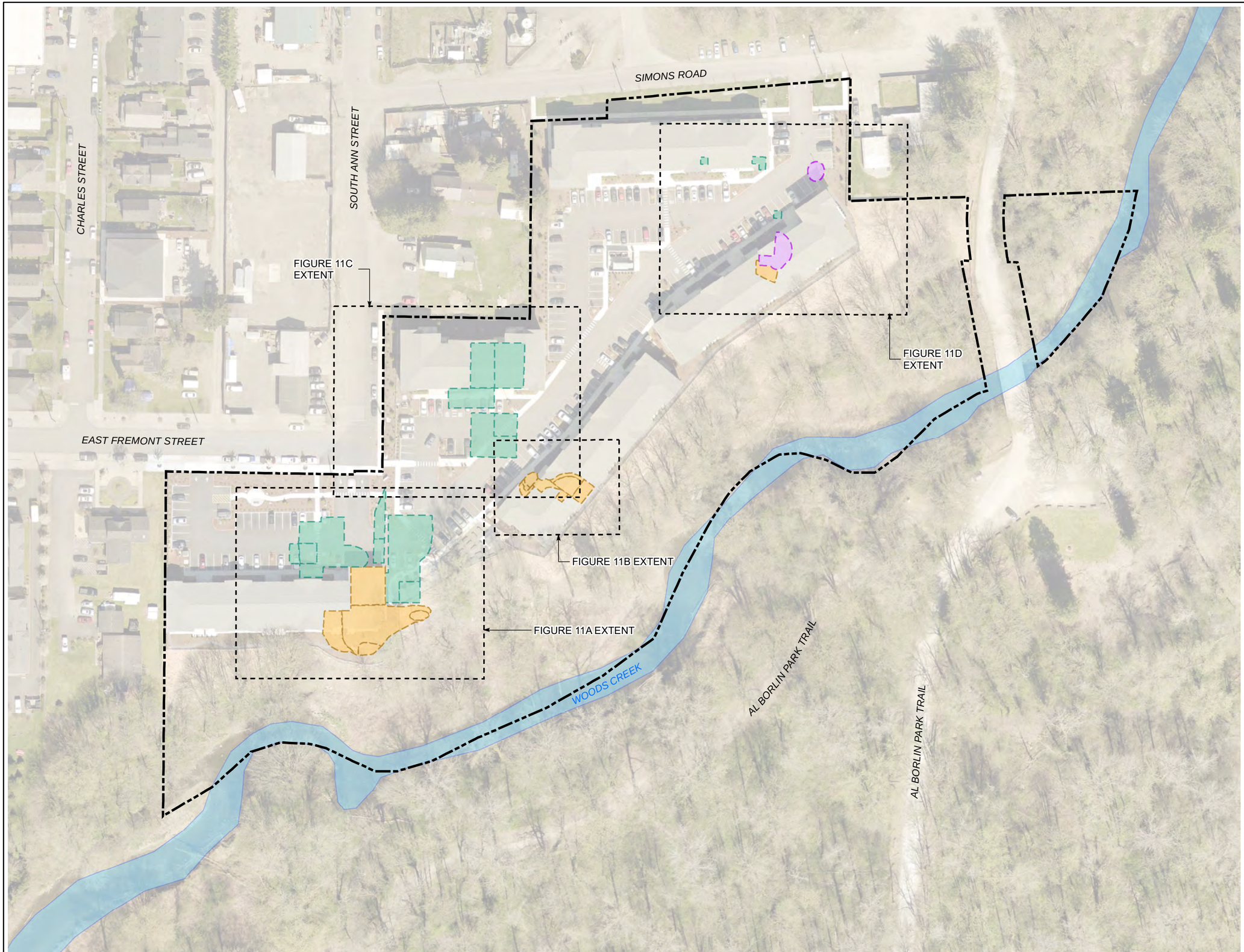

LEGEND

- EXCAVATION AREA (GLACIER ENVIRONMENTAL, 1997)
- EXCAVATION AREA (FARALLON, 2000)
- EXCAVATION AREA (LANDAU ASSOCIATES, 2019)
- SITE BOUNDARY
- APPROXIMATE FIGURE EXTENTS

N

0 100

SCALE IN FEET

FIGURE 11

REMEDIAL EXCAVATION AREAS
(1997 - 2019)
526 SIMONS ROAD
MONROE, WASHINGTON

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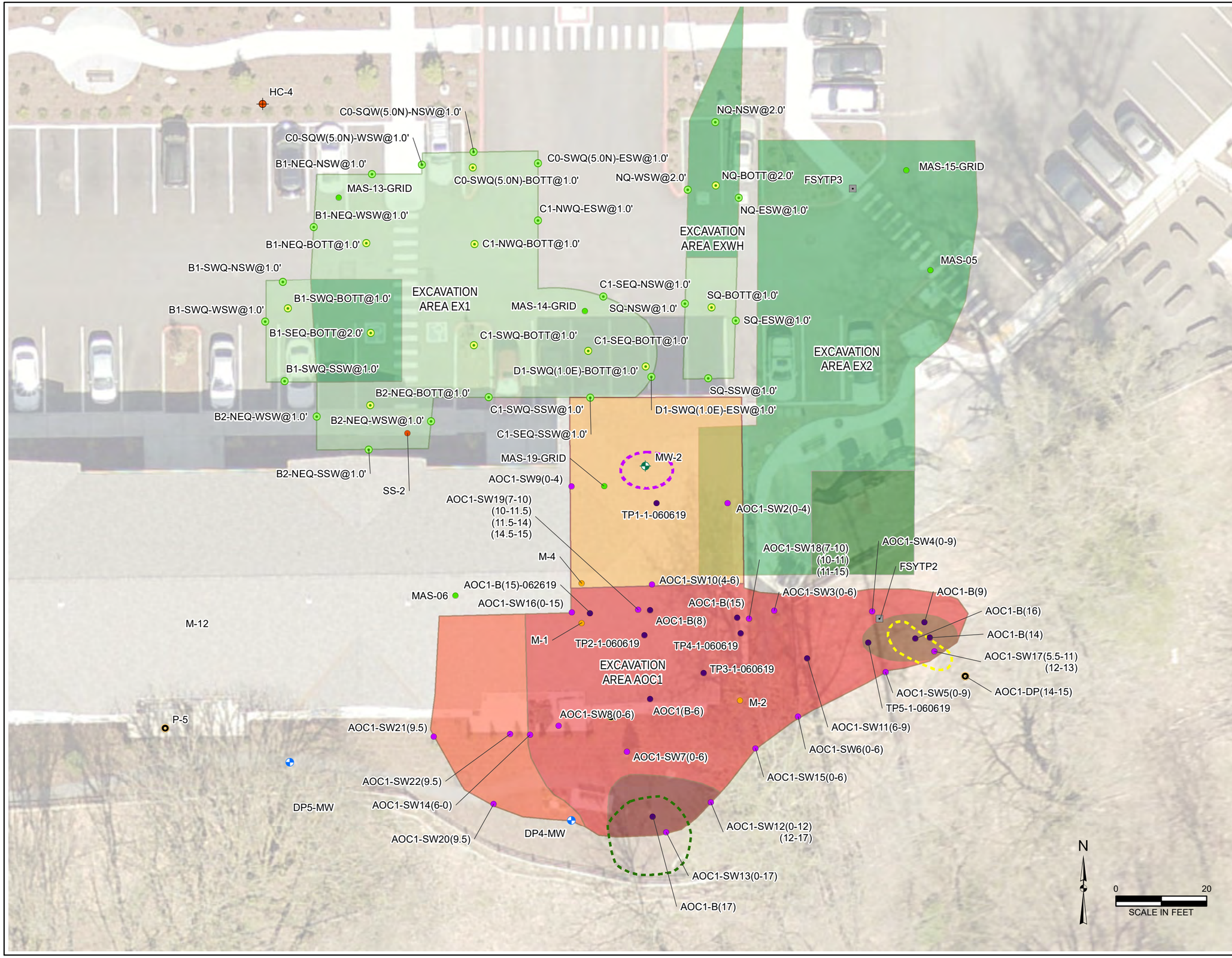

LEGEND

- MONITORING WELL (HART CROWSER, 1990)
- SOIL SAMPLE LOCATION (HART CROWSER, 1990)
- SOIL SAMPLE LOCATION (SCH, 1994)
- SOIL SAMPLE LOCATION (EMCON, 1996)
- MONITORING WELL (EMCON, 1996)
- TEST PIT LOCATION (FARALLON, 1999)
- BOTTOM CONFIRMATION SOIL SAMPLE (FARALLON, 2000)
- SIDEWALL CONFIRMATION SOIL SAMPLE (FARALLON, 2000)
- BOTTOM CONFIRMATION SOIL SAMPLE (LANDAU, 2019)
- BORING (LANDAU ASSOCIATES,
- SIDEWALL CONFIRMATION SOIL SAMPLE (LANDAU, 2019)
- MONITORING WELL (LANDAU, 2019)
- ESTIMATED EXTENT OF CADMIUM AND LEAD-IMPACTED SOIL
- ESTIMATED EXTENT OF LEAD-IMPACTED SOIL
- ESTIMATED EXTENT OF TPH-IMPACTED SOIL

EXCAVATION AREA IN FEET BELOW GROUND SURFACE (FARALLON, 2000)

- 1.0
- 2.0
- 4.0

EXCAVATION AREA IN FEET BELOW GROUND SURFACE (LANDAU ASSOCIATES, 2019)

- 4.0
- 9.5
- 15.0
- 16.0
- 17.0

TPH = TOTAL PETROLEUM HYDROCARBONS

FIGURE 12

EXCAVATION DETAIL
WESTERN PORTION OF PROPERTY
526 SIMONS ROAD
MONROE, WASHINGTON

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EXCAVATION AREA EX3

FSYTP15

FSYTP11

BC-SW5(0-2.8)

BC-B3(2.5)

BC-SW2(0-2.5)

BC-B2(2.7)

BC-B1(3.5)

FSYTP10

BC-SW6(4.0)

BC-SW4(1.8-3.1)

BC-SW3(0-1.5)

BC-SW7(4.0)

SW1(2.5-5.5)

B(5.5)

RT-B(7.5)

BC-SW1(0-3)

SW2(2.5-5.5)

MW-1

LEGEND

- MONITORING WELL (EMCON, 1996)
- TEST PIT LOCATION (FARALLON, 1999)
- BOTTOM CONFIRMATION SOIL SAMPLE (LANDAU, 2019)
- SIDEWALL CONFIRMATION SOIL SAMPLE (LANDAU, 2019)

EXCAVATION AREA IN FEET BELOW GROUND SURFACE (FARALLON, 2000)

- 2.0

EXCAVATION AREA IN FEET BELOW GROUND SURFACE (LANDAU ASSOCIATES, 2019)

- 2.0
- 2.5
- 3.0
- 3.5
- 4.0
- 7.5

N

0 10

SCALE IN FEET

FIGURE 13

EXCAVATION DETAIL
CENTRAL PORTION OF PROPERTY
526 SIMONS ROAD
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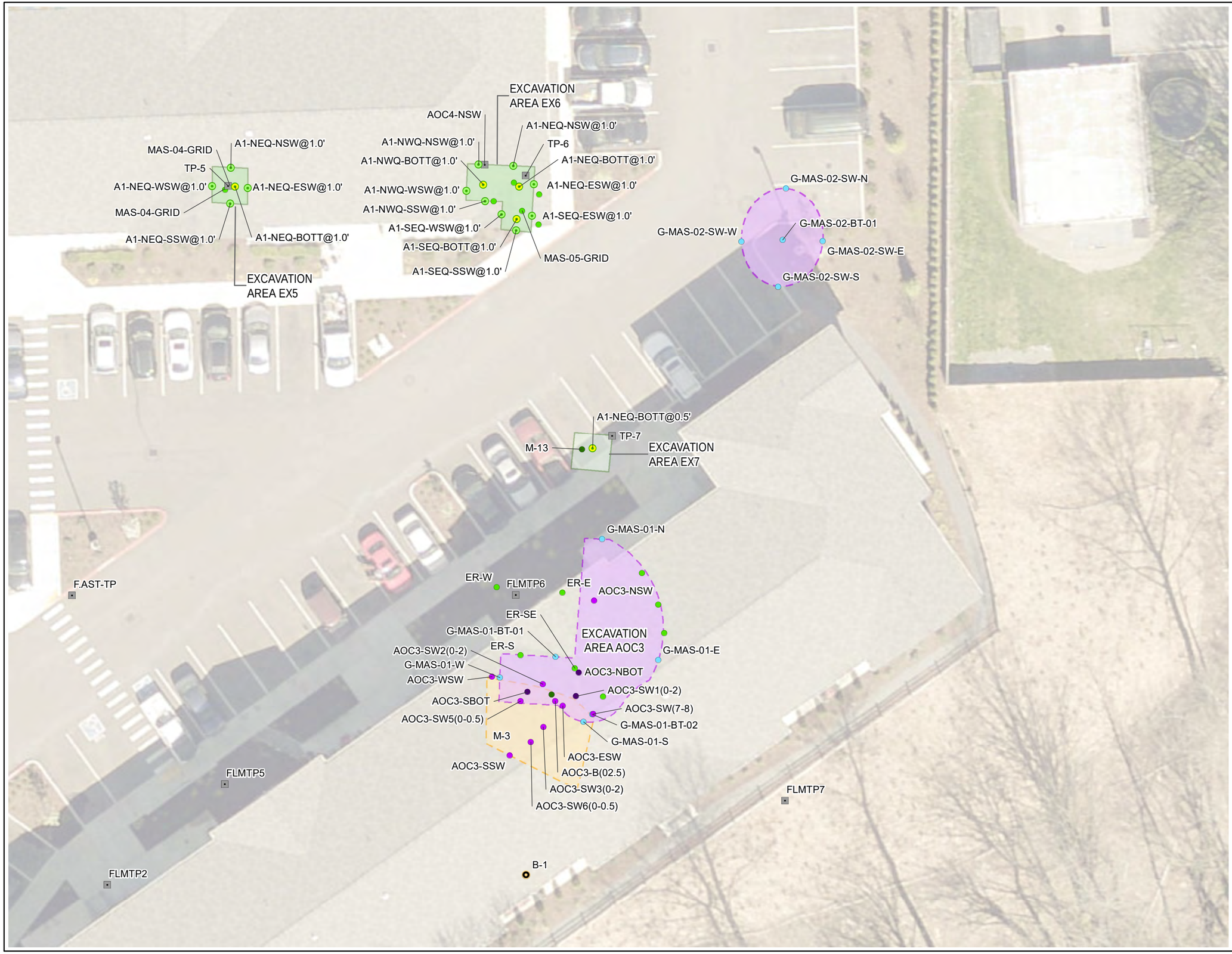

LEGEND

- SOIL SAMPLE LOCATION (EMCON, 1994)
- SOIL SAMPLE LOCATION (EMCON, 1996)
- SOIL SAMPLE LOCATION (GLACIER ENVIRONMENTAL, 1997)
- TEST PIT LOCATION (FARALLON, 1999)
- SIDEWALL CONFIRMATION SOIL SAMPLE (FARALLON, 2000)
- BOTTOM CONFIRMATION SOIL SAMPLE (FARALLON, 2000)
- BORING (LANDAU ASSOCIATES, 2019)
- SIDEWALL CONFIRMATION SOIL SAMPLE (LANDAU, 2019)
- BOTTOM CONFIRMATION SOIL SAMPLE (LANDAU, 2019)
- EXCAVATION AREA (GLACIER ENVIRONMENTAL, 1997) 1.0 - 1.5 FEET BGS

EXCAVATION AREA IN FEET BELOW GROUND SURFACE (FARALLON, 2000)

