

Phase II Environmental Site Assessment

Conducted on:
Yesler Way Property
101 – 27th Avenue South
Seattle, Washington 98144-2405

Prepared for:
Mr. Willie London
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SCOTT I ROSE

AEG Project #: 19-178
Date of Report: September 16, 2019

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1.0 INTRODUCTION

Associated Environmental Group, LLC (AEG) has completed a Phase II Environmental Site Assessment (Phase II) for the Yesler Way Property located at 101 – 27th Avenue South in Seattle, King County, Washington (Site). This Phase II investigation was performed in accordance with Washington Administrative Code (WAC) 173-340 – Model Toxics Control Act (MTCA) to investigate whether constituents of concern (COCs) are present in soil or groundwater due to the historical operation of a gasoline service station from 1948 to 1969, and determine whether any underground storage tanks (USTs) may still be present.

1.1 Site and Vicinity Area Background

The Site is located at 101 and 107 – 27th Avenue, northwest of the intersection of 27th Avenue and Yesler Way, in Seattle, Washington, approximately 1.3 miles east of downtown Seattle, Washington, as shown in Figure 1, *Vicinity Map*. Figure 2, *Site Map*, depicts a plan view/layout of the Site. The Site consists of two rectangular-shaped tax parcels (King County Parcel Nos. 0007600071 and 0007600072) that cover a total of 0.28 acres of land in Township 24N/Range 4E/Section 4. According to the USGS Topographic Map of the Seattle North, Washington Quadrangle, the Site is located at an approximate elevation of 296 to 299 feet above mean sea level, with the highest elevations on the north portion of the Site.

The Site is currently occupied by two 1997-vintage, three-story buildings. The building at 101 27th Avenue includes 5,919 square feet of space, and the building at 107 27th Avenue includes 6,130 square feet of space. The wood-framed structures are heated by natural gas. Additional improvements include an asphalt-paved parking area on the western portion of the Site. Photographs taken during the Site reconnaissance are included in Appendix A.

Potable water and sewer service are provided to the Site by Seattle Public Utilities. Puget Sound Energy provides natural gas, and Seattle City Light provides electricity to the building. Solid waste disposal and recycling services are provided by Cleanscapes. No evidence of potable or process water supply wells on the Site was found.

According to King County tax assessor records, the Site is zoned Low Rise Residential (LR2), which is used for multi-family residential purposes. The buildings are currently occupied by residential tenants.

1.2 Previous Environmental Activities

A gasoline service station formerly operated on the Site from 1948 through at least 1969. According to historical tax assessor records, the gasoline service station included three 3,000-gallon USTs and a hydraulic hoist. No records documenting removal of USTs were found.

1.3 Site Geology and Hydrogeology

The Site is located in the region of the Puget Lowlands, an elongated topographic and structural depression filled with complex sequences of glacial and non-glacial sediments that overlie bedrock. Continental ice sheets up to 3,000 feet thick covered portions of the Puget Lowland several times during the Quaternary period. Retreating ice carved new landscapes, rechanneled rivers, drained or formed lakes, and deposited glacial drift including till and outwash. The geology is variable within one-half mile of the Site. According to the DNR Northwest Geologic Quadrant, the Site and surrounding properties are underlain by Vashon till. These deposits consist of a dense mixture of silt, sand, gravel, and clay, which typically are characterized by relatively low vertical hydraulic conductivity.

Both the King County iMap application and the USGS Topographic Map of the Seattle North, Washington Quadrangle, published in 2014, depict the topography in the vicinity of the Site as sloping downward to the south. The topographic map depicts the closest surface water body as Lake Washington, which is located approximately 0.6 miles to the east. Based solely upon inference from local topography, drainage patterns, and surface water flow, it appears that shallow-seated groundwater in the vicinity of the Site flows in a general southerly direction. Groundwater was encountered at the Site at depths ranging from 14 to 16 feet below ground surface (bgs).

2.0 OBJECTIVES AND SCOPE OF WORK

The primary objective of this Phase II was to investigate whether COCs are present in soil or groundwater due to the historical operation of a gasoline service station from 1948 to 1969, and determine whether any USTs may still be present. Five borings were advanced around the current building and in areas where the ground penetrating radar (GPR) detected anomalies.

Specific tasks performed included:

- Providing oversight of a GPR survey on Site.
- Providing oversight during the advancement of five soil borings using a direct-push drilling rig up to 25 feet bgs. Soil samples were collected at 5-foot intervals, at evidence of impairment, and at important geologic contacts as encountered during advancement.
- Continuously logging the subsurface media during the investigation, to observe and document soil lithology, color, moisture content, photoionization detector (PID) readings and sensory evidence of impairment.
- Collecting soil and groundwater samples for laboratory analyses at various depths, based on the field observations.
- Containing investigation-derived wastes, including soil cuttings and decontamination wash fluids, in a 55-gallon steel drum, and storing the drum on Site awaiting the results of laboratory analyses.
- Transporting and submitting soil samples to Libby Environmental, Inc. laboratory, a Washington State certified analytical laboratory, for analyses.
- Evaluating laboratory analytical results and comparing data to MTCA Method A cleanup levels for soil and groundwater.
- Preparing this report presenting final documentation of the field activities and methodologies, and summarizing the analytical results, conclusions, and recommendations.

3.0 FIELD METHODOLOGY

3.1 Soil Borings

On August 15, 2019, AEG supervised the advancement of soil borings B-1 through B-5 at the Site via a limited-access Geoprobe® direct-push drilling rig operated by subcontractor Cascade Drilling, LP out of Woodinville, Washington. The borings were advanced around the current building and in areas where the GPR survey detected anomalies (Figure 2, *Site Map*). The target depth for the borings was 20 feet bgs to evaluate the subsurface conditions; however, one of the borings was advanced to 25 feet bgs to ensure proper characterization. Samples of soil were collected during drilling for field screening and laboratory analyses. Groundwater was encountered in all borings. Boring logs and laboratory analytical results are provided in Appendix B, Supporting Documents, *Boring Logs, Laboratory Datasheets*.

3.2 Soil Sampling Procedures

Soil sampling methods for this work followed the protocols established by The Washington State Department of Ecology (Ecology) and the U.S. Environmental Protection Agency (EPA). To minimize VOC losses, soil sampling and field preservation methods for VOCs followed methods set forth by EPA's Method 5035A and Ecology's guidance, "*Collecting and Preparing Soil Samples for VOC Analysis*". Soil samples were collected from the soil borings via continuous soil cores in an acetate sleeve inside the drilling rod's core barrel. Soils were observed to document soil lithology, color, moisture content, and sensory evidence of contamination.

Soil samples were selected for laboratory analysis based on field observations and PID readings. Soil samples were collected and placed into laboratory provided 40-milliliter (ml) glass vials and 4-ounce jars for the analyses of constituents of concern. The soil samples were transported to the Libby Environmental laboratory in Olympia, Washington, for analyses following industry standard chain-of-custody procedures.

3.3 Groundwater Sampling Procedures

AEG sampled the groundwater from borings B-1 and B-2 using a temporary well screen. Groundwater was not encountered in any of the other borings. The temporary well screen was placed at the interval below the vadose zone where groundwater was encountered during drilling activities. Dedicated polyethylene tubing was inserted into the retractable screen and groundwater purged via the EPA-approved low-flow purge technique. A peristaltic pump was used to purge the well until the discharge was relatively free of sediment. Groundwater samples were collected in laboratory-provided 40-ml volatile organic analysis (VOA) vials. Upon collection, the samples were placed in a chilled cooler for transport to the Libby Environmental laboratory in Olympia, Washington, for analyses following industry standard chain-of-custody procedures.

3.4 Laboratory Analyses

Soil and groundwater samples were analyzed for the following analyses:

- Gasoline-range TPH and BTEX (benzene, toluene, ethylbenzene, and xylene) compounds by Methods NWTPH-Gx/8260C.
- Diesel- and oil-range TPH by Method NWTPH-Dx-Ext.

3.5 Quality Controls

To ensure that quality information was obtained at the Site:

- All samples were collected in general accordance with industry protocols for the collection, documentation, and handling of environmental samples.
- Descriptions of soil sampling depths were carefully logged in the field. The driller and geologist confirmed sample depths as soil samples were collected.
- Nitrile gloves were worn when handling all sampling containers and sampling devices. Clean gloves were used at each soil boring to prevent cross contamination.
- The sampling equipment was scrubbed with Alconox detergent and rinsed with water prior to each sample extracted.
- Soil samples were tightly packed into laboratory-provided dedicated sampling containers to eliminate sample headspace.
- Upon sampling, all soil and groundwater samples were immediately placed into chilled ice chests, and transported for analysis under a chain-of-custody protocol to the Libby Environmental analytical laboratory in Olympia, Washington.

The analytical laboratory provided project quality assurance/quality control (QA/QC), including:

- Surrogate recoveries for each sample.
- Method blank results.
- Duplicate analysis.
- Laboratory control samples.

All analytical laboratory QA/QC results were within required limits. Analytical Laboratory results are provided in Appendix B, Supporting Documents, *Laboratory Datasheets*.

3.6 Investigation-Derived Waste

Investigation-derived waste for this project consisted of soil cuttings from the subsurface exploration activities and decontamination water from decontamination of the drilling core barrel and associated equipment. These wastes were placed in U.S. Department of Transportation (DOT) approved 55-gallon drums. The drums were appropriately labelled, and stored at the Site for subsequent characterization and disposal.

4.0 ANALYTICAL RESULTS

All analytical results obtained from soil and groundwater samples were compared to MTCA Method A cleanup levels. Copies of the laboratory analytical results are provided in Appendix B, Supporting Documents, *Laboratory Datasheets*.

4.1 Soil Results

Analytical results of soil samples indicated the presence of COCs above MTCA Method A cleanup levels in boring B-3, and include the following:

- Sample B3-5 (collected at a depth of 5 feet bgs) detected gasoline-range TPH at 833 milligrams per kilogram (mg/kg), benzene at 0.22 mg/kg, xylenes at 9.34 mg/kg, diesel at 16,000 mg/kg, and heavy oil at 84,800 mg/kg.

Boring B-3 was located along the southern portion of the Site where the GPR detected an anomaly and in the area of the old fueling island. Analytical results from all other soil samples were either non-detect or below MTCA cleanup levels, including soil samples collected above and below the B3-5 sample at 3 and 8 feet, respectively. Table 1, *Summary of Soil Analytical Results*, presents the soil analytical results as compared to MTCA Method A soil cleanup levels.

4.2 Groundwater Results

Analytical results of the groundwater samples detected no COCs above laboratory detection limits in borings B-1 and B-2. Table 2, *Summary of Groundwater Analytical Results*, presents the groundwater analytical results as compared to MTCA Method A cleanup levels.

5.0 CONCLUSIONS AND RECOMENDATIONS

The conclusions and recommendations derived during the subsurface assessment activities at the Site are as follows:

5.1 *Conclusions*

- Five soil borings were advanced at the Site up to 25 feet bgs around the current building and in areas where the GPR survey detected anomalies. Analytical results of soil samples indicated the presence of gasoline-, diesel-, and oil-range TPH, benzene, and xylenes above MTCA cleanup levels in boring B-3. All other sample results were either non-detect or below MTCA cleanup levels.
- Groundwater was encountered in two of the five borings at a depth of 16 feet bgs. Analytical results of groundwater samples indicated no presence of COCs above laboratory detection limits.
- The soil impacts are not defined laterally and appear to be in the area of the former fuel island.

5.2 *Recommendations*

AEG recommends the following;

- Conduct a Tier II Vapor Assessment per Ecology guidance as the petroleum-contaminated soil (PCS) is less than 30 feet laterally from the boundary of the building.
- Define the lateral extent of the PCS and determine if the anomalies detected by the GPR survey are in fact related to the historical use of the Site.
- Enroll the Site into the Washington State Pollution Liability Insurance Agency (PLIA) Petroleum Technical Assistance Program (PTAP) for review in consideration of a No Further Action (NFA) determination for the Site.

6.0 LIMITATIONS

This report summarizes the findings of the services authorized under our agreement with Mr. Willie London. It has been prepared using generally accepted professional practices, related to the nature of the work accomplished. This report was prepared for the exclusive use of Mr. Willie London and his designated representatives, for the specific application to the project purpose.

Recommendations, opinions, Site history, and proposed actions contained in this report apply to conditions and information available at the time this report was completed. Since conditions and regulations beyond our control can change at any time after completion of this report, or our proposed work, we are not responsible for any impacts of any changes in conditions, standards, practices, and/or regulations subsequent to our performance of services. We cannot warrant or validate the accuracy of information supplied by others, in whole or part.

7.0 REFERENCES

American Society for Testing and Materials (ASTM) Standard E 1903-97. *Standard Guide Environmental Site Assessments: Phase II Environmental Site Assessment Process*.