- 0.5
- 1.0
- EXCAVATION AREA (LANDAU ASSOCIATES, 2019) 2.5 FEET BGS

N

0 20

SCALE IN FEET

FIGURE 14

EXCAVATION DETAIL
EASTERN PORTION OF PROPERTY
526 SIMONS ROAD
MONROE, WASHINGTON

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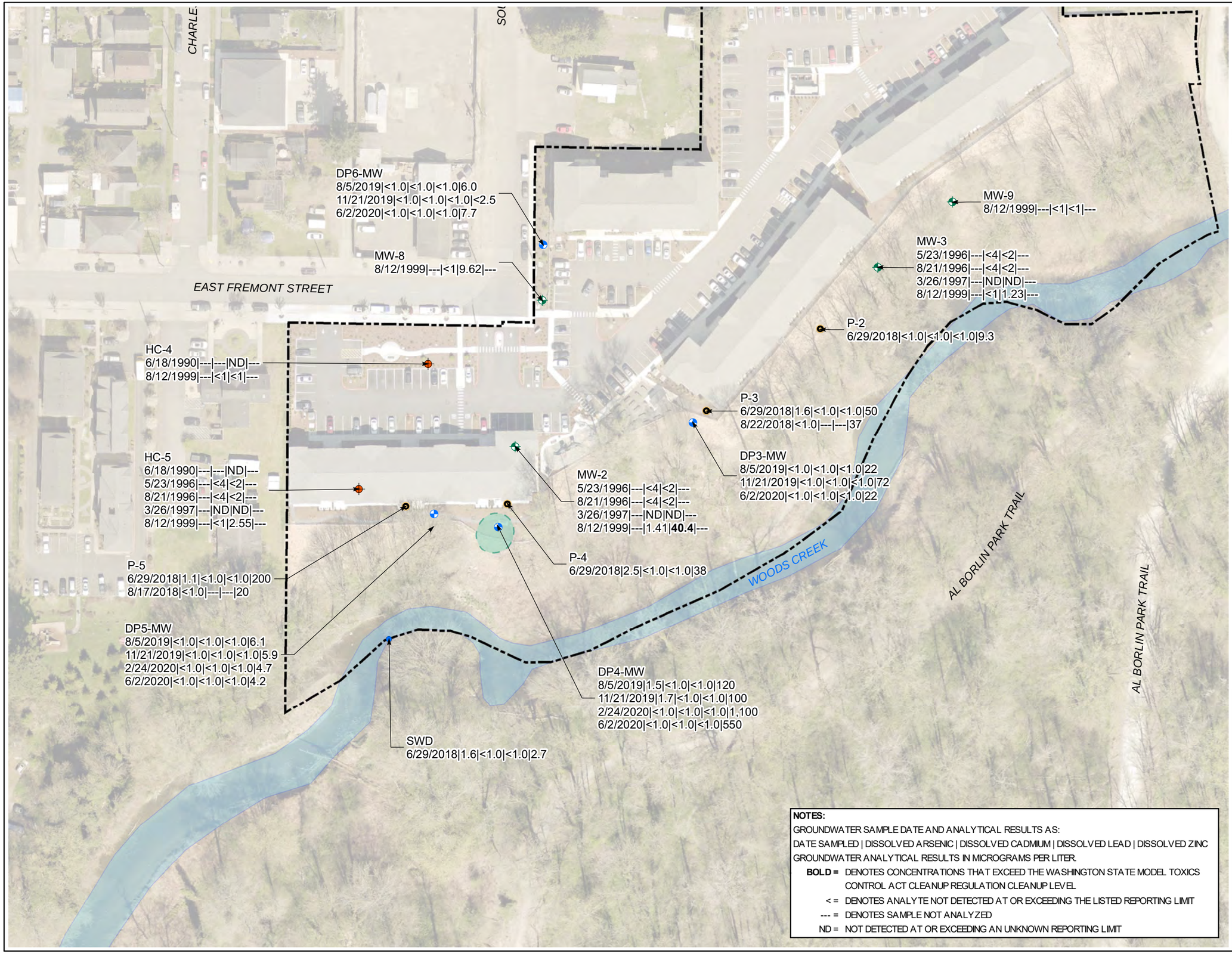

LEGEND

- MONITORING WELL (HART CROWSER,
- MONITORING WELL (EMCON,
- BORING (LANDAU ASSOCIATES,
- SURFACE WATER SAMPLE (LANDAU ASSOCIATES, 2019)
- MONITORING WELL (LANDAU ASSOCIATES,
- PROPERTY
- ESTIMATED EXTENT OF ARSENIC-IMPACTED GROUNDWATER
- WOODS CREEK

N

0 90

SCALE IN FEET

NOTES:

GROUNDWATER SAMPLE DATE AND ANALYTICAL RESULTS AS:

DATE SAMPLED | DISSOLVED ARSENIC | DISSOLVED CADMIUM | DISSOLVED LEAD | DISSOLVED ZINC

GROUNDWATER ANALYTICAL RESULTS IN MICROGRAMS PER LITER.

BOLD = DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP REGULATION CLEANUP LEVEL

< = DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LISTED REPORTING LIMIT

--- = DENOTES SAMPLE NOT ANALYZED

ND = NOT DETECTED AT OR EXCEEDING AN UNKNOWN REPORTING LIMIT

FIGURE 15

GROUNDWATER ANALYTICAL RESULTS FOR DISSOLVED METALS
526 SIMONS ROAD
MONROE, WASHINGTON

FARALLON PN: 2747-001

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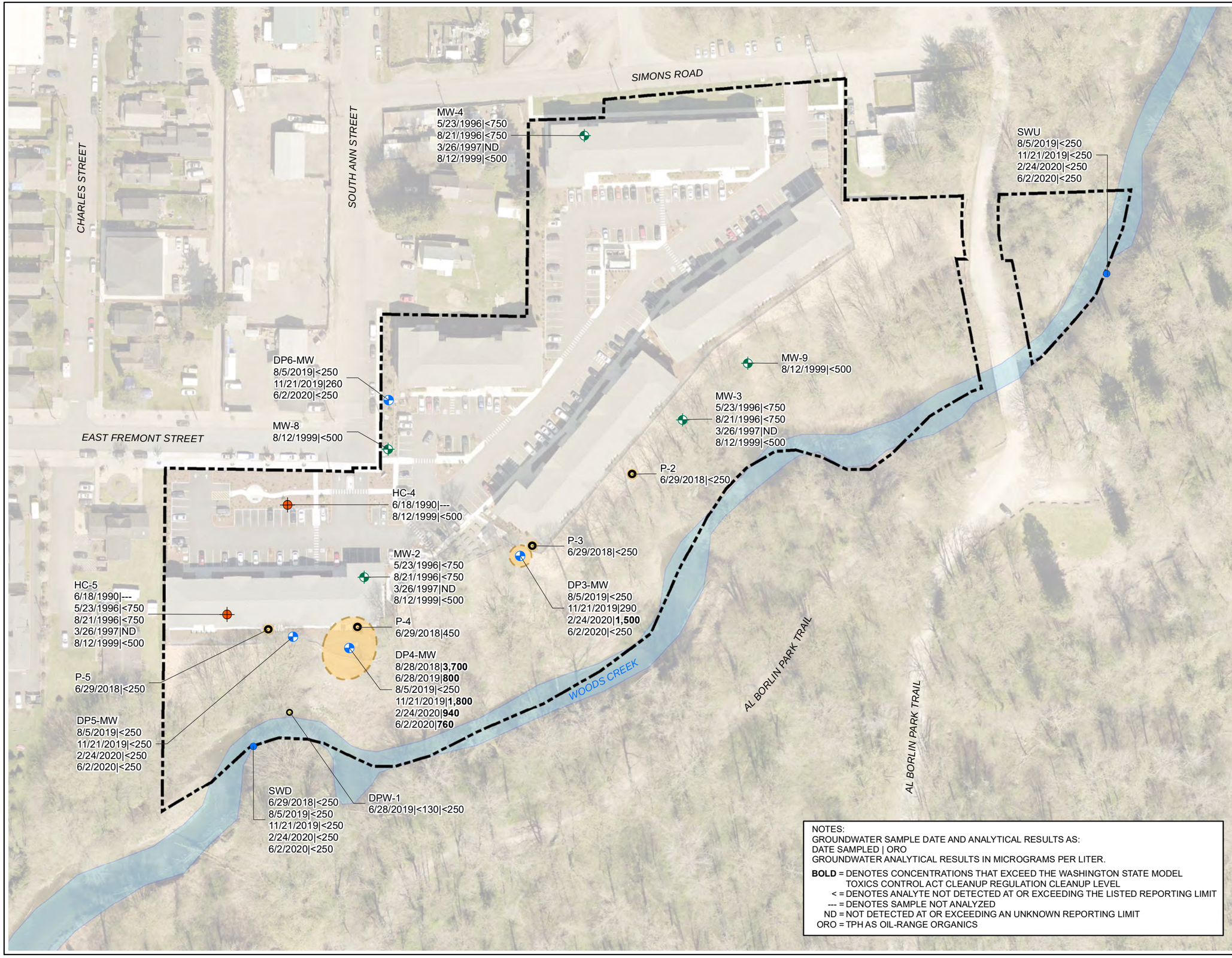

LEGEND

- MONITORING WELL (HART CROWSER, 1990)
- MONITORING WELL (EMCON, 1996)
- BORING (LANDAU, 2019)
- TEMPORARY DRIVE POINT WELL (LANDAU, 2019)
- SURFACE WATER SAMPLE (LANDAU, 2019)
- MONITORING WELL (LANDAU, 2019)
- PROPERTY BOUNDARY
- ESTIMATED EXTENT OF ORO-IMPACTED GROUNDWATER
- WOODS CREEK

N

0 100

SCALE IN FEET

NOTES:
GROUNDWATER SAMPLE DATE AND ANALYTICAL RESULTS AS:
DATE SAMPLED | ORO
GROUNDWATER ANALYTICAL RESULTS IN MICROGRAMS PER LITER.

BOLD = DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP REGULATION CLEANUP LEVEL
< = DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LISTED REPORTING LIMIT
--- = DENOTES SAMPLE NOT ANALYZED
ND = NOT DETECTED AT OR EXCEEDING AN UNKNOWN REPORTING LIMIT
ORO = TPH AS OIL-RANGE ORGANICS

FIGURE 16

GROUNDWATER ANALYTICAL
RESULTS FOR OIL-RANGE ORGANICS
526 SIMONS ROAD
MONROE, WASHINGTON

FARALLON PN: 2747-001

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Washington
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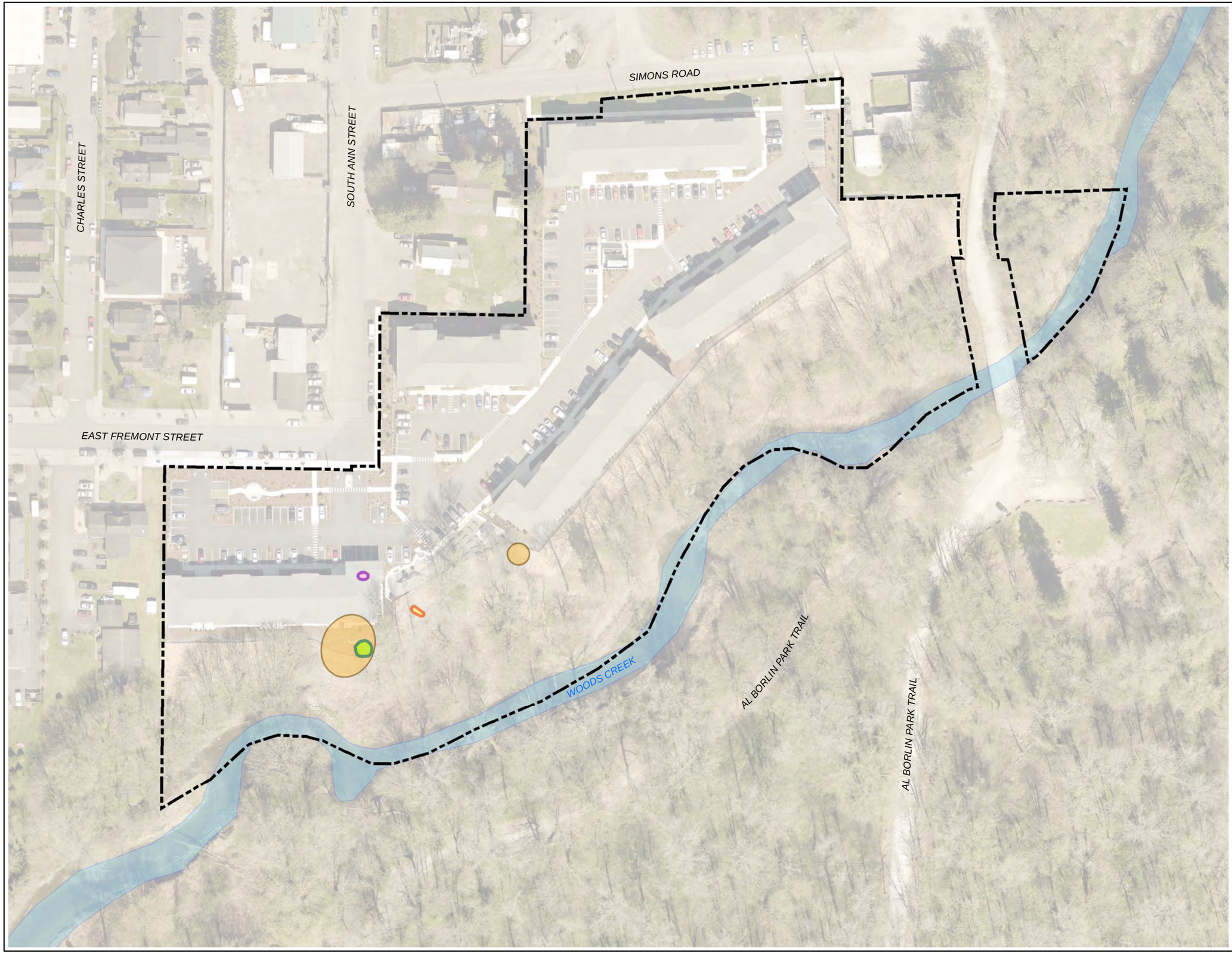
Drawn By: vbachmann Checked By: AM Date: 8/11/2022

Q:\Projects\2747 River's Edge WA LLLP\001 Former Monroe Auto Wrecking\Mapfiles\002\Figure-13_GW_TPH.mxd



LEGEND

- PROPERTY BOUNDARY
- ESTIMATED EXTENT OF CADMIUM AND LEAD-IMPACTED SOIL
- ESTIMATED EXTENT OF LEAD-IMPACTED SOIL
- ESTIMATED EXTENT OF TPH-IMPACTED SOIL
- ESTIMATED EXTENT OF ARSENIC-IMPACTED GROUNDWATER
- ESTIMATED EXTENT OF ORO-IMPACTED GROUNDWATER
- WOODS CREEK

N

0 100

SCALE IN FEET

FIGURE 17

ESTIMATED EXTENTS
OF CONTAMINATION
526 SIMONS ROAD
MONROE, WASHINGTON

FARALLON PN: 2747-001

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Drawn By: vbachmann Checked By: AM Date: 8/11/2022