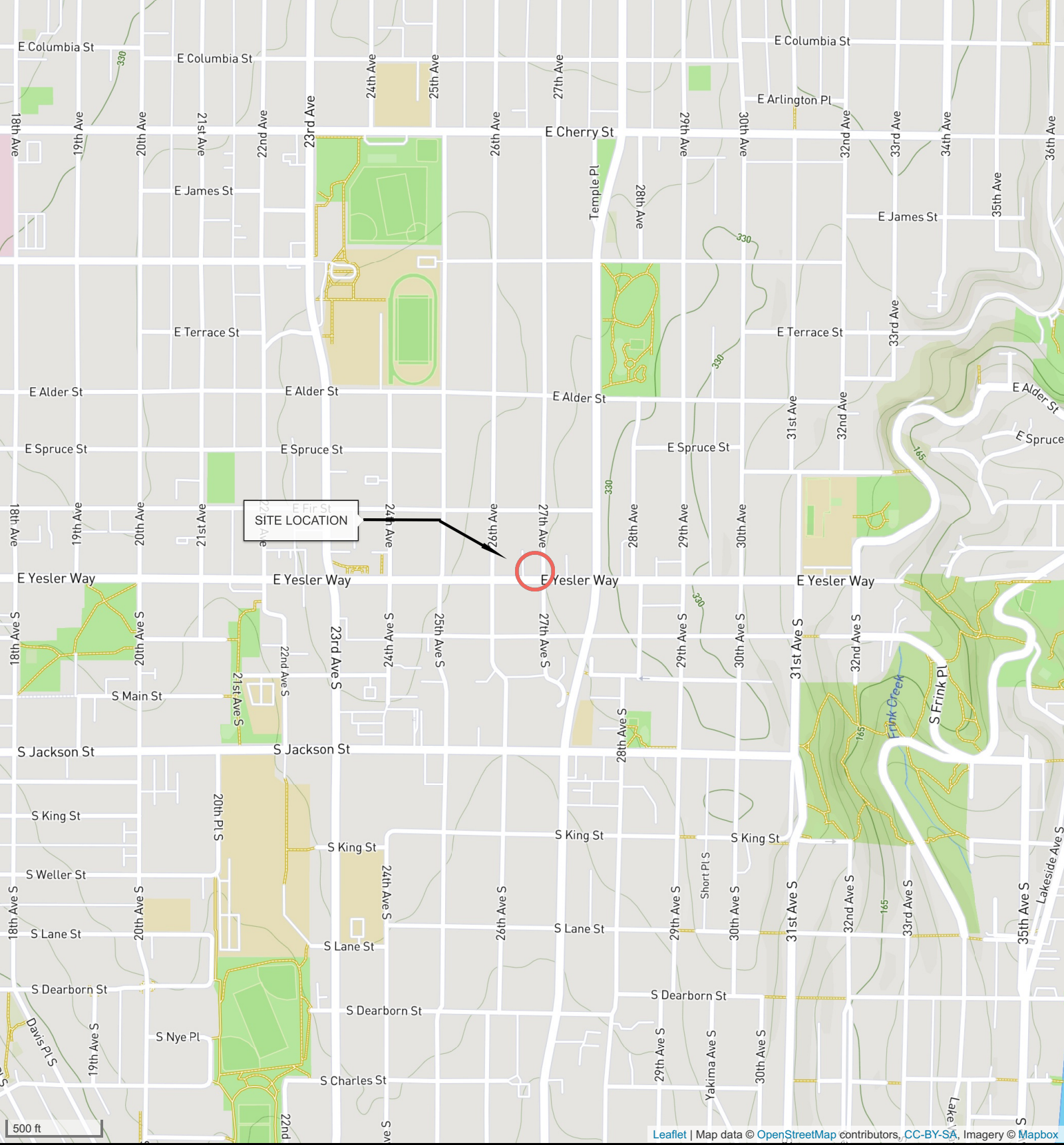
Sound Earth Strategies. 2018. *Phase I ESA 27th Avenue Properties*. December 21, 2018.

Walsh, T. J. 2003. *Geologic map Northwest quadrangle, Washington*. Washington State Department of Natural Resources.

Washington State Department of Ecology. 2004. *Collecting and Preparing Soil Samples for VOC Analysis*, Implementation Memorandum #5.

Washington State Department of Ecology. 2007. *Model Toxic Control Act Statute and Regulation – Chapter 173-340 WAC*, Publication number 94-06 (Revised November 2007).

FIGURES



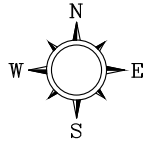
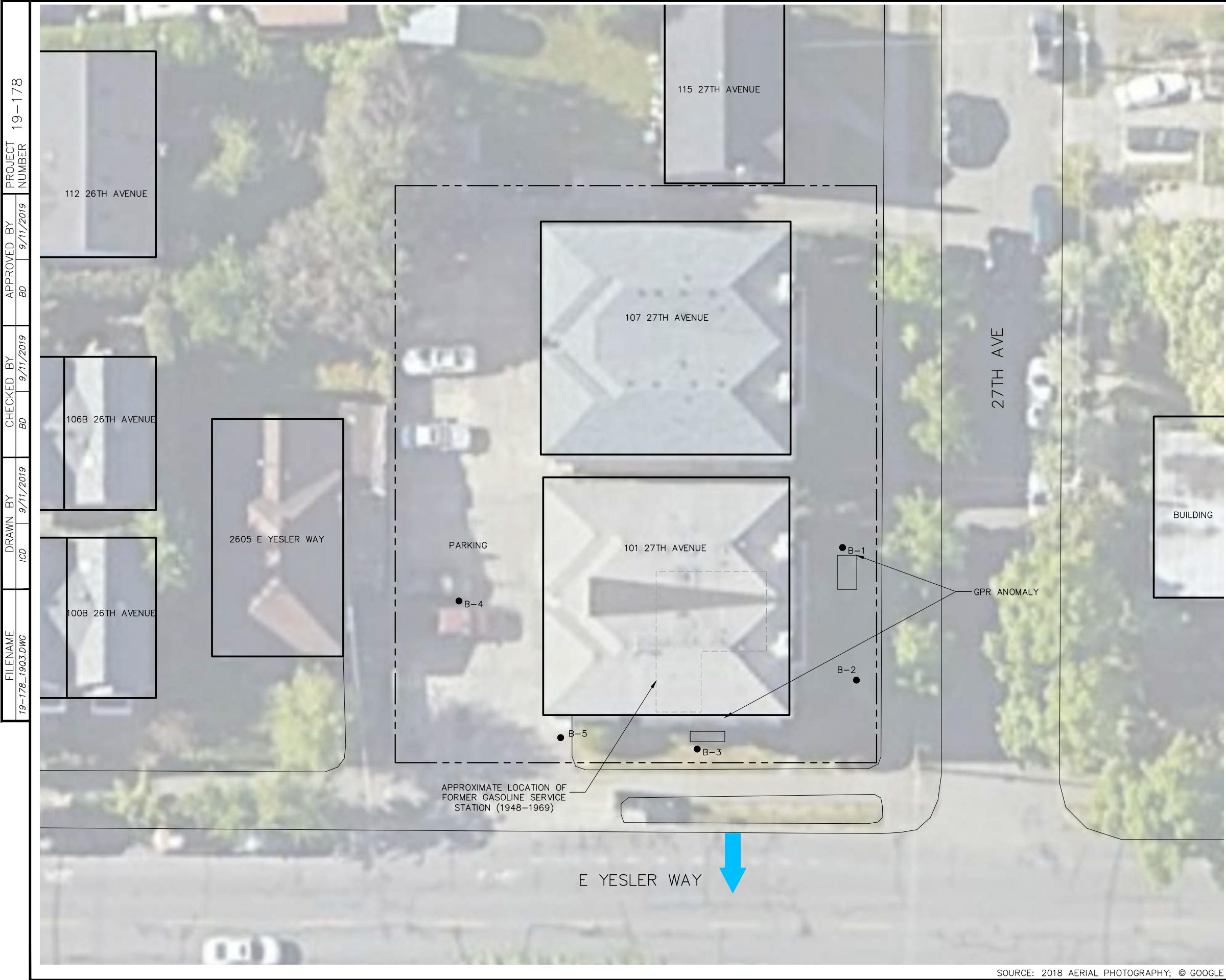
Latitude: 47.601810
Longitude: -122.298110

Associated
Environmental
Group, LLC

AEG-CLIENTS
19-178

FIGURE 1
Vicinity Map
Yesler Way Property

101 27th Ave S
Seattle, WA, Washington



LEGEND

B-1 ● APPROXIMATE SOIL BORING LOCATION

 APPROXIMATE GROUNDWATER FLOW DIRECTION

- NOTES**
1. THE LOCATIONS OF ALL FEATURES SHOWN ARE APPROXIMATE
 2. THIS DRAWING IS FOR INFORMATION PURPOSES. IT INTENDED TO ASSIST IN SHOWING FEATURES DISCUSSED IN AN ATTACHED DOCUMENT.