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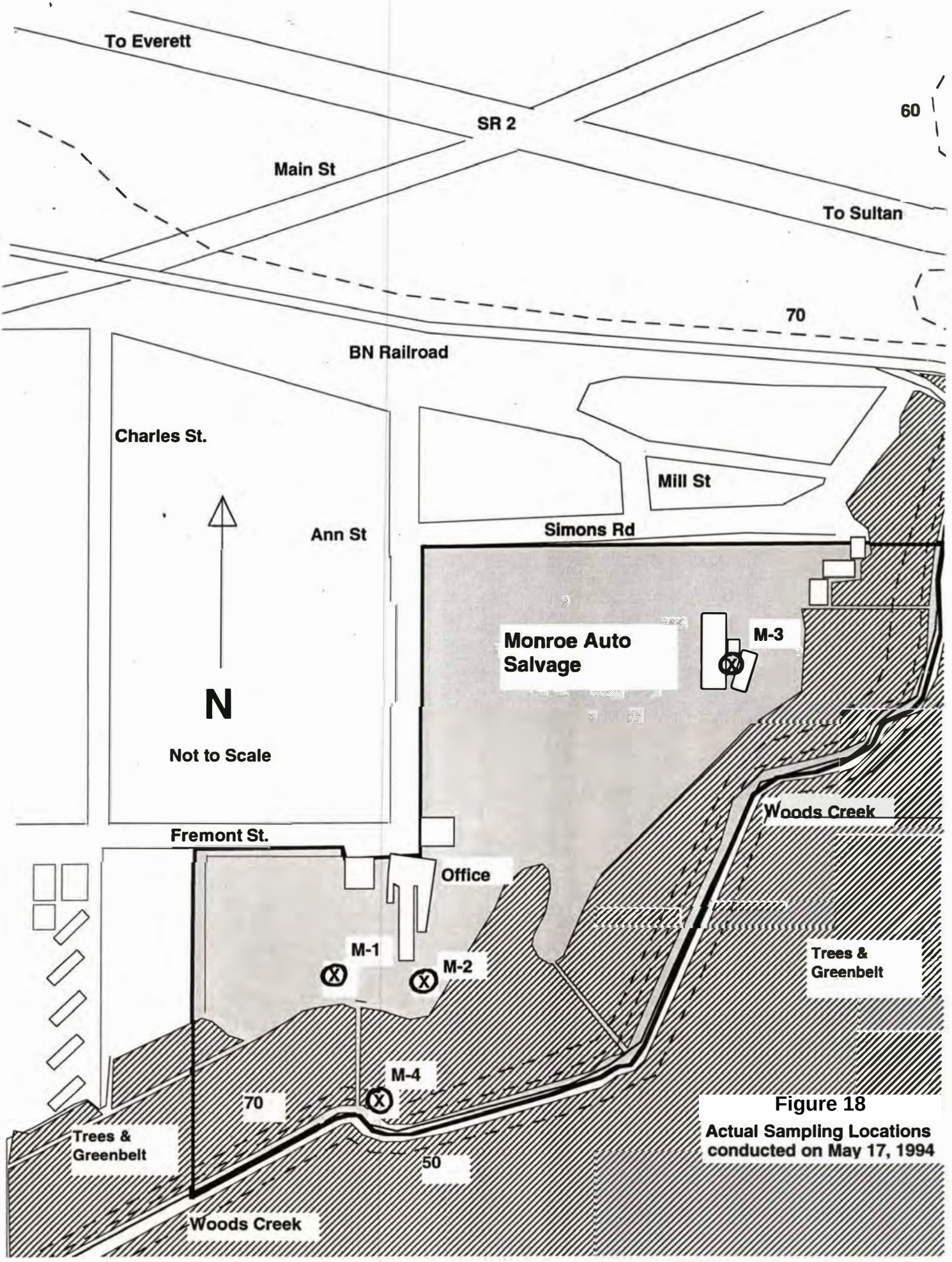
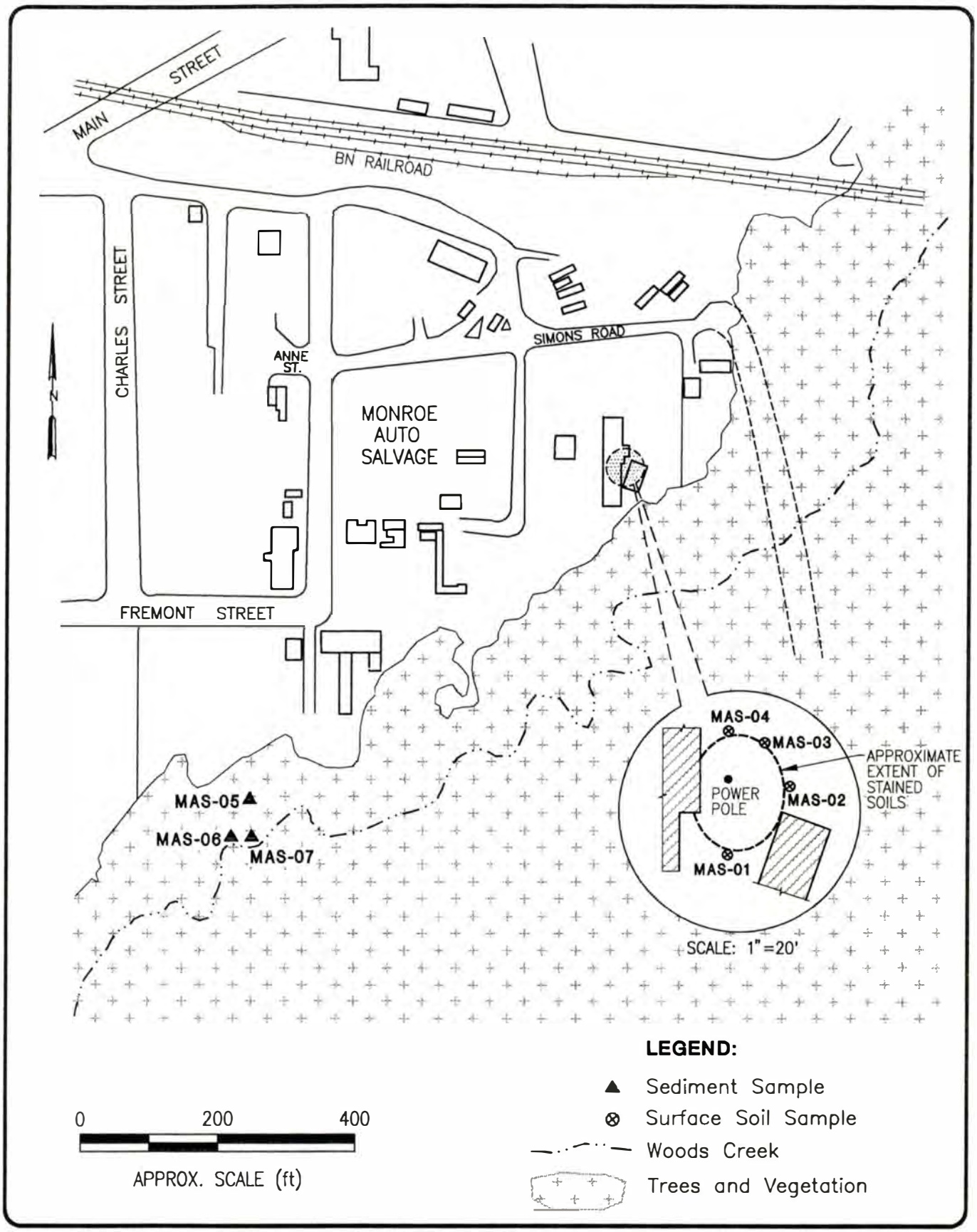


Figure 18

Actual Sampling Locations conducted on May 17, 1994

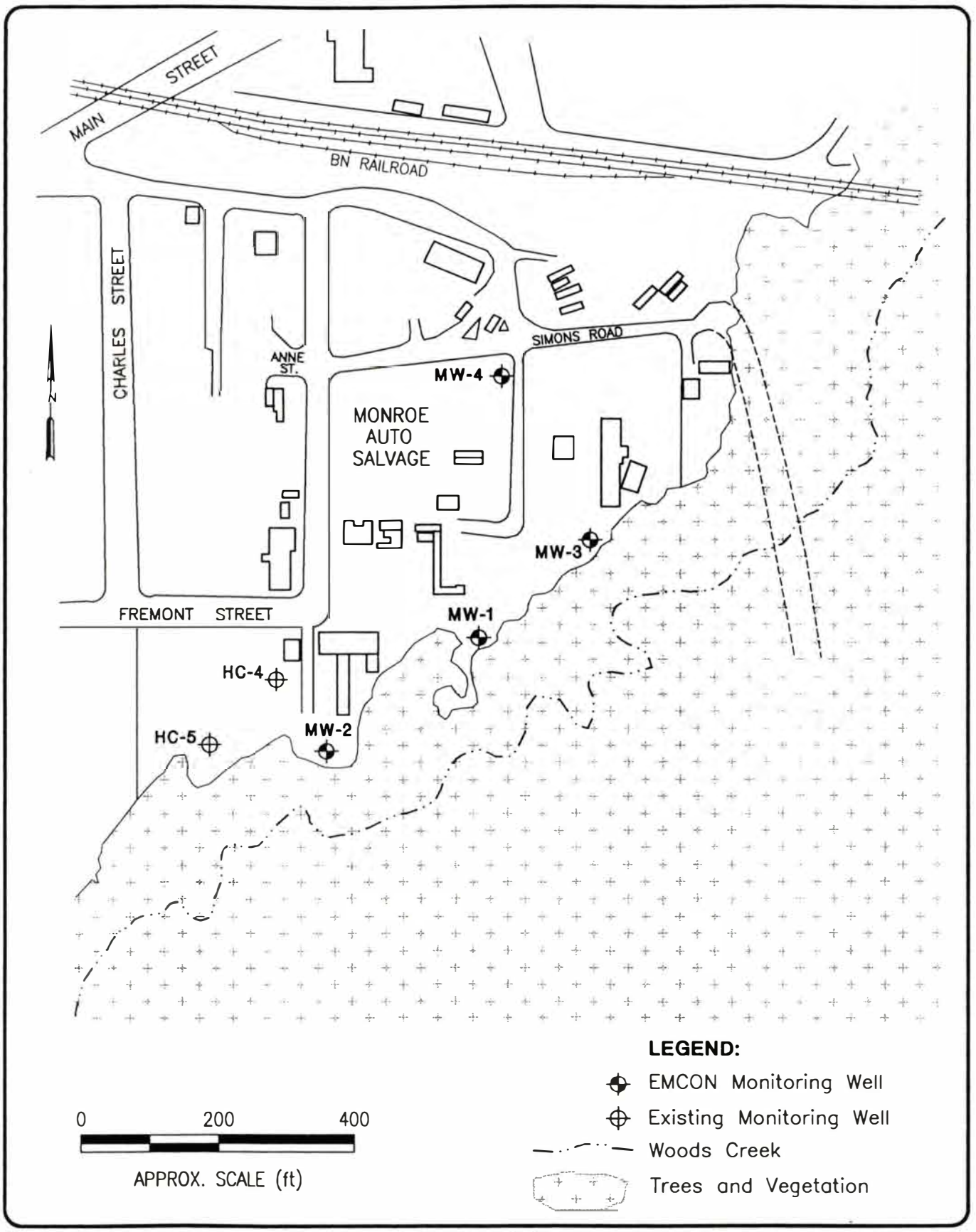


EMCON

DATE 6-96
DWN. MLP
REV.
APPR.
PROJECT NO.
40358-017.001

Figure 19
MONROE AUTO SALVAGE SITE INVESTIGATION
MONROE, WASHINGTON
FOCUSED PCB SAMPLING SAMPLE LOCATIONS

1= 200 07-09-96 G:\DWG\0358\017\001\B0001N02

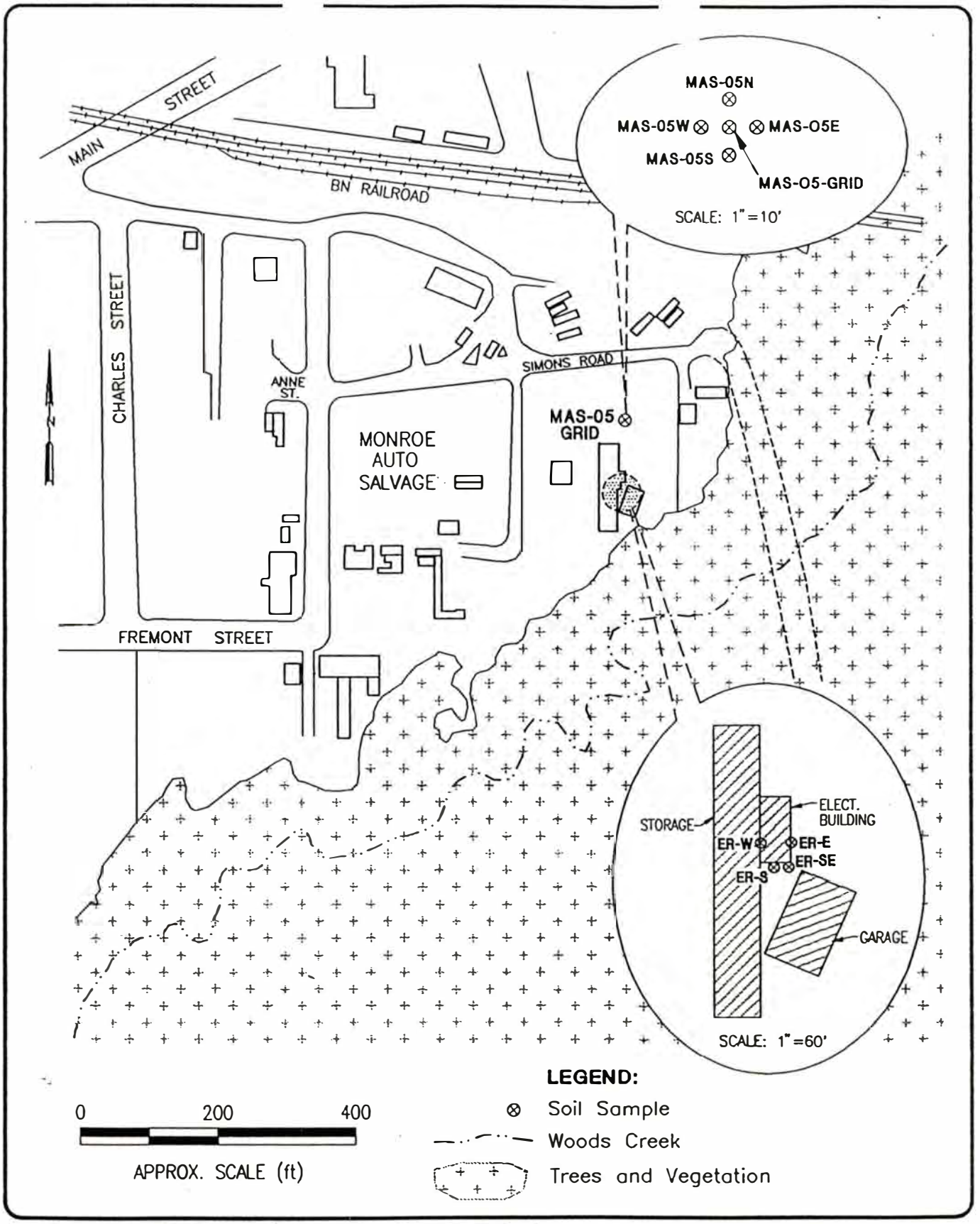


EMCON

DATE 6-96
DWN. MLP
REV.
APPR.
PROJECT NO. 40358-017.001

Figure 20
MONROE AUTO SALVAGE SITE INVESTIGATION
MONROE, WASHINGTON
SOIL BORING AND MONITORING WELL LOCATIONS

1= 200 07-09-96 G:\DWG\0358\017\001\B0001N04

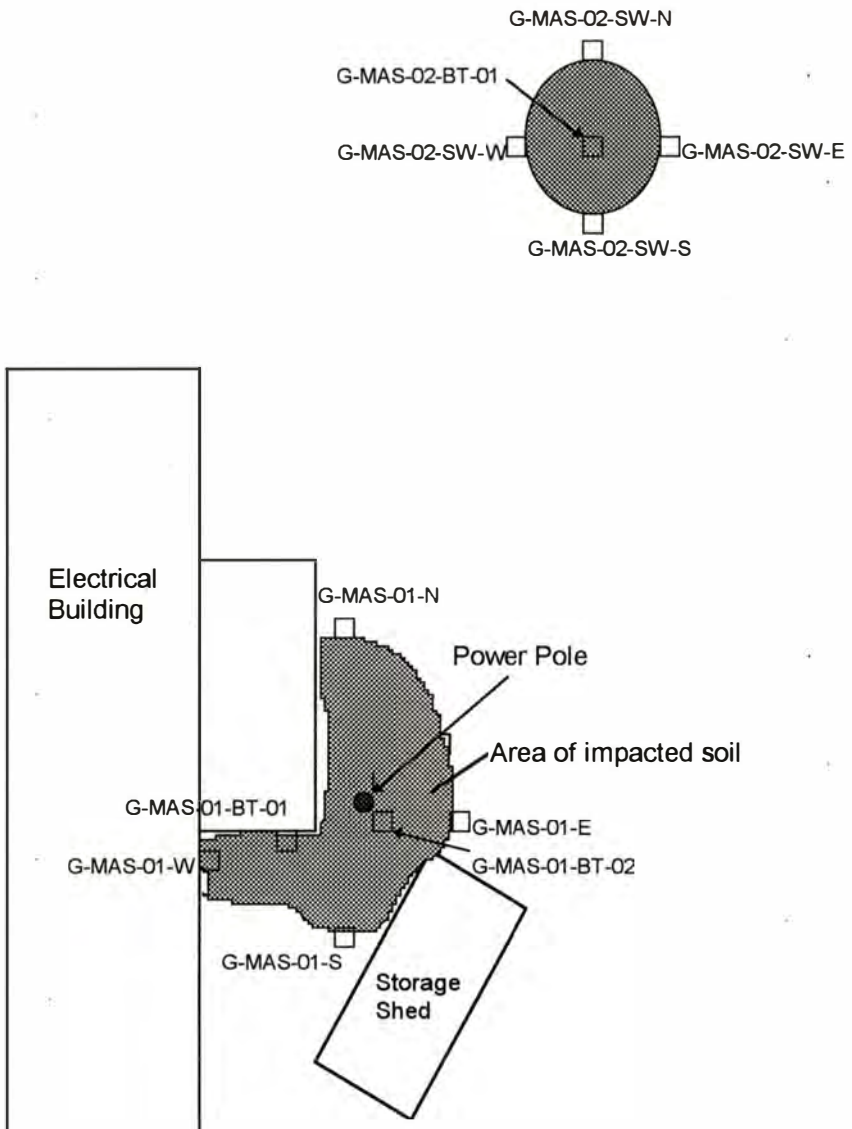


EMCON

DATE 10-96
DWN. MLP
REV.
APPR.
PROJECT NO.
40358-017.001

Figure 21
MONROE AUTO SALVAGE SITE INVESTIGATION
MONROE, WASHINGTON
ADDITIONAL PCB SAMPLING SAMPLE LOCATIONS

1= 200 10-23-96 G:\DWG\0358\017\001\B0001N07



GLACIER ENVIRONMENTAL SERVICES, INC. 12521 Evergreen Drive, Suite A Mukilteo, WA 98275	DRAWN BY: CL DATE: 4/14/97 JOB #: 97-027	FIGURE 22 Additional Soil Sampling Monroe Auto Salvage 426 Fremont Avenue Monroe, Washington SCALE: Not to Scale

BUILDING AND FEATURES EXPLANATION

1 FORMER CHEVRON OIL PUMPHOUSE
2 FORMER CHEVRON FILLING SHED
3 FORMER CHEVRON OIL WAREHOUSE
4 FORMER AUTO REPAIR SHOP
5 FORMER STORAGE BUILDING/CURRENT RENTAL SHOP
6 FORMER OIL WAREHOUSE/CURRENT AUTO REPAIR SHOP
7 STORAGE BUILDING
8 FORMER OIL WAREHOUSE/CURRENT U-HAUL OFFICE
9 OIL & GREASE WAREHOUSE
10 BULK FUEL STORAGE FACILITY
11 SINGLE FAMILY RESIDENCE
12 MOBILE HOME
13 STORAGE BUILDING
14 STORAGE SHED
15 OFFICE AND STORAGE BUILDING
16 STORAGE RACKS
17 STORAGE BUILDING
18 FORMER SAWMILL/STORAGE BUILDING
19 MECHANICS SHOP
20 SUSPECTED GASOLINE UST
21 FORMER DIESEL AST
22 ELECTRICAL ROOM
23 AREA OF PCB INTERIM ACTION EXCAVATION.

LEGEND

MONROE AUTO SALVAGE SITE BOUNDARY

EAST SUBAREAS ADDRESSED IN THIS RI/FS

EXISTING AND FORMER RAIL ROAD LINES

STEEP SLOPE

FORMER SALVAGE YARD SUBAREA USED FOR RI SAMPLING NOMINCLATURE.

FORMER LUMBER MILL SUBAREA USED FOR RI SAMPLING NOMINCLATURE

FORMER BULK FUEL STORAGE SUBAREA

FLMTP4 — TEST PIT LOCATION, FARALLON (1999)

FLMSB2 — SOIL BORING LOCATION, FARALLON 1999)

MAS-17-GRID — SOIL SAMPLE LOCATION, EMCON (1996)

SS-2 — SOIL SAMPLE LOCATION, HART CROWSER (1990)

M-1 — SOIL SAMPLE LOCATION, SCH (1994)

G-MAS-01 — SOIL SAMPLE LOCATION, GLACIER ENVIR. (1997)

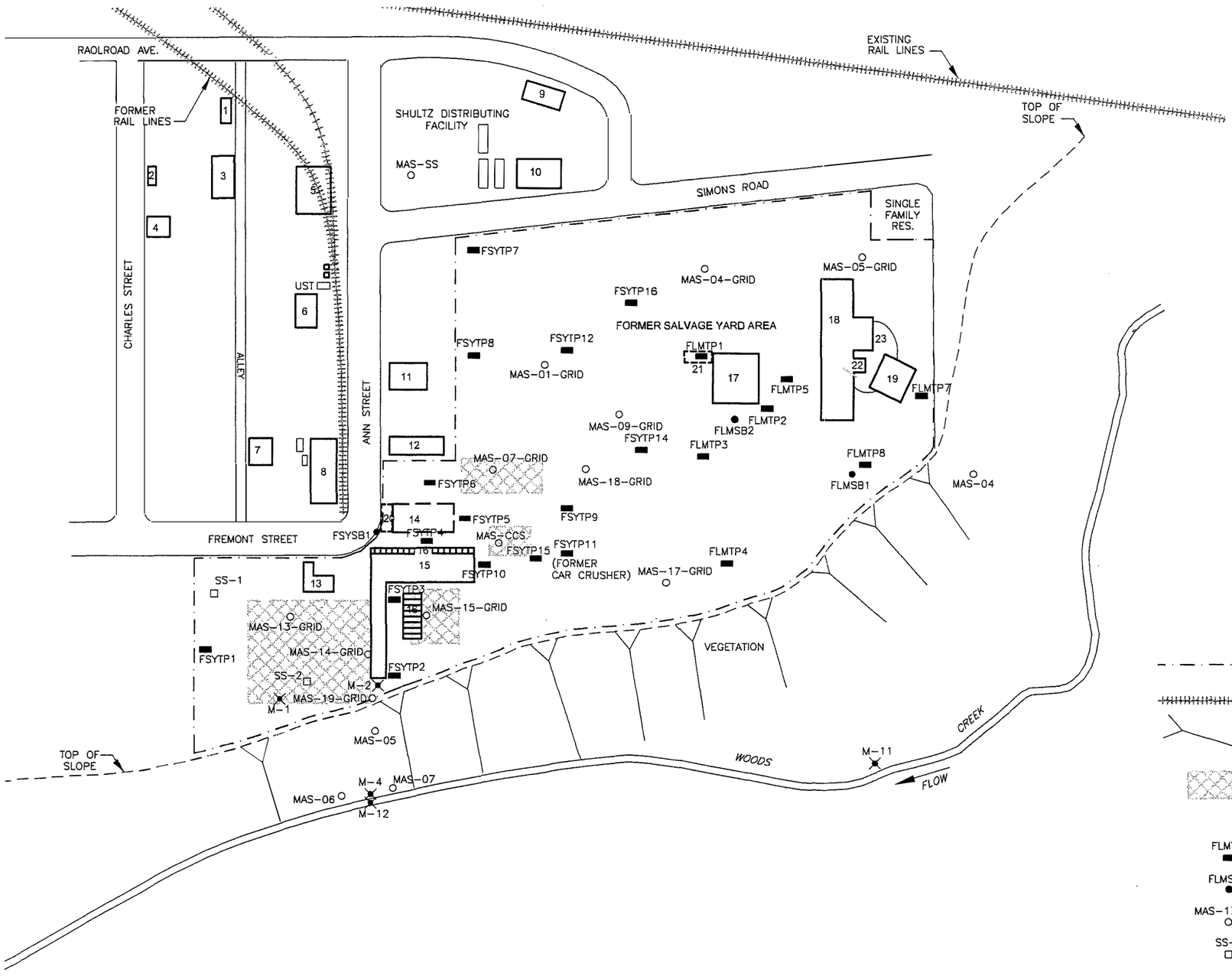
FARALLON CONSULTING
320 3rd Avenue NE, Suite 200
Issaquah, WA 98027

FIGURE 23

SOIL SAMPLE LOCATIONS
RI/FS EAST SUBAREAS
MONROE AUTO SALVAGE SITE
426 FREMONT
MONROE, WASHINGTON

FARALLON PN: 601-001

Drawn By: QDD	Checked By: PJ	Date: 12/11/99	Disk Reference: 60100901B



BUILDING AND FEATURES EXPLANATION

1 FORMER CHEVRON OIL PUMPHOUSE
2 FORMER CHEVRON FILLING SHED
3 FORMER CHEVRON OIL WAREHOUSE
4 FORMER AUTO REPAIR SHOP
5 FORMER STORAGE BUILDING/CURRENT RENTAL SHOP
6 FORMER OIL WAREHOUSE/CURRENT AUTO REPAIR SHOP
7 STORAGE BUILDING
8 FORMER OIL WAREHOUSE/CURRENT U-HAUL OFFICE
9 OIL & GREASE WAREHOUSE
10 BULK FUEL STORAGE FACILITY
11 SINGLE FAMILY RESIDENCE
12 MOBILE HOME
13 STORAGE BUILDING
14 STORAGE SHED
15 OFFICE AND STORAGE BUILDING
16 STORAGE RACKS
17 STORAGE BUILDING
18 FORMER SAWMILL/STORAGE BUILDING
19 MECHANICS SHOP
20 SUSPECTED GASOLINE UST
21 FORMER DIESEL AST
22 ELECTRICAL ROOM
23 AREA OF PCB INTERIM ACTION EXCAVATION.

LEGEND

- EAST SUBAREAS ADDRESSED IN THIS RI/FS
- EXISTING AND FORMER RAIL ROAD LINES
- STEEP SLOPE
- APPROXIMATE AREA OF EXCAVATION TO REMOVE SOIL WITH CONCENTRATIONS OF LEAD ABOVE MTCA METHOD A CLEANUP LEVELS
- FLMTP4 — TEST PIT LOCATION, FARALLON (1999)
- FLMSB2 — SOIL BORING LOCATION, FARALLON 1999)
- MAS-17-GRID — SOIL SAMPLE LOCATION, EMCON (1996)
- SS-2 — SOIL SAMPLE LOCATION, HART CROWSER (1990)

FARALLON CONSULTING
320 3rd Avenue NE, Suite 200
Issaquah, WA 98027

FIGURE 24

APPROXIMATE AREAS OF EXCAVATION
RI/FS EAST SUBAREAS
MONROE AUTO SALVAGE SITE
426 FREMONT
MONROE, WASHINGTON

FARALLON PN: 601-001

Drawn By:QDD	Checked By:PJ	Date:12/11/99	Disk Reference:60100901B

Enclosure B

Basis for the Opinion – Documents List

Documents List

1. Snohomish Health District, *Sampling Results from Monroe Auto Salvage*, July 13, 1994
2. EMCON, *Monroe Auto Salvage Site Investigation*, July 26, 1996
3. EMCON, *Monroe Auto Salvage Groundwater Monitoring – August 1996 Sampling*, September 30, 1996
4. EMCON, *Monroe Auto Salvage Site Investigation – Additional PCB Sampling*, October 25, 1996
5. Glacier Environmental Services, *Independent Remedial Action*, April 18, 1997
6. Farallon Consulting, *Remedial Investigation and Feasibility Study*, February 2, 2000
7. Farallon Consulting, *Final Cleanup Action Summary Report*, November 9, 2000
8. Landau Associates, *Soil Cleanup Summary Report*, November 20, 2019
9. Landau Associates, *Groundwater Monitoring Report*, September 18, 2020
10. Farallon Consulting, *Environmental Conditions Summary Report*, December 8, 2022
11. Farallon Consulting, *Biological Evaluation Technical Memorandum*, June 12, 2023

Enclosure C

Earlier Site Characterization

Earlier Site Characterization

In May of 1994, four soil samples were collected at the Site and analyzed for petroleum hydrocarbons (diesel only analyzed in 3 samples), cadmium, chromium, lead, mercury, and polychlorinated biphenyls (PCBs). All contaminants, except mercury, exceeded MTCA cleanup levels.

Enclosure Table 1. Soil Sample Cleanup Exceedances and Detections – May 1994

Contaminant	MTCA Method A Cleanup Level (mg/kg*)	Maximum Concentration	Number of Exceedances/ Number of Samples	Number of Detections/ Number of Samples
Diesel	2,000	5,800	2/3	3/3
Cadmium	2	8.2	2/3	3/3
Chromium	2,000	240	0/3	3/3
Lead	250	7,700	3/3	3/3
Mercury	2	Unknown†	0/4	0/4
PCBs	1	1800	1/3	3/3

*mg/kg = milligrams per kilogram
†Sampling report did not specify the mercury concentration, only that it was less than MTCA Method A Cleanup Level.

In April of 1996, eighteen soil samples were collected and analyzed for PCBs. Twenty-three soil samples were analyzed for various combinations of gasoline, diesel, oil, cadmium, chromium, and lead. Samples collected near a car crusher were analyzed for benzene, ethylbenzene, toluene, and xylene. Four groundwater monitoring wells were installed on site. A sample of groundwater was collected from each well and analyzed for gasoline, diesel, oil, cadmium, chromium, and lead.

Enclosure Table 2. Soil Sample Cleanup Exceedances and Detections – April 1996

Contaminant	MTCA Method A Cleanup Level (mg/kg)	Maximum Concentration	Number of Exceedances/ Number of Samples	Number of Detections/ Number of Samples
Gasoline	100	385	1/24	4/24
Diesel	2,000	7,600	6/24	16/24
Oil	2,000	24,000	9/24	15/24
Cadmium	2	17	6/24	11/24
Chromium	2,000	240	0/24	23/24
Lead	250	964	5/24	14/24
PCBs	1	260	3/18	4/18

In August of 1996, four groundwater samples were collected and analyzed for gasoline, diesel, oil, cadmium, chromium, lead, and PCBs.