REFERENCE

DRAWING CREATED FROM AERIAL PHOTOGRAPH AND NOTES PROVIDED BY AEG, LLC.

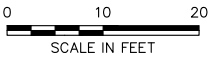


FIGURE 2
SITE MAP

YESLER WAY PROPERTY
101 27TH AVENUE
SEATTLE, WASHINGTON

TABLES

Table 1 - Summary of Soil Analytical Results

Yesler Property
Seattle, WA

Sample Number	Depth Collected (feet)	Date Collected	Gasoline	Diesel	Heavy Oil	Volatile Organic Compounds			
						Benzene	Toluene	Ethyl-benzene	Xylenes
B1-15	15.0	8/15/2019	<10	<50	<250	<0.02	<0.10	<0.05	<0.15
B2-15	15.0	8/15/2019	<10	130	350	<0.02	<0.10	<0.05	<0.15
B3-3	3.0	8/15/2019	<10	<50	1,190	<0.02	<0.10	<0.05	<0.15
B3-5	5.0	8/15/2019	833	16,000	84,800	0.22	0.16	3.15	9.34
B3-8	8.0	8/15/2019	<10	<50	<250	<0.02	<0.10	<0.05	<0.15
B4-10	10.0	8/15/2019	<10	<50	<250	<0.02	<0.10	<0.05	<0.15
B5-15	15.0	8/15/2019	<10	<50	<250	<0.02	<0.10	<0.05	<0.15
PQL			10	50	250	0.02	0.10	0.05	0.15
MTCA Method A Cleanup Levels			30*	2,000	2,000	0.03	7	6	9

Notes:

All values reported in milligrams per kilogram (mg/kg)

-- = Not analyzed for constituent

< = Not detected at the listed laboratory detection limits

PQL = Practical Quantification Limit (laboratory detection limit)

Red Bold indicates the detected concentration exceeds Ecology MTCA Method A cleanup level

Bold indicates the detected concentration is below Ecology MTCA Method A cleanup levels

* TPH-Gasoline Cleanup Level with the presence of Benzene anywhere at the Site

Table 2 - Summary of Groundwater Analytical Results

Yesler Way
Seattle, WA

Sample Number	Date Collected	Total Petroleum Hydrocarbons			Volatile Organic Compounds			
		Gasoline	Diesel	Heavy Oil	Benzene	Toluene	Ethyl-benzene	Xylenes
B1-W	7/26/2019	<100	<200	<400	<1.0	<1.0	<1.0	<2.0
B2-W	7/26/2019	<100	<200	<400	<1.0	<1.0	<1.0	<2.0
PQL		100	200	400	1.0	1.0	1.0	2.0
MTCA Method A Cleanup Levels		800*	500	500	5.0	1,000	700	1,000

Notes:

All values reported in micrograms per liter (µg/L)

-- = Not analyzed for constituent

< = Not detected at the listed laboratory detection limits

PQL = Practical Quantification Limit (laboratory detection limit)

Red Bold indicates the detected concentration exceeds Ecology MTCA Method A cleanup level

Bold indicates the detected concentration is below Ecology MTCA Method A cleanup levels

* TPH-Gasoline Cleanup Level with the presence of Benzene anywhere at the Site

APPENDIX A

Site Photographs

SITE PHOTOGRAPHIC RECORD

Project No.: 19-178

Project Name: Yesler Way Property

	
Photo #1:	Photo #2:
	
Photo #3:	Photo #4:

APPENDIX B

Supporting Documents

Boring Logs

Laboratory Datasheets

PROJECT:	Yesler Way Property	JOB #	19-178	BORING #	B-1	PAGE 1 OF 1
Location:	101 27th Ave S, Seattle, WA		Approximate Elevation:			
Subcontractor / Driller:	Cascade/Tim		Equipment / Drilling Method: Direct Push/Geoprobe Truck Mount			
Date:	August 15, 2019		Logged By:	B. Dilba		

Boring Depth (feet)	Soil Description	Unified Soil Symbol	Sample Depth	Sample Recovery	Sample Number	Time	Blows/Foot	PID Reading	Sheen	Observations
	Topsoil underlain by;									
									0	
	at 4.0 feet; brown, loose, dry, SAND; fine grain sand									
5					B1-5	9:00			0	
	at 6.0 feet; gray, moist, stiff, sandy silt; fine grain sand.								0	
									0	
10					B1-10	9:10			0	
									0	
	at 13.0 feet; very dense								0	
15					B1-15	9:34			0	
									0	
	at 16.0 feet; light brown, wet. dense, sand; fine grain sand									
					B1-18				0	
20	at 20.0 feet; gray, dry, very dense, till					9:48			0	
			21							
			22							
			23							
			24							
25			25							

Explanation



Sample Advance / Recovery



No Recovery



Contact located approximately



ATD

Groundwater level at time of drilling
or date of measurement

PROJECT:	Yesler Way Property	JOB #	19-178	BORING #	B-2	PAGE 1 OF 1
Location:	101 27th Ave S, Seattle, WA		Approximate Elevation:			
Subcontractor / Driller:	Cascade/Tim		Equipment / Drilling Method: Direct Push/Geoprobe Truck Mount			
Date:	August 15, 2019		Logged By:	B. Dilba		

Boring Depth (feet)	Soil Description	Unified Soil Symbol	Sample Depth	Sample Recovery	Sample Number	Time	Blows/Foot	PID Reading	Sheen	Observations
	Topsoil underlain by;					10:25		0		
								0		
	at 4.0 feet; brown, loose, dry, SAND; fine grain sand							0		
5					B2-5	10:28				
								0		
	at 6.0 feet; gray, moist, stiff, sandy silt; fine grain sand.							0		
10					B2-10	10:39		0		
	at 13.0 feet; very dense							0		
15					B2-15	10:50		0		
	at 16.0 feet; light brown, wet. dense, sand; fine grain sand							0		
					B2-18					
20	at 20.0 feet; gray, dry, very dense, till					10:57		0		
			21							
			22							
			23							
			24							
25			25							

Explanation



Sample Advance / Recovery



No Recovery



Contact located approximately



ATD

Groundwater level at time of drilling
or date of measurement

PROJECT:	Yesler Way Property	JOB #	19-178	BORING #	B-2	PAGE 1 OF 1
Location:	101 27th Ave S, Seattle, WA					Approximate Elevation:
Subcontractor / Driller:	Cascade/Tim					Equipment / Drilling Method: Direct Push/Geoprobe Truck Mount
Date:	August 15, 2019					Logged By: B. Dilba