Enclosure Table 3. Groundwater Sample Cleanup Exceedances and Detections – August 1996

Contaminant	MTCA Method A Cleanup Level (µg/L*)	Maximum Concentration	Number of Exceedances/ Number of Samples	Number of Detections/ Number of Samples
Gasoline	1,000	None	0/4	0/4
Diesel	500	470	0/4	2/4
Oil	500	None	0/4	0/4
Cadmium	2	None	0/4	0/4
Cadmium, dissolved	2	None	0/4	0/4
Chromium	100	240	1/4	2/4
Chromium, dissolved	100	6	0/4	1/4
Lead	15	10	0/4	2/4
Lead, dissolved	15	None	0/4	0/4
PCBs	1	None	0/4	0/4

*µg/L = micrograms per liter

In September of 1996, four additional soil samples were collected from beneath the electrical building and analyzed for PCBs. Four additional soil samples from an area previously determined to have PCB contamination had no detection of any PCB except for Aroclor 1254. It was concluded from these results that PCB contamination was confined to a small area.

Enclosure Table 4. Soil Sample Cleanup Exceedances and Detections – September 1996

Contaminant	MTCA Method A Cleanup Level (mg/kg)	Maximum Concentration	Number of Exceedances/ Number of Samples	Number of Detections/ Number of Samples
PCBs	1	22,000	4/8	4/8

In July and August of 1999, twenty-two test pits and three soil borings were installed on site. Twenty-five soil samples from thirteen test pits were analyzed: fifteen for gasoline, benzene, ethylbenzene, toluene, and xylene; nineteen for oil and diesel. Two samples were analyzed for polycyclic aromatic hydrocarbons (PAHs). Twenty-four samples were analyzed for lead, two samples for chromium, and two samples for cadmium. Fifteen samples were analyzed for PCBs.

Seven groundwater samples were collected from groundwater monitoring wells and analyzed for gasoline, diesel, oil, benzene, ethylbenzene, toluene, xylene, total lead, and dissolved lead.

Enclosure Table 5. Soil Sample Cleanup Exceedances and Detections – July and August 1999

Contaminant	MTCA Method A Cleanup Level (mg/kg)	Maximum Concentration	Number of Exceedances/ Number of Samples	Number of Detections/ Number of Samples
Gasoline	100	10.8	0/15	1/15
Diesel	2,000	171	0/19	14/19
Oil	2,000	489	0/19	13/19
Benzene	0.03	None	0/15	0/15
Ethylbenzene	6	0.0978	0/15	1/15
Toluene	7	0.0916	0/15	2/15
Xylene	9	0.587	0/15	3/15
Cadmium	2	0.56	0/2	1/2
Chromium	2,000	0.289	0/2	2/2
Lead	250	230	0/24	24/24
PAHs	0.1	0.022J	0/2	1/2
PCBs	1	0.236	0/15	3/15

Enclosure Table 6. Groundwater Sample Cleanup Exceedances and Detections – July and August 1999

Contaminant	MTCA Method A Cleanup Level (µg/L)	Maximum Concentration	Number of Exceedances/ Number of Samples	Number of Detections/ Number of Samples
Gasoline	1,000	None	0/7	0/7
Diesel	500	471	0/7	1/7
Oil	500	None	0/7	0/7
Benzene	0.03	None	0/7	0/7
Ethylbenzene	6	None	0/7	0/7
Toluene	7	8.66	0/7	2/7
Xylene	9	1.22	0/7	1/7
Cadmium	5	9.14	1/7	6/7
Cadmium, dissolved	5	1.41	0/7	1/7
Chromium	100	1,780	7/7	7/7
Chromium, dissolved	100	99.5	0/7	5/7
Lead	15	636	7/7	7/7
Lead, dissolved	15	40.4	1/7	4/7

In June of 2017, one soil boring was installed on site and six shallow soil samples were collected from areas of previous contamination. The soil samples were analyzed for gasoline, diesel, oil, arsenic, barium, cadmium, chromium, lead, mercury, selenium, silver, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and PCBs.

A grab groundwater sample was collected from the new boring and from an existing groundwater monitoring well and analyzed for gasoline, diesel, oil, arsenic, cadmium, chromium, lead, mercury, VOCs, and SVOCs. SVOCs were not detected in either sample, except for a detection of bis (2-ethylhexyl) phthalate in the groundwater grab sample, with a concentration exceeding the MTCA Method B cleanup level. The result was considered unrepresentative. Arsenic, cadmium, chromium, lead, and mercury were not detected in the groundwater sample from the monitoring well. Arsenic, chromium, and lead were detected in the groundwater grab sample, with the concentration of arsenic exceeding the MTCA Method A cleanup level. However, the concentration in the grab sample is similar to the background concentration for arsenic for the area.

Enclosure Table 7. Soil Sample Cleanup Exceedances and Detections – June 2017

Contaminant	**MTCA Method A Cleanup Level** (mg/kg)	**Maximum Concentration**	**Number of Exceedances/ Number of Samples**	**Number of Detections/ Number of Samples**
Gasoline	100	None	0/7	0/7
Diesel	2,000	0.28J	0/7	1/7
Oil	2,000	1,000	0/7	4/7
Benzene	0.03	None	0/7	0/7
Ethylbenzene	6	None	0/7	0/7
Toluene	7	None	0/7	0/7
Xylene	9	None	0/7	0/7
Arsenic	20	6	0/7	7/7
Cadmium	2	None	0/7	0/7
Chromium	2,000	62	0/7	7/7
Lead	250	28	0/7	7/7
Mercury	2	0.11	0/7	7/7
PAHs	0.1	2.4	2/7	3/7
PCBs	1	None	0/7	0/7

Enclosure Table 8. Grab Groundwater Sample Cleanup Exceedances and Detections – June 2017

Contaminant	MTCA Method A Cleanup Level (µg/L)	Maximum Concentration	Number of Exceedances/ Number of Samples	Number of Detections/ Number of Samples
Gasoline	1,000	None	0/2	0/2
Diesel	500	None	0/2	0/2
Oil	500	None	0/2	0/2
Benzene	5	None	0/2	0/2
Ethylbenzene	700	None	0/2	0/2
Toluene	1,000	None	0/2	0/2
Xylene	1,000	None	0/2	0/2
Arsenic	13.8	8.7	0/2	1/2
Cadmium	5	None	0/2	0/2
Chromium	100	9	0/2	1/2
Lead	15	5.1	0/2	1/2
Mercury	2	None	0/2	0/2
PAHs (Naphthalene)	160*	2.7	0/2	1/2

* MTCA Method B cleanup level

In June of 2018, seven additional soil borings were installed on site. Groundwater samples were collected from four of the borings. Upstream and downstream surface water samples were collected from Woodland Creek. Six soil samples from three borings were analyzed for diesel and oil. Grab groundwater samples were collected from the other four borings and analyzed for diesel, oil, arsenic, cadmium, chromium, lead, mercury, zinc, PAHs, and PCBs. Eight of eighteen PAHs were detected in one or more of the grab samples, with all concentrations extremely low. The upstream and downstream surface water samples were analyzed for diesel, oil, PAHs, PCBs, arsenic, cadmium, chromium, lead, mercury, and zinc.

Enclosure Table 9. Soil Sample Cleanup Exceedances and Detections – June 2018

Contaminant	MTCA Method A Cleanup Level (mg/kg)	Maximum Concentration	Number of Exceedances/ Number of Samples	Number of Detections/ Number of Samples
Gasoline	100	None	0/6	0/6
Diesel	2,000	None	0/6	0/6

Enclosure Table 10. Groundwater Sample Cleanup Exceedances and Detections – June 2018

Contaminant	MTCA Method A Cleanup Level (µg/L)	Maximum Concentration	Number of Exceedances/ Number of Samples	Number of Detections/ Number of Samples
Diesel	500	230 JL	0/4	1/4
Oil	500	450	0/4	1/4
Arsenic, dissolved	13.8	2.5	0/4	1/4
Cadmium, dissolved	5	None	0/4	0/4
Chromium, dissolved	100	None	0/4	0/4
Lead, dissolved	15	None	0/4	0/4
Mercury, dissolved	2	None	0/4	0/4
Zinc, dissolved	4,800	200	0/4	4/4
PAHs	0.1	0.017	0/4	1/4
PCBs	0.1	None	0/4	0/4

Enclosure Table 11. Surface Water Sample Cleanup Exceedances and Detections – June 2018

Contaminant	MTCA Method A Cleanup Leve (µg/L)l	Maximum Concentration	Number of Exceedances/ Number of Samples	Number of Detections/ Number of Samples
Gasoline	100	None	0/2	0/2
Diesel	2,000	None	0/2	0/2
Arsenic, dissolved	0.018	1.6	2/2	2/2
Cadmium, dissolved	1	None	0/2	0/2
Chromium, dissolved	240,000	None	0/2	0/2
Lead, dissolved	2.5	None	0/2	0/2
Mercury, dissolved	2.1	None	0/2	0/2
Zinc, dissolved	100	2.7	0/2	1/2

In August of 2018, three of the soil borings were converted to monitoring wells and sampled. The groundwater samples were analyzed for total and dissolved arsenic and zinc. One sample was analyzed for diesel and oil.

Enclosure Table 12. Groundwater Sample Cleanup Exceedances and Detections – August 2018

Contaminant	MTCA Method A Cleanup Level (µg/L)	Maximum Concentration	Number of Exceedances/ Number of Samples	Number of Detections/ Number of Samples
Diesel	500	None	0/1	0/1
Oil	500	3,700	1/1	1/1
Arsenic	13.8	15	1/3	2/3
Arsenic, dissolved	13.8	14	1/3	1/3
Zinc	4,800	69	0/3	3/3
Zinc, dissolved	4,800	37	0/3	3/3

Enclosure D

Environmental Covenant for Institutional Controls

202408130125
COVENANTS Rec: $316.50
8/13/2024 10:32 AM 14 PG
SNOHOMISH COUNTY, WA

After Recording Return
Original Signed Covenant to:

Erik Snyder
Toxics Cleanup Program HQ
Department of Ecology
P.O. Box 47600
Olympia, WA 98504-7600

Environmental Covenant

Grantor: River's Edge WA LLLP

Grantee: State of Washington, Department of Ecology (hereafter "**Ecology**")

Brief Legal Description: LOTS 6 & 7, SEC 6 TWP 27N RGE 7E QTR SW

Tax Parcel Nos.: 27070600300500

Cross Reference: NFA Opinion

RECITALS

a. This document is an environmental (restrictive) covenant (hereafter "**Covenant**") executed pursuant to the Model Toxics Control Act ("**MTCA**"), chapter 70A.305D RCW, and Uniform Environmental Covenants Act ("**UECA**"), chapter 64.70 RCW.

b. The Property that is the subject of this Covenant is part or all of a site commonly known as the River's Edge Apartments. The Property is legally described in **Exhibit A**, and illustrated in **Exhibit B**, both of which are attached (hereafter "**Property**"). If there are differences between these two Exhibits, the legal description in Exhibit A shall prevail.

c. The Property is the subject of remedial action conducted under MTCA. In 2000, excavation of impacted soils was completed in eight areas on the Property at depths ranging from 0.5 to 4 feet below ground surface. Approximately 2,139.48 tons of impacted soils were removed and disposed of offsite during this remedial action. In 2019, a supplemental remedial action was completed

during the redevelopment of the Property. Additional excavation was completed to remove impacted soils to the maximum extent possible. An additional 3,608 tons of contaminated soil were removed from the Property and disposed of offsite. This Covenant is required because residual impacts remain on the Property after completion of remedial actions. Specifically, the following principal contaminants remain on the Property:

Medium	Principal Contaminants Present
Soil	Cadmium and Lead; Diesel-Range Total Petroleum Hydrocarbons (TPH-D); and Oil-Range Total Petroleum Hydrocarbons (TPH-O);
Groundwater	Oil-Range Total Petroleum Hydrocarbons (TPH-O);

d. It is the purpose of this Covenant to restrict certain activities and uses of the Property to protect human health and the environment and the integrity of remedial actions conducted at the site. Records describing the extent of residual contamination and remedial actions conducted are available through Ecology. Institutional controls for the Property include: (i) containment of residual soil impacts beneath the building foundations and hardscaping; (ii) inspection and maintenance of the building foundation and hardscaping caps; and (iii) groundwater monitoring of the natural attenuation of impacts to protect human health and the environment.

This Covenant includes the following Exhibits:

- Exhibit A – Legal Description
- Exhibit B – Property Map
- Exhibit C – Area of Property Subject to Specific Prohibitions and Restrictions

Records describing the extent of residual contamination and remedial actions conducted are available through Ecology and accessible at:

https://apps.ecology.wa.gov/cleanupsearch/site/4539

e. This Covenant grants Ecology certain rights under UECA and as specified in this Covenant. As a Holder of this Covenant under UECA, Ecology has an interest in real property, however, this is not an ownership interest which equates to liability under MTCA or the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. § 9601 *et seq.* The rights of Ecology as an "agency" under UECA, other than its' right as a holder, are not an interest in real property.

COVENANT

River's Edge WA LLLP, as Grantor and fee simple owner of the Property hereby grants to the Washington State Department of Ecology, and its successors and assignees, the following covenants. Furthermore, it is the intent of the Grantor that such covenants shall supersede any prior interests the GRANTOR has in the property and run with the land and be binding on all current and future owners of any portion of, or interest in, the Property.

Section 1. General Restrictions and Requirements.

The following general restrictions and requirements shall apply to the Property:

a. Interference with Remedial Action. The Grantor shall not engage in any activity on the Property that may impact or interfere with the remedial action and any operation, maintenance, inspection or monitoring of that remedial action without prior written approval from Ecology.

b. Protection of Human Health and the Environment. The Grantor shall not engage in any activity on the Property that may threaten continued protection of human health or the environment without prior written approval from Ecology. This includes, but is not limited to, any activity that results in the release of residual contamination that was contained as a part of the remedial action or that exacerbates or creates a new exposure to residual contamination remaining on the Property.

c. Continued Compliance Required. Grantor shall not convey any interest in any portion of the Property without providing for the continued adequate and complete operation, maintenance and monitoring of remedial actions and continued compliance with this Covenant.

d. Leases. Grantor shall restrict any lease for any portion of the Property to uses and activities consistent with this Covenant and notify all lessees of the restrictions on the use of the Property.

e. Preservation of Reference Monuments. Grantor shall make a good faith effort to preserve any reference monuments and boundary markers used to define the areal extent of coverage of this Covenant. Should a monument or marker be damaged or destroyed, Grantor shall have it replaced by a licensed professional surveyor within 30 days of discovery of the damage or destruction.

Section 2. Specific Prohibitions and Requirements.

In addition to the general restrictions in Section 1 of this Covenant, the following additional specific restrictions and requirements shall apply to the Property.

a. Containment of soil materials. The remedial action for the Property is based on containing contaminated soil under caps consisting of newly constructed buildings with concrete foundations and hardscaping and located as illustrated in **Exhibit** C. The primary purpose of these caps is to prevent direct contact with remaining impacted soils beneath building and hardscaping caps. As such, the following restrictions shall apply within the area illustrated in **Exhibit** C.

Any activity on the Property that will compromise the integrity of the caps including: drilling; digging; piercing the cap with sampling device, post, stake or similar device; grading; excavation; installation of underground utilities; removal of the caps; or, application of loads in excess of the caps' load bearing capacity, is prohibited without prior written approval by Ecology. The Grantor shall report to Ecology within forty-eight (48) hours of the discovery of any damage to the cap. Unless an alternative plan has been approved by Ecology in writing, the Grantor shall promptly repair the damage and submit a report documenting this work to Ecology within thirty (30) days of completing the repairs.

The Grantor shall not alter or remove the existing structures on the Property in any manner that would expose contaminated soil, result in a release to the environment of contaminants, or create a new exposure pathway, without prior written approval of Ecology. Should the Grantor propose to remove all or a portion of the existing structures illustrated in **Exhibit** C so that access to the underlying contamination is feasible, Ecology may require treatment or removal of the underlying contaminated soil.

b. Groundwater use. The groundwater beneath the Property remains contaminated and shall not be extracted for any purpose other than temporary construction dewatering, investigation, monitoring or remediation. Drilling of a well for any water supply purpose is strictly prohibited. Groundwater extracted from the Property for any purpose shall be considered potentially contaminated and any discharge of this water shall be done in accordance with state and federal law.

c. Monitoring. Groundwater monitoring wells are located on the Property to monitor the performance of the remedial action, as indicated on **Exhibit C**. The Grantor shall maintain clear access to these devices and protect them from damage. The Grantor shall report to Ecology within forty-eight (48) hours of the discovery of any damage to any monitoring device. Unless Ecology approves of an alternative plan in writing, the Grantor shall promptly repair the damage and submit a report documenting this work to Ecology within thirty (30) days of completing the repairs.

Section 3. Access.

a. The Grantor shall maintain clear access to all remedial action components necessary to construct, operate, inspect, monitor and maintain the remedial action.

b. The Grantor freely and voluntarily grants Ecology and its authorized representatives, upon reasonable notice, the right to enter the Property at reasonable times to evaluate the effectiveness of this Covenant and associated remedial actions, and enforce compliance with this Covenant and those actions, including the right to take samples, inspect any remedial actions conducted on the Property, and to inspect related records.

c. No right of access or use by a third party to any portion of the Property is conveyed by this instrument.

Section 4. Notice Requirements.

a. Conveyance of Any Interest. The Grantor, when conveying any interest in the Property, other than the leases of individual units within the improvements constructed on the Property including but not limited to title, easement, leases, and security or other interests, must:

i. Provide written notice to Ecology of the intended conveyance at least thirty (30) days in advance of the conveyance.

ii. Include in the conveying document a notice in substantially the following form, as well as a complete copy of this Covenant:

NOTICE: THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL COVENANT GRANTED TO THE WASHINGTON STATE DEPARTMENT OF ECOLOGY ON [DATE] AND RECORDED WITH THE [COUNTY] COUNTY AUDITOR UNDER RECORDING NUMBER [RECORDING NUMBER]. USES AND ACTIVITIES ON THIS PROPERTY MUST COMPLY WITH THAT COVENANT, A COMPLETE COPY OF WHICH IS ATTACHED TO THIS DOCUMENT.

iii. Unless otherwise agreed to in writing by Ecology, provide Ecology with a complete copy of the executed document within thirty (30) days of the date of execution of such document.

b. Reporting Violations. Should the Grantor become aware of any violation of this Covenant, Grantor shall promptly report such violation in writing to Ecology.

c. Emergencies. For any emergency or significant change in site conditions due to Acts of Nature (for example, flood or fire) resulting in a violation of this Covenant, the Grantor is authorized to respond to such an event in accordance with state and federal law. The Grantor must notify Ecology in writing of the event and response actions planned or taken as soon as practical but no later than within 24 hours of the discovery of the event.

d. Notification procedure. Any required written notice, approval, reporting or other communication shall be personally delivered or sent by first class mail to the following persons. Any change in this contact information shall be submitted in writing to all parties to this Covenant. Upon mutual agreement of the parties to this Covenant, an alternative to personal delivery or first class mail, such as e-mail or other electronic means, may be used for these communications.

River's Edge WA LLLP Attn: Rebecca Ralston 909 5th Avenue, Suite 2401 Seattle, Washington 98164	Environmental Covenants Coordinator Washington State Department of Ecology Toxics Cleanup Program P.O. Box 47600 Olympia, WA 98504 – 7600 (360) 407-6000 ToxicsCleanupProgramHQ@ecy.wa.gov

Section 5. Modification or Termination.

a. Grantor must provide written notice and obtain approval from Ecology at least sixty (60) days in advance of any proposed activity or use of the Property in a manner that is inconsistent with this Covenant. For any proposal that is inconsistent with this Covenant and permanently modifies an activity or use restriction at the site:

i. Ecology must issue a public notice and provide an opportunity for the public to comment on the proposal; and

ii. If Ecology approves of the proposal, the Covenant must be amended to reflect the change before the activity or use can proceed.

b. If the conditions at the site requiring a Covenant have changed or no longer exist, then the Grantor may submit a request to Ecology that this Covenant be amended or terminated. Any amendment or termination of this Covenant must follow the procedures in MTCA and UECA and any rules promulgated under these chapters.

Section 6. Enforcement and Construction.

a. This Covenant is being freely and voluntarily granted by the Grantor.

b. Within ten (10) days of execution of this Covenant, Grantor shall provide Ecology with an original signed Covenant and proof of recording and a copy of the Covenant and proof of recording to others required by RCW 64.70.070.

c. Ecology shall be entitled to enforce the terms of this Covenant by resort to specific performance or legal process. All remedies available in this Covenant shall be in addition to any and all remedies at law or in equity, including MTCA and UECA. Enforcement of the terms of this Covenant shall be at the discretion of Ecology, and any forbearance, delay or omission to exercise its rights under this Covenant in the event of a breach of any term of this Covenant is not a waiver by Ecology of that term or of any subsequent breach of that term, or any other term in this Covenant, or of any rights of Ecology under this Covenant.

d. The Grantor shall be responsible for all costs associated with implementation of this Covenant. Furthermore, the Grantor, upon request by Ecology, shall be obligated to pay for Ecology's costs to process a request for any modification or termination of this Covenant and any approval required by this Covenant.

e. This Covenant shall be liberally construed to meet the intent of MTCA and UECA.

f. The provisions of this Covenant shall be severable. If any provision in this Covenant or its application to any person or circumstance is held invalid, the remainder of this Covenant or its application to any person or circumstance is not affected and shall continue in full force and effect as though such void provision had not been contained herein.

g. A heading used at the beginning of any section or paragraph or exhibit of this Covenant may be used to aid in the interpretation of that section or paragraph or exhibit but does not override the specific requirements in that section or paragraph.

[*Signature page follows.*]

The undersigned Grantor warrants it holds the title to the Property and has authority to execute this Covenant.

EXECUTED this 1 day of AUGUST, 2023.

By: _____

Title: MANAGER

STATE OF Washington
COUNTY OF King

On this 31st day of July, 2023, I certify that Rebecca Ralston personally appeared before me, acknowledged that she signed this instrument, on oath stated that she was authorized to execute this instrument, and acknowledged it as the Manager of RIVER'S EDGE WA LLLP, a Washington limited liability limited partnership, to be the free and voluntary act and deed of such party for the uses and purposes mentioned in the instrument.

SYDNEY DAY
191297
NOTARY
PUBLIC
COMMISSION EXPIRES 03-21-25
STATE OF WASHINGTON

Sydney Day
Notary Public in and for the State of Washington
Residing at Seattle, WA
My appointment expires 3-21-25

The Department of Ecology, hereby accepts the status as GRANTEE and HOLDER of the above Environmental Covenant.

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

by: ERIK SNYDER

Title: HQ SECTION MANAGER

Dated: 8/7/24

Exhibit A

LEGAL DESCRIPTION

Section 06 Township 27 Range 07 Quarter SW - ALL TH PTN GOVT LOTS 6 & 8 SEC 6 TWP 27N RGE 7E DAF BEG AT COM PT WITH NW COR LOT 11 HARRIMAN'S 2ND ADD TO TOWN OF MON THE NE COR OF PAR A BLA BA-200001REC AFN 200005245002 & S R/W MGN FREMONT ST TH FOLW 3 COURSES & DIST ALG SD S MGN OF FREMONT ST TH S89*03 29E 206.79FT TH N00*29 26E 4FT TH S89*03 29E 30.27FT TO E R/W MGN ANN ST TH N00*29 28E ALG SDE MGN 170.01FT TAP 110FT N OF N R/W MGN FREMONT ST EXT TH S89*03 29E ALG A LN 110FT NLY FR & PLT N MGN FREMONT ST EXT PER CITY OF MON SP #87-01 REC AFN 8802250257 AS CORR AFN 8803080132 TAP 160FT EOF E MGN ANN ST TH N00*29 28E ALG A LN PLT SD E MGN ANN ST 216.89FT TO SLY R/W MGN SIMONS RD SD LN BEING PLT N LN GOVT LOT 6 OF SD SEC & 50FT S OF SD N LN PER CITY OF MON SP #87-01 TH N87*59 15E ALGSD SLY MGN & SD PLL PROL 349.34FT TAP 570FT E OF SE COR LOT 9 BLK 1 HARRIMAN'S FIRST ADD TH S00*29 28W 100.10FT TH N87*59 15E 296.37FT TO C/L OF WOODS CRK TH SWLY ALG SD C/L TAP WH IS S00*29 28W OFPOB TH N00*29 28E TO POB EXC TH PTN CONVYD TO CITY OF MON BY DEED REC AFN 9006130180 PER CITY OF MON LOT LN CONSOLIDATION REC AFN 201904235002 (EXEMPT PER ST OF WA REG #13844-001)

Exhibit B

PROPERTY MAP

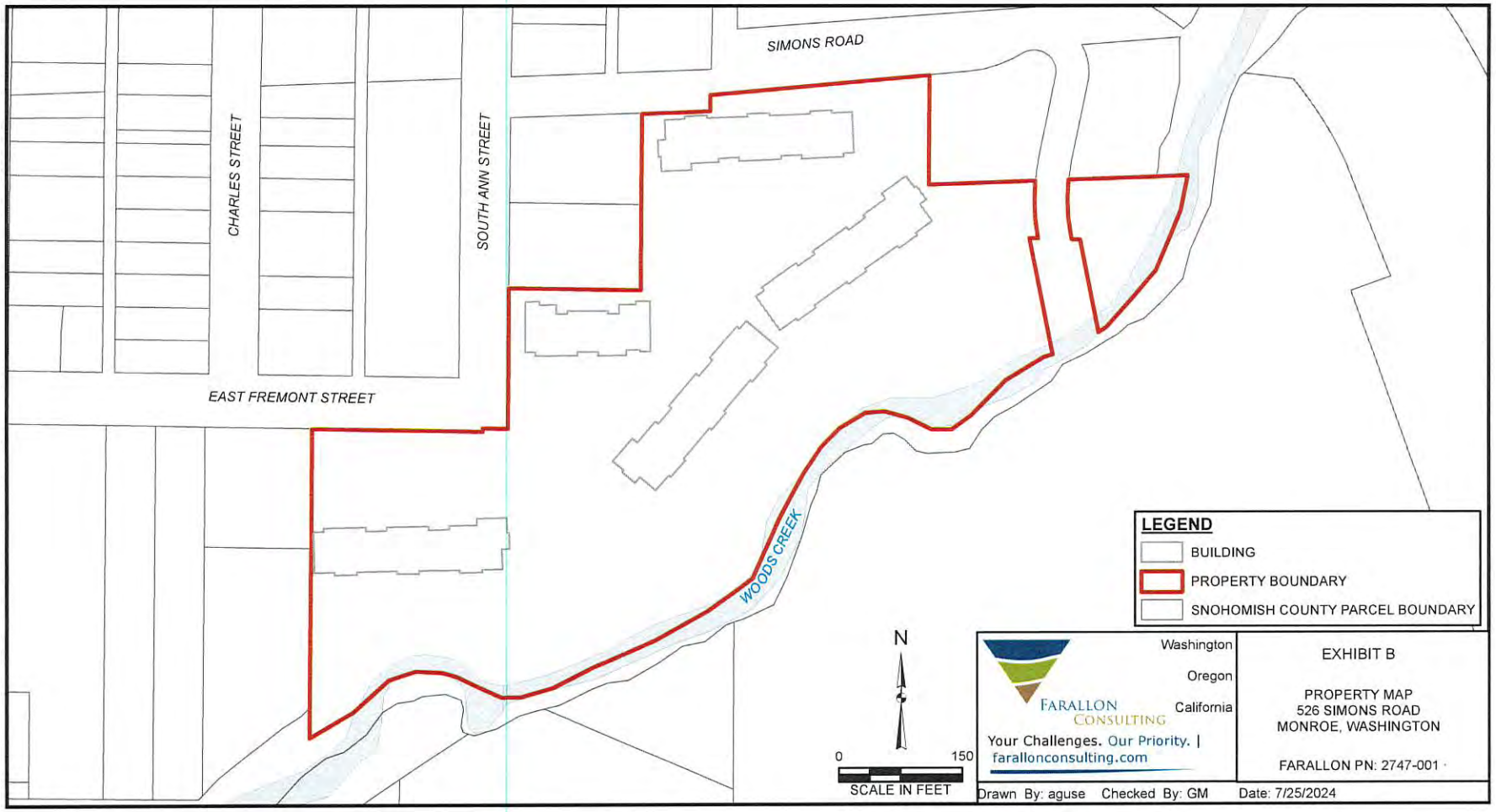

SIMONS ROAD
CHARLES STREET
SOUTH ANN STREET
EAST FREMONT STREET
WOODS CREEK
LEGEND
BUILDING
PROPERTY BOUNDARY
SNOHOMISH COUNTY PARCEL BOUNDARY
N
0
150
SCALE IN FEET
Washington
Oregon
California
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EXHIBIT B
PROPERTY MAP
526 SIMONS ROAD
MONROE, WASHINGTON
FARALLON PN: 2747-001
Drawn By: aguse Checked By: GM Date: 7/25/2024