Boring Depth (feet)	Soil Description	Unified Soil Symbol	Sample Depth	Sample Recovery	Sample Number	Time	Blows/Feet	PID Reading	Sheen	Observations
	Topsoil underlain by;					11:23				
					B2-3					
	at 4.0 feet; bLACK, loose, dry, SAND; fine grain sand									
5					B2-5	11:37		233		YES
	at 6.0 feet; gray, moist, stiff, sandy silt; fien grain sand.									
					B2-8					
10						11:41				
15										
20										
25										

Explanation



Sample Advance / Recovery



No Recovery



Contact located approximately



ATD

Groundwater level at time of drilling
or date of measurement

PROJECT:	Yesler Way Property	JOB #	19-178	BORING #	B-4	PAGE 1 OF 1
Location:	101 27th Ave S, Seattle, WA		Approximate Elevation:			
Subcontractor / Driller:	Cascade/Tim		Equipment / Drilling Method: Direct Push/Geoprobe Truck Mount			
Date:	August 15, 2019		Logged By:	B. Dilba		

Boring Depth (feet)	Soil Description	Unified Soil Symbol	Sample Depth	Sample Recovery	Sample Number	Time	Blows/Foot	PID Reading	Sheen	Observations
	3" of concrete underlain by;					12:50				
								0		
	at 4.0 feet; brown, loose, dry, SAND; fine grain sand							0		
5					B4-5	12:57		0		
	at 6.0 feet; gray, moist, stiff, sandy silt; fine grain sand.							0		
								0		
10					B4-10	13:03		0		
								0		
	at 13.0 feet; very dense									
								0		
15					B4-15	13:15		0.0		
	at 16.0 feet; light brown, dry, dense, sand; fine grain sand							0		
20								0		
	at 20.0 feet; gray, dry, very dense, till									
25										

Explanation



Sample Advance / Recovery



No Recovery



Contact located approximately



ATD

Groundwater level at time of drilling
or date of measurement

PROJECT:	Yesler Way Property	JOB #	19-178	BORING #	B-5	PAGE 1 OF 1
Location:	101 27th Ave S, Seattle, WA					Approximate Elevation:
Subcontractor / Driller:	Cascade/Tim					Equipment / Drilling Method: Direct Push/Geoprobe Truck Mount
Date:	August 15, 2019					Logged By: B. Dilba

Boring Depth (feet)	Soil Description	Unified Soil Symbol	Sample Depth	Sample Recovery	Sample Number	Time	Blows/Foot	PID Reading	Sheen	Observations
	3" of concrete underlain by;									
								0		
	at 4.0 feet; brown, loose, dry, SAND; fine grain sand									
5					B5-5	13:42		0		
	at 6.0 feet; gray, moist, stiff, sandy silt; fine grain sand.							0		
								0		
10					B5-10	13:45		0.5		
	at 12.0 feet; gray, medium dense, dry, sand; fine grain sand							0.7		odor from 12 to 15'
15					B5-15	13:50		0.7		
	at 16.0 feet; light brown, dry, dense, sand; fine grain sand				B5-18					
20						14:04				
	at 20.0 feet; gray, dry, very dense, till									
25										

Explanation



Sample Advance / Recovery



No Recovery



Contact located approximately



ATD

Groundwater level at time of drilling
or date of measurement



Libby Environmental, Inc.

3322 South Bay Road NE • Olympia, WA 98506-2957

August 21, 2019

Becky Dilba
Associated Environmental Group, LLC
605 11th Avenue SE, Suite 201
Olympia, WA 98501

Dear Ms. Dilba:

Please find enclosed the analytical data report for the Yesler Property Project located in Seattle, Washington.

The results of the analyses are summarized in the attached tables. Applicable detection limits and QA/QC data are included. The sample(s) will be disposed of in 30 days unless we are contacted to arrange long term storage.

Libby Environmental, Inc. appreciates the opportunity to have provided analytical services for this project. If you have any further questions about the data report, please give me a call. It was a pleasure working with you on this project, and we are looking forward to the next opportunity to work together.

Sincerely,

Sherry L. Chilcutt
Senior Chemist
Libby Environmental, Inc.

Libby Environmental, Inc.

YESLER PROPERTY PROJECT
AEG, LLC
Seattle, Washington
Libby Project # L190816-2
Client Project # 19-178

3322 South Bay Road NE
Olympia, WA 98506
Phone: (360) 352-2110
FAX: (360) 352-4154
Email: libbyenv@gmail.com

Analyses of Gasoline (NWTPH-Gx) & BTEX (EPA Method 8260D) in Soil

Sample Description		Method Blank	B1-15	B1-15 Dup	B2-15	B3-5	B4-10
Date Sampled		N/A	8/15/19	8/15/19	8/15/19	8/15/19	8/15/19
Date Analyzed	PQL (mg/kg)	8/16/19 (mg/kg)	8/16/19 (mg/kg)	8/16/19 (mg/kg)	8/16/19 (mg/kg)	8/16/19 (mg/kg)	8/16/19 (mg/kg)
Benzene	0.02	nd	nd	nd	nd	0.22	nd
Toluene	0.10	nd	nd	nd	nd	0.16	nd
Ethylbenzene	0.05	nd	nd	nd	nd	3.15	nd
Total Xylenes	0.15	nd	nd	nd	nd	9.34	nd
Gasoline	10	nd	nd	nd	nd	833	nd
Surrogate Recovery							
Dibromofluoromethane		109	111	115	106	106	106
1,2-Dichloroethane-d4		111	118	124	112	115	112
Toluene-d8		80	82	83	81	78	82
4-Bromofluorobenzene		90	100	100	98	133	99

"nd" Indicates not detected at listed detection limit.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 65% TO 135%

ANALYSES PERFORMED BY: Sherry Chilcutt

Libby Environmental, Inc.

YESLER PROPERTY PROJECT
AEG, LLC
Seattle, Washington
Libby Project # L190816-2
Client Project # 19-178

3322 South Bay Road NE
Olympia, WA 98506
Phone: (360) 352-2110
FAX: (360) 352-4154
Email: libbyenv@gmail.com

Analyses of Gasoline (NWTPH-Gx) & BTEX (EPA Method 8260D) in Soil

Sample Description		B5-15
Date Sampled		8/15/19
Date Analyzed	PQL	8/16/19
	(mg/kg)	(mg/kg)
Benzene	0.02	nd
Toluene	0.10	nd
Ethylbenzene	0.05	nd
Total Xylenes	0.15	nd
Gasoline	10	nd
Surrogate Recovery		
Dibromofluoromethane		102
1,2-Dichloroethane-d4		111
Toluene-d8		81
4-Bromofluorobenzene		98

"nd" Indicates not detected at listed detection limit.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 65% TO 135%

ANALYSES PERFORMED BY: Sherry Chilcutt

Libby Environmental, Inc.

YESLER PROPERTY PROJECT
AEG, LLC
Seattle, Washington
Libby Project # L190816-2
Client Project # 19-178

3322 South Bay Road NE
Olympia, WA 98506
Phone: (360) 352-2110
FAX: (360) 352-4154
Email: libbyenv@gmail.com

QA/QC Data - EPA 8260D Analyses

Matrix Spike Sample Identification: L190815-4

	Spiked Conc. (mg/kg)	MS Response (mg/kg)	MSD Response (mg/kg)	MS Recovery (%)	MSD Recovery (%)	RPD (%)	Limits Recovery (%)
Benzene	0.25	0.24	0.23	96	92	4.3	65-135
Toluene	0.25	0.25	0.24	100	96	4.1	65-135
Ethylbenzene	0.25	0.25	0.23	100	92	8.3	65-135
Total Xylenes	0.75	0.74	0.68	99	91	8.5	65-135

Surrogate Recovery (%)	MS	MSD	
Dibromofluoromethane	109	111	65-135
1,2-Dichloroethane-d4	104	110	65-135
Toluene-d8	81	82	65-135
4-Bromofluorobenzene	100	100	65-135

ACCEPTABLE RPD IS 35%

ANALYSES PERFORMED BY: Sherry Chilcutt

Laboratory Control Sample

	Spiked Conc. (mg/kg)	LCS Response (mg/kg)	LCS Recovery (%)	LCS Recovery Limits (%)
Benzene	0.25	0.22	88	80-120
Toluene	0.25	0.21	84	80-120
Ethylbenzene	0.25	0.24	96	80-120
Total Xylenes	0.75	0.67	89	80-120

Surrogate Recovery		
Dibromofluoromethane	114	65-135
1,2-Dichloroethane-d4	114	65-135
Toluene-d8	81	65-135
4-Bromofluorobenzene	101	65-135

ANALYSES PERFORMED BY: Sherry Chilcutt

Libby Environmental, Inc.

YESLER PROPERTY PROJECT
AEG, LLC
Seattle, Washington
Libby Project # L190816-2
Client Project # 19-178

3322 South Bay Road NE
Olympia, WA 98506
Phone: (360) 352-2110
FAX: (360) 352-4154
Email: libbyenv@gmail.com

Analyses of Diesel & Oil (NWTPH-Dx/Dx Extended) in Soil

Sample Number	Date Analyzed	Surrogate Recovery (%)	Diesel (mg/kg)	Oil (mg/kg)
Method Blank	8/16/19	90	nd	nd
B1-15	8/16/19	102	nd	nd
B2-15	8/16/19	82	130	350
B3-5	8/16/19	int	16000	84800
B4-10	8/16/19	126	nd	nd
B5-15	8/16/19	108	nd	nd
B5-15 Dup	8/16/19	69	nd	nd
Practical Quantitation Limit			50	250

"nd" Indicates not detected at the listed detection limits.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (2-F Biphenyl): 65% TO 135%

ANALYSES PERFORMED BY: Evan Neims

Libby Environmental, Inc.

YESLER PROPERTY PROJECT
AEG, LLC
Seattle, Washington
Libby Project # L190816-2
Client Project # 19-178

3322 South Bay Road NE
Olympia, WA 98506
Phone: (360) 352-2110
FAX: (360) 352-4154
Email: libbyenv@gmail.com

Analyses of Gasoline (NWTPH-Gx) & BTEX (EPA Method 8260D) in Water

Sample Description		Method Blank	B1-W	B2-W	B2-W Dup
Date Sampled		N/A	8/15/19	8/15/19	8/15/19
Date Analyzed	PQL (µg/L)	8/19/19 (µg/L)	8/19/19 (µg/L)	8/19/19 (µg/L)	8/19/19 (µg/L)
Benzene	1.0	nd	nd	nd	nd
Toluene	2.0	nd	nd	nd	nd
Ethylbenzene	1.0	nd	nd	nd	nd
Total Xylenes	2.0	nd	nd	nd	nd
Gasoline	100	nd	nd	nd	nd
Surrogate Recovery					
Dibromofluoromethane		103	104	103	104
1,2-Dichloroethane-d4		107	114	112	117
Toluene-d8		87	81	81	81
4-Bromofluorobenzene		110	100	98	98

"nd" Indicates not detected at listed detection limit.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 65% TO 135%

ANALYSES PERFORMED BY: Sherry Chilcutt

Libby Environmental, Inc.

YESLER PROPERTY PROJECT
AEG, LLC
Seattle, Washington
Libby Project # L190816-2
Client Project # 19-178

3322 South Bay Road NE
Olympia, WA 98506
Phone: (360) 352-2110
FAX: (360) 352-4154
Email: libbyenv@gmail.com

QA/QC Data - EPA 8260D Analyses

Matrix Spike Sample Identification: B2-W							
	Spiked Conc. (µg/L)	MS Response (µg/L)	MSD Response (µg/L)	MS Recovery (%)	MSD Recovery (%)	RPD (%)	Limits Recovery (%)
Benzene	5.0	5.0	3.8	100	76	27.3	65-135
Toluene	5.0	4.5	3.5	90	70	25.0	65-135
Ethylbenzene	5.0	4.2	4.4	84	88	4.7	65-135
Total Xylenes	15.0	12.4	12.9	83	86	4.0	65-135
Surrogate Recovery (%)				MS	MSD		
Dibromofluoromethane				121	109		65-135
1,2-Dichloroethane-d4				130	120		65-135
Toluene-d8				108	80		65-135
4-Bromofluorobenzene				101	99		65-135
ACCEPTABLE RPD IS 35%							

ANALYSES PERFORMED BY: Sherry Chilcutt

Laboratory Control Sample

	Spiked Conc. (µg/L)	LCS Response (µg/L)	LCS Recovery (%)	LCS Recovery Limits (%)
Benzene	5.0	4.2	84	80-120
Toluene	5.0	4.0	80	80-120
Ethylbenzene	5.0	5.0	100	80-120
Total Xylenes	15.0	14.4	96	80-120
Surrogate Recovery				
Dibromofluoromethane			112	65-135
1,2-Dichloroethane-d4			117	65-135
Toluene-d8			82	65-135
4-Bromofluorobenzene			100	65-135

ANALYSES PERFORMED BY: Sherry Chilcutt

Libby Environmental, Inc.

YESLER PROPERTY PROJECT
AEG, LLC
Seattle, Washington
Libby Project # L190816-2
Client Project # 19-178

3322 South Bay Road NE
Olympia, WA 98506
Phone: (360) 352-2110
FAX: (360) 352-4154
Email: libbyenv@gmail.com

Analyses of Diesel & Oil (NWTPH-Dx/Dx Extended) in Water

Sample Number	Date Analyzed	Surrogate Recovery (%)	Diesel (µg/L)	Oil (µg/L)
Method Blank	8/16/19	119	nd	nd
B1-W	8/16/19	106	nd	nd
B2-W	8/16/19	91	nd	nd
Practical Quantitation Limit			200	400

"nd" Indicates not detected at the listed detection limits.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (2-F Biphenyl): 65% TO 135%

ANALYSES PERFORMED BY: Evan Neims

Libby Environmental, Inc.

3322 South Bay Road NE

Olympia, WA 98506

YESLER PROPERTY PROJECT

Phone: (360) 352-2110

AEG, LLC

FAX: (360) 352-4154

Libby Project # L190816-2

Email: libbyenv@gmail.com

Date Received 8/16/2019

Time Received 9:59 AM

Received By MH

Sample Receipt Checklist

Chain of Custody

1. Is the Chain of Custody complete? ☒ Yes ☐ No
2. How was the sample delivered? ☐ Hand Delivered ☒ Picked Up ☐ Shipped

Log In

3. Cooler or Shipping Container is present. ☒ Yes ☐ No ☐ N/A
4. Cooler or Shipping Container is in good condition. ☒ Yes ☐ No ☐ N/A
5. Cooler or Shipping Container has Custody Seals present. ☐ Yes ☒ No ☐ N/A
6. Was an attempt made to cool the samples? ☐ Yes ☒ No ☐ N/A
7. Temperature of cooler (0°C to 8°C recommended) 19.0 °C
8. Temperature of sample(s) (0°C to 8°C recommended) 19.0 °C
9. Did all containers arrive in good condition (unbroken)? ☒ Yes ☐ No
10. Is it clear what analyses were requested? ☒ Yes ☐ No
11. Did container labels match Chain of Custody? ☒ Yes ☐ No
12. Are matrices correctly identified on Chain of Custody? ☒ Yes ☐ No
13. Are correct containers used for the analysis indicated? ☒ Yes ☐ No
14. Is there sufficient sample volume for indicated analysis? ☒ Yes ☐ No
15. Were all containers properly preserved per each analysis? ☒ Yes ☐ No
16. Were VOA vials collected correctly (no headspace)? ☒ Yes ☐ No ☐ N/A
17. Were all holding times able to be met? ☒ Yes ☐ No

Discrepancies/ Notes

18. Was client notified of all discrepancies? ☐ Yes ☐ No ☒ N/A

Person Notified: _____

Date: _____

By Whom: _____

Via: _____

Regarding: _____

19. Comments.

Libby Environmental, Inc.

Chain of Custody Record

www.LibbyEnvironmental.com

4139 Libby Road NE
Olympia, WA 98506

Ph: 360-352-2110
Fax: 360-352-4154

Date: 8/16/19 Page: 1 of 2

Client: AEG

Project Manager: B. Dilba

Address:

Project Name: B. Dilba Yesler Property

City: State: Zip:

Location: 101 27th Ave. City, State: Seattle, WA

Phone: 360-867-3608 Fax:

Collector: B. Dilba Date of Collection: 8/15/19

Client Project # 19-178

Email: bdilba@aequa.com

Sample Number	Depth	Time	Sample Type	Container Type																	Field Notes
					VOC 8260	NWTPH-Gx	BTEX 8021	NWTPH-HCID	NWTPH-Dx	c PAH 8270	PAH 8270	Semi Vol 8270	PCB 8082	MTCA 5 Metals	RCRA 8 Metals						
1 B1-5	900	5	Sand	Van Lin																	
2 B1-10	910	10																			
3 B1-15	934	15			X	X			X												
4 B1-18	948	18																			
5 B2-5	5	1028																			
6 B2-10	10	1039																			
7 B2-15	15	1050			X	X			X												
8 B2-18	18	1057																			
9 B3-3	3	1137																			
10 B3-5	5	1137			X	X			X												
11 B3-8	8	1141																			
12 B4-5	5	1257																			
13 B4-10	10	1303			X	X			X												
14 B4-15	15	1315																			
15 B5-5	5	1342																			
16 B5-10	10	1345																			
17 B5-15	15	1350					X	X		X											

Relinquished by: A 8/16/19 955	Received by: [Signature] 8/16/19 959	Sample Receipt Good Condition? Y N Temp. °C Seals Intact? Y N N/A Total Number of Containers TAT: 24HR 48HR 6-DAY	Remarks:
Relinquished by:	Received by:		
Relinquished by:	Received by:		
Relinquished by:	Received by:		

Libby Environmental, Inc.

Chain of Custody Record

www.LibbyEnvironmental.com

4139 Libby Road NE
Olympia, WA 98506

Ph: 360-352-2110
Fax: 360-352-4154

Date: 8/16/19

Page: 2 of 2

Client: AEG

Project Manager: B. Dilba

Address:

Project Name: B. Dilba Yesler Property

City: State: Zip:

Location: 101 27th Ave

City, State: Seattle WA

Phone: 360-847-3608

Fax:

Collector: B. Dilba

Date of Collection: 8/15/19

Client Project # 19-178

Email: bdilba@aequa.com

 Sample Number	Depth	Time	Sample Type	Container Type															Field Notes
					VOC 8260	NWTPH-Gx	BTEX 8021	NWTPH-HCID	NWTPH-Dx	c PAH 8270	PAH 8270	Semi Vol 8270	PCB 8082	MTCA 5 Metals	RCRA 8 Metals				
1 BS-1B	1B	1404	Soil	Quartz															
2 B1-W	—	1005	H ₂ O	Amber/UM		x	x			x									
3 B2-W	—	1112				x	x			x									
4																			
5																			
6																			
7																			
8																			
9																			
10																			
11																			
12																			
13																			
14																			
15																			
16																			
17																			

Relinquished by:	Date / Time	Received by:	Date / Time	Sample Receipt		Remarks:
8/16/19 959		Melissa 78	8/16/19 959	Good Condition?	Y N	
Relinquished by:	Date / Time	Received by:	Date / Time	Temp.	°C	
Relinquished by:	Date / Time	Received by:	Date / Time	Seals Intact?	Y N N/A	
				Total Number of Containers		TAT: 24HR 48HR 5-DAY

LEGAL ACTION CLAUSE: In the event of default of payment and/or failure to pay, Client agrees to pay the costs of collection including court costs and reasonable attorney fees to be determined by a court of law.

Distribution: White - Lab, Yellow - File, Pink - Originator



Libby Environmental, Inc.

3322 South Bay Road NE • Olympia, WA 98506-2957

August 27, 2019

Becky Dilba
Associated Environmental Group, LLC
605 11th Avenue SE, Suite 201
Olympia, WA 98501

Dear Ms. Dilba:

Please find enclosed the analytical data report for the Yesler Property Project located in Seattle, Washington.

The results of the analyses are summarized in the attached tables. Applicable detection limits and QA/QC data are included. The sample(s) will be disposed of in 30 days unless we are contacted to arrange long term storage.

Libby Environmental, Inc. appreciates the opportunity to have provided analytical services for this project. If you have any further questions about the data report, please give me a call. It was a pleasure working with you on this project, and we are looking forward to the next opportunity to work together.

Sincerely,

Sherry L. Chilcutt
Senior Chemist
Libby Environmental, Inc.

Libby Environmental, Inc.

YESLER PROPERTY PROJECT
AEG, LLC
Seattle, Washington
Libby Project # L190816-2B
Client Project # 19-178

3322 South Bay Road NE
Olympia, WA 98506
Phone: (360) 352-2110
FAX: (360) 352-4154
Email: libbyenv@gmail.com

Analyses of Gasoline (NWTPH-Gx) & BTEX (EPA Method 8260D) in Soil

Sample Description		Method	B3-3	B3-8
		Blank		
Date Sampled		N/A	8/15/19	8/15/19
Date Analyzed		8/23/19	8/23/19	8/23/19
	PQL (mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)
Benzene	0.02	nd	nd	nd
Toluene	0.10	nd	nd	nd
Ethylbenzene	0.05	nd	nd	nd
Total Xylenes	0.15	nd	nd	nd
Gasoline	10	nd	nd	nd
Surrogate Recovery				
Dibromofluoromethane		96	90	88
1,2-Dichloroethane-d4		101	90	100
Toluene-d8		96	94	94
4-Bromofluorobenzene		105	90	100

"nd" Indicates not detected at listed detection limit.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 65% TO 135%

ANALYSES PERFORMED BY: Paul Burke

Libby Environmental, Inc.