Exhibit C

MAP ILLUSTRATING LOCATION OF RESTRICTIONS

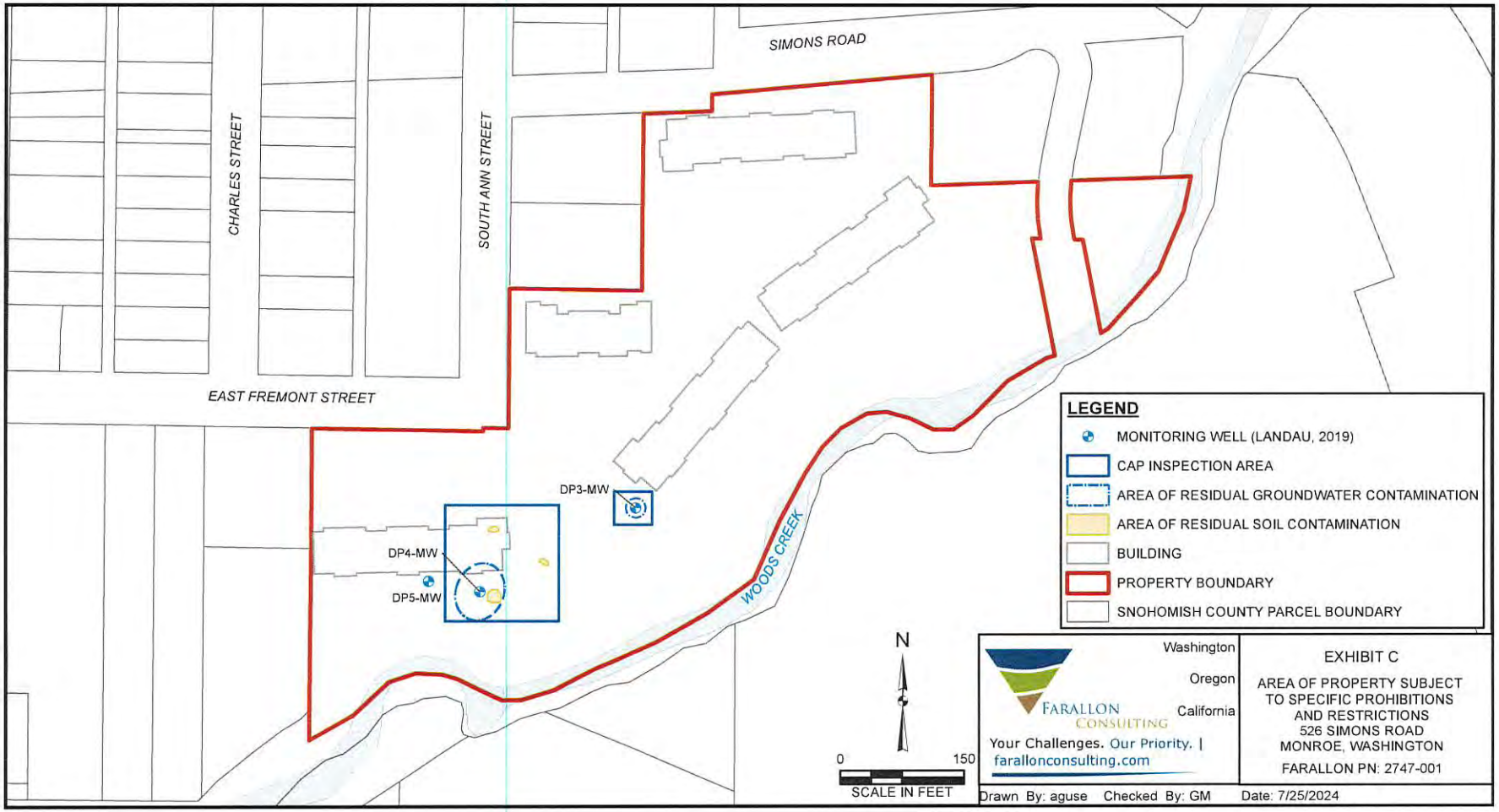
SIMONS ROAD
CHARLES STREET
SOUTH ANN STREET
EAST FREMONT STREET
DP3-MW
DP4-MW
DP5-MW
WOODS CREEK
LEGEND
MONITORING WELL (LANDAU, 2019)
CAP INSPECTION AREA
AREA OF RESIDUAL GROUNDWATER CONTAMINATION
AREA OF RESIDUAL SOIL CONTAMINATION
BUILDING
PROPERTY BOUNDARY
SNOHOMISH COUNTY PARCEL BOUNDARY
N
0
150
SCALE IN FEET
Washington
Oregon
California
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EXHIBIT C
AREA OF PROPERTY SUBJECT TO SPECIFIC PROHIBITIONS AND RESTRICTIONS
526 SIMONS ROAD
MONROE, WASHINGTON
FARALLON PN: 2747-001
Drawn By: aguse Checked By: GM Date: 7/25/2024

Snohomish County Recording
A Division of the Auditor's Office

Garth Fell
County Auditor

Clifton Harty
Licensing and Recording Manager

Transaction # 2547224	**Agent Code:** PUB	**Source:** _Counter
Receipt # 561478	**Attention:**	**Returned:** _Counter
Cashier Date: 08/13/2024	**Name:** PUBLIC	
Cashier: NBOHLING	**Address:**	

COVENANTS

Inst. #: **202408130125**
From: RIVER'S EDGE WA LLLP **To:** STATE OF WASHINGTON DEPARTMENT OF ECOL

GENERAL RECORDING FEE V4 01012024 $316.50

Pages: 14

PAYMENT: **CREDIT CARD** 161024214 AMOUNT: $316.50

Subtotal	**$316.50**
Credit Card Amount Charged	**$316.50**

Total Payments:	**Total Fees:**
$ 316.50	**$ 316.50**

Enclosure E

Site Monitoring Plan

FARALLON CONSULTING

February 29, 2024

Christopher Maurer
Washington State Department of Ecology
300 Desmond Drive Southeast
Lacey, Washington 98503

RE: COMPLIANCE MONITORING PLAN
MONROE AUTO SALVAGE
500 EAST FREMONT STREET
MONROE, WASHINGTON
FARALLON PN: 2747-001

Dear Christopher Maurer:

Farallon Consulting, L.L.C. (Farallon) has prepared this Compliance Monitoring Plan on behalf of River's Edge WA LLLP to provide procedures for compliance monitoring for the property at 500 East Fremont Street in Monroe, Washington (herein referred to as the Property) (Figure 1).

The "Site," as defined under the Washington State Model Toxics Control Act Cleanup Regulation (MTCA), Chapter 173-340 of the Washington Administrative Code (WAC 173-340), comprises all areas where hazardous substances have come to be located at concentrations exceeding applicable cleanup levels. The Site is identified by the Washington State Department of Ecology (Ecology) as Monroe Auto Salvage located at 526 Simons Road in Monroe, Washington. The Site is enrolled in the Ecology Voluntary Cleanup Program (VCP) as VCP Project No. NW3251.

Between 1997 and 2019, multiple remedial actions were conducted at the Property to protect human health and the environment and facilitate redevelopment of the Property with affordable housing. Approximately 5,765 tons of contaminated soil was excavated to the maximum extent practicable. Following excavation, the Property was developed with five apartment buildings and an asphalt-paved parking lot, which act as an engineered cap.

Preliminary screening levels were established based on the potential exposure pathways and receptors to identify a conservative basis for defining the extent of contamination for each hazardous substance and medium at the Site. Based on the comparison of current data for the Site against the preliminary screening levels, the confirmed media of concern at the Site are soil and groundwater. Surface water and sediments were evaluated; however,

the current Site data demonstrated that the transport pathways are incomplete. Based on the results from the remedial actions conducted at the Property, the constituents of concern (COCs) for the Site are total petroleum hydrocarbons as diesel-range organics (DRO) and as oil-range organics (ORO), cadmium, and lead. Soil and groundwater analytical results following the 2019 cleanup action indicate that contaminated soil and/or groundwater remains in four localized areas on the southwestern portion of the Property (Figure 2). The four localized areas of contaminated soil and/or groundwater are not accessible due to recently constructed buildings and protected environmentally critical areas.

Compliance groundwater monitoring and periodic monitoring and maintenance of the cap will be conducted as part of the cleanup action to ensure that MTCA cleanup levels are maintained at the points of compliance and that the cleanup action protects future users of the Site, the environment, and the integrity of the cleanup action.

The scope of work and methodology for compliance groundwater monitoring and periodic monitoring and maintenance of the cap are described below.

COMPLIANCE GROUNDWATER MONITORING

Localized areas of residual contaminated groundwater are present in two areas. However, data demonstrate that concentrations of DRO and ORO are naturally attenuating following completion of the remedial action in 2019, and dissolved arsenic has been less than the natural background concentration for the Snohomish Basin in all groundwater samples collected following completion of the 2019 remedial action. Compliance groundwater monitoring is necessary to demonstrate the long-term effectiveness of the completed remedial actions. The scope of work and methodology for compliance groundwater monitoring is described below.

MONITORING WELL NETWORK

The compliance groundwater monitoring well network consists of groundwater monitoring wells DP3-MW through DP5-MW as shown on Figure 3.

If any of the monitoring wells are determined to be damaged, the damage will be promptly repaired, and a letter documenting this work will be submitted to Ecology within 30 days of completing the repairs.

If any of the compliance wells must be decommissioned during future Property development or are damaged beyond repair, replacement monitoring wells will be installed, at the same

or similar locations approved by Ecology. Any monitoring well decommissioned at the Property will be decommissioned in accordance with the Minimum Standards for Construction and Maintenance of Wells as established in WAC 173-160. A decommissioning report will be submitted to Ecology within 30 days after completion of decommissioning.

Any new monitoring well will be constructed in accordance with the Minimum Standards for Construction and Maintenance of Wells as established in WAC 173-160. A well installation log will be provided to Ecology within 30 days after construction of the well.

GROUNDWATER MONITORING AND LABORATORY ANALYSIS

Groundwater monitoring events will include measuring and sampling three monitoring wells, DP3-MW through DP5-MW, located on the southwestern portion of the Property (Figure 3). Field personnel will remove the locking well cap from each monitoring well, and groundwater levels will be allowed to equilibrate to atmospheric pressure for at least 30 minutes. The depth to groundwater will be measured in each monitoring well to the nearest 0.01 foot using an electronic water-level measuring device to the top of the well casing. The total depth of each monitoring well will be measured to evaluate siltation of the well-screen interval and to calculate the submerged well-casing volume. Reusable equipment will be decontaminated between uses at each location.

Each monitoring well will be purged at a low-flow rate ranging from 100 to 300 milliliters per minute using a peristaltic or bladder pump and dedicated tubing. Temperature, pH, specific conductance, dissolved oxygen, turbidity, and oxidation-reduction potential will be monitored during purging to determine when stabilization of these parameters occurs. Following stabilization of the parameters, groundwater samples will be collected directly from the low-flow pump outlet. Samples analyzed for dissolved metals will be field-filtered.

Laboratory-prepared sample containers will be filled directly from the pump outlet, with care taken to minimize turbulence and handling of the seal or lid of the container when the samples are placed into the containers. The groundwater samples will be placed on ice in a cooler under standard chain-of-custody protocols and submitted to an Ecology-accredited laboratory for the following analysis:

- Total and dissolved arsenic, cadmium, and lead by U.S. Environmental Protection Agency (EPA) Method 200.8/7470; and
- DRO and ORO by Northwest Method NWTPH-Dx with and without a silica gel cleanup process.

MONITORING FREQUENCY

Groundwater monitoring events will be conducted on an annual basis, beginning immediately after recordation of the environmental covenant. To end the compliance groundwater monitoring, four quarterly compliance groundwater monitoring events are required. Those quarterly events may begin as early as 2024.

REPORTING

A groundwater monitoring report summarizing the groundwater monitoring events will be prepared and submitted to Ecology prior to the first 5-year periodic review. The groundwater monitoring report will include the following:

- Summary of the groundwater monitoring events;
- Figures showing locations of relevant monitoring wells and Site features, groundwater contours, and groundwater analytical results;
- Tables providing analytical results and water level elevations;
- Discussion of the groundwater sample analytical results and comparison to MTCA cleanup levels; and
- Laboratory analytical reports.

NOTIFICATION TO ECOLOGY

Ecology shall be notified within 30 days of receipt of laboratory analytical results indicating that one or more COCs were detected in groundwater at concentrations exceeding applicable MTCA cleanup levels.

PERIODIC MONITORING OF THE CAP

COCs exceeded the preliminary screening levels for the direct contact and/or the protection of terrestrial receptors in multiple areas of the Property following the completed remedial actions. However, the screening level exceedances are either deeper than 6 feet below ground surface or completely covered by the newly constructed apartment buildings and associated paved parking lots (Figure 2).

To ensure the integrity of the completed remedial actions, periodic monitoring of the asphalt-paved parking lot and vegetated areas outside the footprints of the newly constructed buildings will be conducted for the foreseeable future. This section summarizes the periodic monitoring activities.

MONITORING FREQUENCY

Monitoring will be conducted annually for at least 5 years, beginning immediately after recordation of the environmental covenant, until the first 5-year periodic review by Ecology, which is anticipated to be in 2028.

REPORTING

A 5-Year Periodic Monitoring Report will be submitted to Ecology prior to the 5-year periodic review. Following the 5-year periodic review, periodic monitoring will continue annually unless written approval of a reduction in frequency is received from Ecology. Inspections will be conducted by an Operations and Maintenance Professional (O&M Professional) under the direction of the Project Coordinator. The O&M Professional is Suzanne Stumpf of Farallon and the Project Coordinator is Pete Kingston of Farallon.

INSPECTION PROCEDURES

The inspection will consist of a walking survey of the exterior portion of the Property in areas where COCs exceeded the preliminary screening levels for direct contact and/or the protection of terrestrial receptors. The inspection will be documented on the Periodic Monitoring Form (Attachment A). If any of the following features are present, that feature will be noted on the Periodic Monitoring Form and in photographs:

- Cracking or ruts;
- Intersecting cracks;
- Spalling of surface;
- Buckling;
- Vegetation in cracks;
- Erosion damage;
- Excessive or uneven settlement;
- Distressed vegetation; and
- Animal burrowing.

The Periodic Monitoring Form may include sketches and photographs to further document the inspection and will include a summary of repairs recommended and implemented.

If the O&M Professional is of the opinion that the cap is not performing as intended, appropriate repairs will be recommended and documented. Upon approval of the Project Coordinator, repairs will be implemented by personnel and/or subcontractor(s) qualified to make the repairs as determined by the Project Coordinator.

For the asphalt-paved parking lot, areas with numerous intersecting cracks, alligatored areas, or buckling will be regarded as deterioration requiring maintenance. Cracks will be repaired and conform to current Washington State Department of Transportation Standard Specifications 5-03.3. Alligatored areas greater than 100 square feet will be removed and replaced with 3 inches of new asphalt; areas smaller than 100 square feet may be repaired as cracks. Buckling of the asphalt cap with cracks will be regarded as requiring maintenance and that section of asphalt will be removed and replaced.

For the vegetated areas, areas with animal burrowing or distressed vegetation will be evaluated to determine a mitigation plan. Mitigation measures will be implemented to discourage animal burrowing, if necessary.

Inspection observations will be documented on the Periodic Monitoring Form. If a breach in the integrity of the asphalt cap is identified, the Project Coordinator will notify Ecology and promptly initiate repairs.

CLOSING

Farallon appreciates the opportunity to provide environmental consulting services for this project. Please contact Pete Kingston at (425) 295-0800 if you have questions or need additional information.

Sincerely,

Farallon Consulting, L.L.C.

Glenn McKenney
Project Geologist

Pete Kingston, L.G.
Principal Geologist

Attachments: Figure 1, *Property Vicinity Map*
Figure 2, *Property Plan*
Figure 3, *Compliance Monitoring Well Network*
Attachment A, Periodic Monitoring Form

cc: Rebecca Ralston, River's Edge WA LLLP
Alexandra Kleeman, Hillis Clark Martin & Peterson P.S.

GM/PK:mbg

LIMITATIONS

The conclusions contained in this report/assessment are based on professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location. The conclusions contained herein are subject to the following inherent limitations:

- Accuracy of Information. Farallon reviewed certain information used in this report/assessment from sources that were believed to be reliable. Farallon's conclusions, opinions, and recommendations are based in part on such information. Farallon's services did not include verification of its accuracy. Should the information upon which Farallon relied prove to be inaccurate, Farallon may revise its conclusions, opinions, and/or recommendations.
- Reconnaissance and/or Characterization. Farallon performed a reconnaissance and/or characterization of the Site that is the subject of this report/assessment to document current conditions. Farallon focused on areas deemed more likely to exhibit hazardous materials conditions. Contamination may exist in other areas of the Site that were not investigated or were inaccessible. Site activities beyond Farallon's control could change at any time after the completion of this report/assessment.