YESLER PROPERTY PROJECT
AEG, LLC
Seattle, Washington
Libby Project # L190816-2B
Client Project # 19-178

3322 South Bay Road NE
Olympia, WA 98506
Phone: (360) 352-2110
FAX: (360) 352-4154
Email: libbyenv@gmail.com

QA/QC Data - EPA 8260D Analyses

Matrix Spike Sample Identification: B3-8

	Spiked Conc. (mg/kg)	MS Response (mg/kg)	MSD Response (mg/kg)	MS Recovery (%)	MSD Recovery (%)	RPD (%)	Limits Recovery (%)
Benzene	0.25	0.21	0.23	82	91	10.6	65-135
Toluene	0.25	0.30	0.23	119	92	26.2	65-135
Ethylbenzene	0.25	0.29	0.27	116	107	7.9	65-135
Total Xylenes	0.75	0.84	0.79	111	106	5.2	65-135
Surrogate Recovery (%)				MS	MSD		
Dibromofluoromethane				110	79		65-135
1,2-Dichloroethane-d4				84	94		65-135
Toluene-d8				119	96		65-135
4-Bromofluorobenzene				103	102		65-135

ACCEPTABLE RPD IS 35%

ANALYSES PERFORMED BY: Paul Burke

Laboratory Control Sample

	Spiked Conc. (mg/kg)	LCS Response (mg/kg)	LCS Recovery (%)	LCS Recovery Limits (%)
Benzene	0.25	0.25	101	80-120
Toluene	0.25	0.24	94	80-120
Ethylbenzene	0.25	0.26	104	80-120
Total Xylenes	0.75	0.80	106	80-120
Surrogate Recovery				
Dibromofluoromethane			106	65-135
1,2-Dichloroethane-d4			98	65-135
Toluene-d8			101	65-135
4-Bromofluorobenzene			97	65-135

ANALYSES PERFORMED BY: Paul Burke

Libby Environmental, Inc.

YESLER PROPERTY PROJECT
AEG, LLC
Seattle, Washington
Libby Project # L190816-2B
Client Project # 19-178

3322 South Bay Road NE
Olympia, WA 98506
Phone: (360) 352-2110
FAX: (360) 352-4154
Email: libbyenv@gmail.com

Analyses of Diesel & Oil (NWTPH-Dx/Dx Extended) in Soil

Sample Number	Date Analyzed	Surrogate Recovery (%)	Diesel (mg/kg)	Oil (mg/kg)
Method Blank	8/22/19	112	nd	nd
B3-3	8/22/19	124	nd	1190
B3-8	8/22/19	123	nd	nd
B3-8 Dup	8/22/19	126	nd	nd
Practical Quantitation Limit			50	250

"nd" Indicates not detected at the listed detection limits.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (2-F Biphenyl): 65% TO 135%

ANALYSES PERFORMED BY: Evan Niems

Libby Environmental, Inc.

Chain of Custody Record

www.LibbyEnvironmental.com

4139 Libby Road NE
Olympia, WA 98506

Ph: 360-352-2110
Fax: 360-352-4154

Date: 8/16/19

Page: 1 of 2

Client: AEG

Project Manager: B. Dilba

Address:

Project Name: ^{TAT 8/16/19} ~~B. Dilba~~ Yester Property

City: State: Zip:

Location: 101 27th Ave. City, State: Seattle, WA

Phone: 360-367-3608 Fax:

Collector: B. Dilba Date of Collection: 8/15/19

Client Project # 19-17B

Email: bdilba@aequa.com

Sample Number	Depth	Time	Sample Type	Container Type													Field Notes
					VOC 8260	NWTPH-Gx	BTEX 8021	NWTPH-HCID	NWTPH-Dx	NWTPH-Dx/Dx	c PAH 8270	PAH 8270	Semi Vol 8270	PCB 8082	MTCA 5 Metals	RCRA 8 Metals	
1 B1-5	900	5	Soil	Van Lin													
2 B1-10	910	10															
3 B1-15	934	15			X	X			X								
4 B1-18	948	18															
5 B2-5	5	1028															
6 B2-10	10	1039															
7 B2-15	15	1050			X	X			X								
8 B2-18	18	1057															
9 B3-3	3	1137			(X)	(X)			(X)								
10 B3-5	5	1137			X	X			X								
11 B3-8	8	1141			(X)	(X)			(X)								
12 B4-5	5	1257															
13 B4-10	10	1303			X	X			X								
14 B4-15	15	1315															
15 B5-5	5	1342															
16 B5-10	10	1345															
17 B5-15	15	1350			X	X			X								

(X) added by
B. Dilba via
email 8-21-19
STD TAT

Relinquished by: A Date / Time: 8/16/19 959

Received by: Theresa Date / Time: 8/16/19 959

Sample Receipt

Remarks:

Relinquished by: Date / Time:

Received by: Date / Time:

Good Condition? Y N

Temp. °C

Seals Intact? Y N N/A

Relinquished by: Date / Time:

Received by: Date / Time:

Total Number of Containers

TAT: 24HR 48HR (6-DAY)

Libby Environmental, Inc.

Chain of Custody Record

www.LibbyEnvironmental.com

4139 Libby Road NE
Olympia, WA 98506

Ph: 360-352-2110
Fax: 360-352-4154

Date: 8/16/19

Page: 2 of 2

Client: AEG

Project Manager: B. Dilba

Address:

Project Name: B. Dilba Yester Property

City: State: Zip:

Location: 101 27th Ave

City, State: Seattle, WA

Phone: 360-807-3608 Fax:

Collector: B. Dilba

Date of Collection: 8/15/19

Client Project # 19-178

Email: bdilba@argwa.com



Sample Number	Depth	Time	Sample Type	Container Type	VOC 8260	NWTPH-GX	BTEX 8021	NWTPH-HCID	NWTPH-DX	c PAH 8270	PAH 8270	Semi Vol 8270	PCB 8082	MTCA 5 Metals	RCRA 8 Metals	Field Notes
1 B5-1B	18	1404	Soil	Dum/Can												
2 B1-U	—	1005	1420	Plastic/UM	x	x			x							
3 B2-U	—	1112			x	x			x							
4																
5																
6																
7																
8																
9																
10																
11																
12																
13																
14																
15																
16																
17																

Relinquished by:	Date / Time	Received by:	Date / Time	Sample Receipt Good Condition? Y N Temp. °C Seals Intact? Y N N/A Total Number of Containers	Remarks:
8/16/19 959		Melissa 7/8	8/16/19 959		
Relinquished by:	Date / Time	Received by:	Date / Time		
Relinquished by:	Date / Time	Received by:	Date / Time		

LEGAL ACTION CLAUSE: In the event of default of payment and/or failure to pay, Client agrees to pay the costs of collection including court costs and reasonable attorney fees to be determined by a court of law.

Distribution: White - Lab, Yellow - File, Pink - Originator

TAT: 24HR 48HR 5-DAY