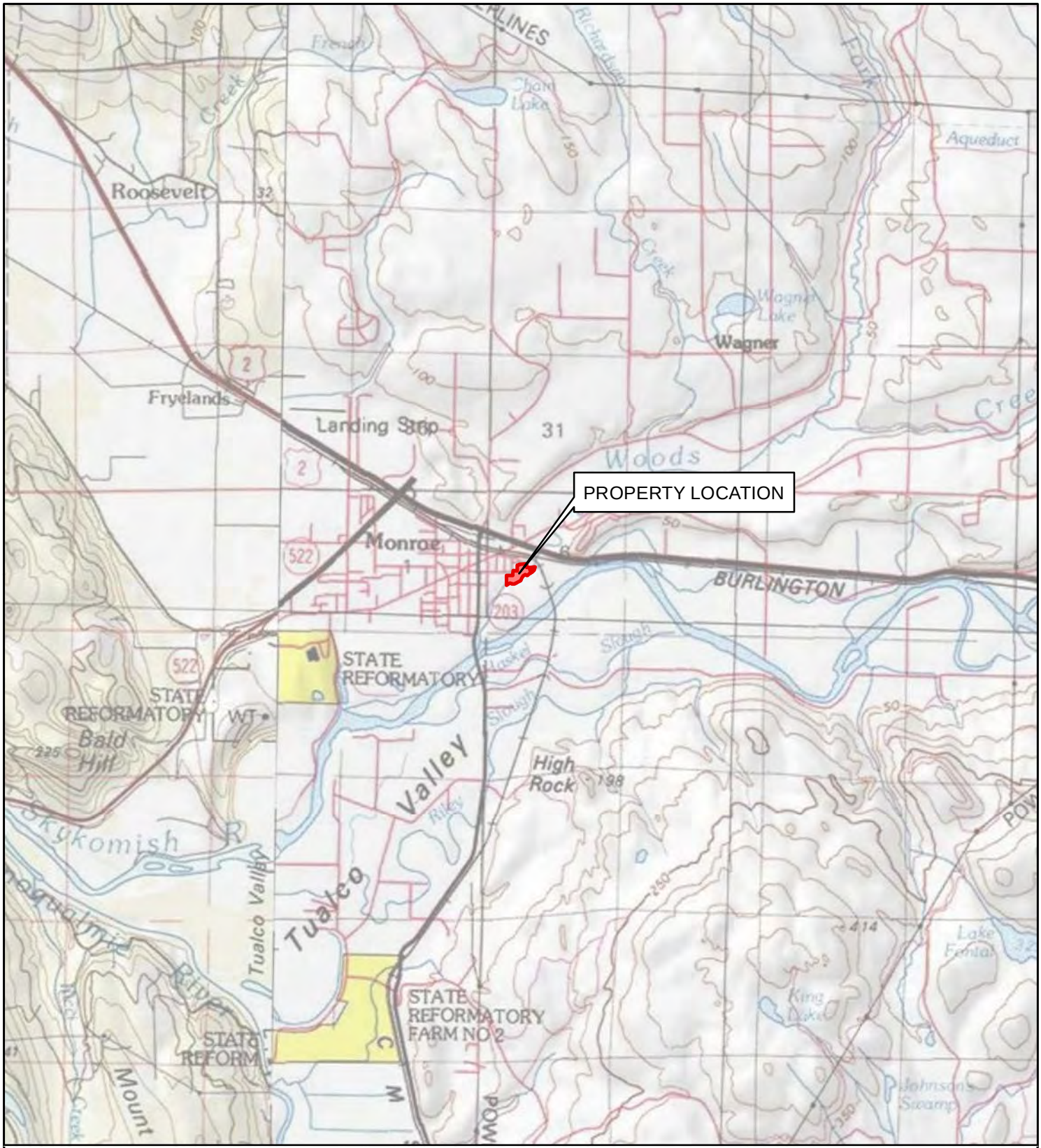
Farallon does not guarantee that the Site is free of hazardous or potentially hazardous substances or conditions, or that latent or undiscovered conditions will not become evident in the future. Farallon's observations, findings, and opinions are as of the date of the report.

This report/assessment has been prepared in accordance with the contract for services between Farallon and River's Edge WA LLLP. No other warranties, representations, or certifications are made.

FIGURES

COMPLIANCE MONITORING PLAN
Monroe Auto Salvage
500 East Fremont Street
Monroe, Washington

Farallon PN: 2747-001



REFERENCE: 7.5 MINUTE USGS QUADRANGLE MONROE, WASHINGTON, DATED 2013

0 5,000
SCALE IN FEET

N

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Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

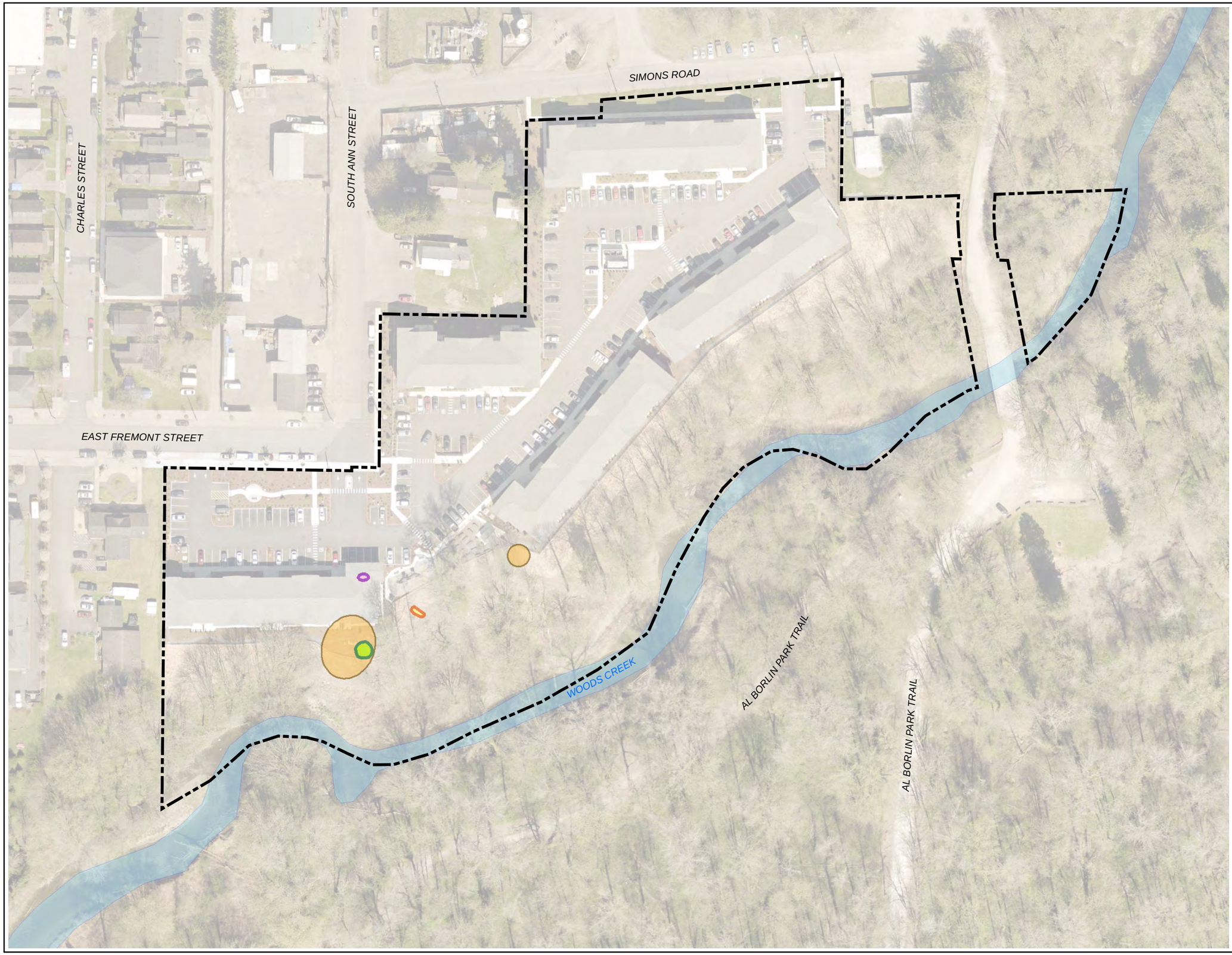
California
Oakland | Irvine

FIGURE 1

PROPERTY VICINITY MAP
500 EAST FREMONT STREET
MONROE, WASHINGTON

FARALLON PN: 2747-001

Drawn By: lmurock Checked By: GM Date: 7/19/2023 Disc Reference:
Path: Q:\Projects\2747 River's Edge WA LLLP\001 Former Monroe Auto Wrecking\Mapfiles\003\Figure-01_VicinityMap.mxd



LEGEND

- ESTIMATED EXTENT OF CADMIUM AND LEAD-IMPACTED SOIL
- ESTIMATED EXTENT OF LEAD-IMPACTED SOIL
- ESTIMATED EXTENT OF TPH-IMPACTED SOIL
- ESTIMATED EXTENT OF ORO-IMPACTED GROUNDWATER
- PROPERTY BOUNDARY

N

0 100

SCALE IN FEET

FIGURE 2

PROPERTY PLAN
500 EAST FREMONT STREET
MONROE, WASHINGTON

FARALLON PN: 2747-001

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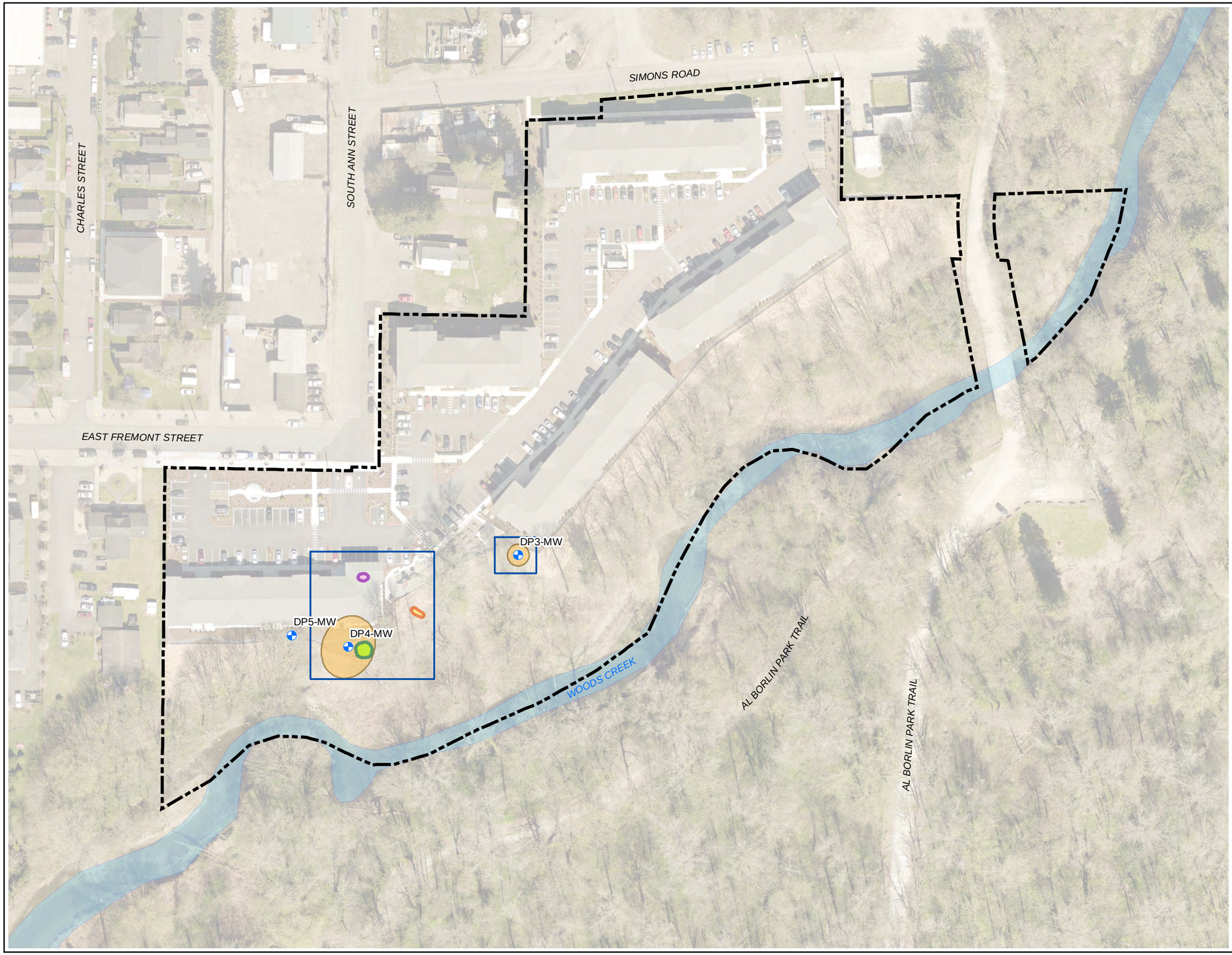
Oregon
Portland | Baker City

California
Oakland | Irvine

Drawn By: aguse Checked By: GM Date: 7/26/2023

Q:\Projects\2747 River's Edge WA LLLP\001 Former Monroe Auto Wrecking\Mapfiles\003\Figure-02_PropertyPlan.mxd



LEGEND

- COMPLIANCE MONITORING WELL (LANDAU, 2019)
- CAP INSPECTION AREA
- ESTIMATED EXTENT OF CADMIUM AND LEAD-IMPACTED SOIL
- ESTIMATED EXTENT OF LEAD-IMPACTED SOIL
- ESTIMATED EXTENT OF TPH-IMPACTED SOIL
- ESTIMATED EXTENT OF ORO-IMPACTED GROUNDWATER
- PROPERTY BOUNDARY

N

0 100

SCALE IN FEET

FIGURE 3

COMPLIANCE MONITORING WELL NETWORK
500 EAST FREMONT STREET
MONROE, WASHINGTON

FARALLON PN: 2747-001

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Drawn By: jjones Checked By: GM Date: 11/20/2023

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ATTACHMENT A
PERIODIC MONITORING FORM

COMPLIANCE MONITORING PLAN
Monroe Auto Salvage
500 East Fremont Street
Monroe, Washington

Farallon PN: 2747-001

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PERIODIC MONITORING FORM

Preparer's Name: _____ Date/Time Prepared: _____

Site Name: _____ Farallon PN: _____

Site Information

Tenant/Facility Manager: _____ Interviewed: ☐ Yes ☐ No

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone No.: _____ Email: _____

Current Land Use (Check appropriate boxes)

☒ Residential ☐ Commercial (office) ☐ Commercial (warehouse) ☐ Strip Mall ☐ Industrial

☐ Other, Describe: _____

Cap Material (Check all appropriate boxes that apply)

☐ Earthen/Soil ☐ Asphalt ☐ Concrete ☐ Other, Describe: _____

Inspection Scope:

To ensure the integrity of the completed remedial actions, periodic monitoring of the asphalt-paved parking lot and vegetated areas outside the footprints of the newly constructed buildings will be conducted for the foreseeable future. The inspection will consist of a walking survey of the exterior portion of the Property in areas where COCs exceeded the preliminary screening levels for direct contact and/or the protection of terrestrial receptors.

Visual Inspection

Using the attached checklist, inspect the paved parking lot and vegetated areas outside the footprints of the newly constructed buildings. Summarize the results of the visual inspection below:

_____

_____

_____

_____

Site Inspection Sketch

In the area below, provide an appropriate sketch(s) indicating areas inspected and locations of problem areas with recommended repairs. Include additional pages and photographs of areas as appropriate.

General Comments

Provide any other information that may be of importance in understanding the recommendations for annual cap maintenance activities for the Site.

VISUAL INSPECTION CHECKLIST

ASPHALTIC OR CONCRETE CAPPED AREAS

Open cracks and/or ruts	None _____	Repair Needed _____
Differential settlement	None _____	Repair Needed _____
Spalling of surface	None _____	Repair Needed _____
Buckling	None _____	Repair Needed _____
Vegetation in cracks	None _____	Repair Needed _____

VEGETATED AREAS

Erosion damage	None _____	Repair Needed _____
Excessive or uneven settlement	None _____	Repair Needed _____
Distressed vegetation	None _____	Repair Needed _____
Animal burrowing	None _____	Repair Needed _____

Recommended Repair Type/Location: