

ABPB CONSULTING

GEOTECHNICAL/EARTH SCIENCES

ANIL BUTAIL, P.E.
PAUL BONIFACI, P.E.G.

12525 Willows Road, Suite 80
Kirkland, WA 98034
Phone: 425-820-2544
Fax: 206-418-6448

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Project No. 1350-1

Mr. Claudio Guincher
Continental Properties, LLC
411 – 108th Avenue NE, Ste. 520
Bellevue, WA 98004

Subject: Phase I Environmental Assessment
Limited Phase 2 Assessment
Mercer Island Multi-family Residential Site
2885 – 78th Avenue SE (King County Parcel #5315101326)
Mercer Island, Washington

Dear Mr. Guincher:

We have completed a Phase I Environmental Assessment and a limited Phase 2 Assessment for the Mercer Island Multi-family residential project site in Mercer Island, Washington. The purpose of this study was to provide our opinion on the probable presence or absence of site contamination by hazardous materials. We performed the research for this project and report in general accordance with American Society for Testing and Materials (ASTM) Test Designation E-1527-05: *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

In addition, we also installed three monitoring wells along the southern edge of the site. We obtained and tested soil and groundwater samples from these three explorations. We also reviewed an earlier environmental report for the project by Pacific Crest Environmental dated June 26, 2012. This information was used to complete the results and conclusions of our Phase 1 study.

This report presents the results of our study.

EXECUTIVE SUMMARY

The gently sloping irregular shaped property is located in the downtown commercial area of Mercer Island Washington. The site is located on the northwest corner of the intersection of 78th Avenue SE and SE 29th Street in Mercer Island, Washington.

The property is surrounded by commercial, retail, multi-family and residential areas in the downtown core area of the city. Currently, the site is occupied by a 12,000 square foot older retail/commercial building located in the southern portion of the 43,000 square foot property.

There are some old gas stations and dry cleaning establishments which have existed to the south and southeast of the parcel over the last 50 years. In addition, there is a dry cleaning operator on the property at the current time. Our review of federal and state records of these nearby facilities did not find any incidents of contamination at those sites that might affect the subject property. Details of our review are discussed later in this report. The existing dry cleaner on the site is a relatively new facility, having been on the site for approximately 10 years. Our review of their operations indicate use of sealed equipment, appropriate handling of cleaning materials, and adequate measures to prevent possible leaks and spreading of any possible leaks that might occur.

A Shell gasoline station is located immediately to the south of the site, across SE 29th Street. Washington State Department of Ecology (Ecology) records indicate soil and groundwater contamination by petroleum products occurred at this facility and were cleaned up under the Voluntary cleanup program (VCP). As of November 3, 2008, a NFA (No Further Action) review was completed, indicating that soil and groundwater contamination had been cleaned up. We installed three monitoring wells along the south side of the property to confirm that no remaining contamination had migrated from the Shell gas station to the subjected property. Tests performed on soil and groundwater samples obtained from these explorations indicated "non-detect" for petroleum hydrocarbons as well as for solvents associated with dry cleaning facilities.

No other recognized environmental conditions (RECs) were identified in this study.

Based on our study, it is our opinion that the potential for soil and/or groundwater contamination on the site due to on- or off-site use or sources is low to minimal.

Our Phase One Environmental Assessment and our limited Phase 2 Assessment/Testing are discussed in more detail in the following sections of this report.

Scope of Work

Our scope of work on this project included the following tasks:

- Review of a report compiled by Environmental Data Resources, Inc. (EDR), dated September 25, 2012, which consists of various federal, state and other databases listed later in this report.
- Site reconnaissance to visually observe existing conditions
- Review of a Pacific Crest Environmental report dated June 26, 2012
- Review of a Terra Associates geotechnical report dated May 10, 2012

- Review of our concurrent geotechnical report dated October 23, 2012
- Installation of three monitoring wells along the south side of the property and obtaining soil and groundwater samples. Testing these samples for evidence of possible contamination by petroleum products and dry cleaning solvent products.
- Review of standard historical information including aerial photos, Sanborn Insurance Maps, USGS maps, available City Directories, and 50-year chain-of-title information.
- Review of King County Tax Assessor records
- Interviews with the property owner and the dry cleaning facility operator
- Review of published soil and geologic information and maps for the site vicinity

We performed the research for this project and report in general accordance with American Society for Testing and Materials (ASTM) Test Designation E-1527-05: *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. In this report, we may refer to the section number and the applicable ASTM standard for various aspects of the assessment being addressed.

SITE CONDITIONS

Surface

The approximate location of the site is shown on Figure 1, Vicinity Map. The irregular shaped property measures about 185 feet wide along the south frontage on SE 29th Street and 265 feet along the east side on 78th Avenue SE. An irregular "cut-out" of the property rectangle measuring 63 by 100 feet exists in the northwest corner behind the existing Mud Bay building to the northwest. A near-rectangular 12,000 square foot older building occupies the south portion of the lot and contains a daylight basement and main floor level. The majority of the rest of the property is paved with parking stalls and driveways. Property records indicate that this old commercial building was constructed in 1962. Parking lots and driveways surround the building in all other areas of the property. A rockery and slope extends north from the building and makes up for the nine to ten foot grade change between the lower retail level up to the eastern parking lot.

The building houses the Seven Star Chinese restaurant and a Tony Maroni's restaurant on the upper level off the 78th Avenue SE frontage parking lot. The lower daylight level contains a vacant barber shop, A-Plus Cleaners, King Insurance and Queen Nails. These businesses' front on the north side of the building but also have rear access from the back south parking lot.

A topographic survey of the property, as prepared by PACE Engineering Company, was provided to us. The upper level of the property, adjacent to 78th Avenue SE, lies between approximate Elevs. 90 and 92. The lower western property line lies at about Elevation 81 feet.

Soils

Our test borings and those drilled by Terra Associates earlier this year all encountered various fine-grained soils. In general, the higher east side of the site is underlain by firm silts and clayey silts under some shallow to moderately deep surficial fills. A deep water bearing sand was encountered at depths of 20 to 30 feet beneath the site in the eastern and central parts of the site.

The central and western areas of the site are underlain by thin fills over compressible soft clays and silts. An area of organic peat was also encountered in the soft clay/silt unit in the northwest corner near the McDonalds restaurant. It appears that many years ago, this lower area of the site nearer the 77th Avenue corridor was low lying and marshy. Subsequent development of the downtown core resulted in road construction and some filling over the old marsh containing pond sediments including peat and soft clay soil deposition. The soft clays and silts along the western and central property areas are underlain at depth by the hard silts and clays found at shallower depths under the higher eastern portions of the site.

During the most recent glaciation about 15,000 years ago, a 5000 foot thick glacier consolidated the site silt soils to their present moderately high strength and consistency in the soils at depth. The shallower peat and soft clay/silt were not consolidated since they were deposited after the glacial episode in the elongated downtown Mercer Island swale area.

Published USGS and the map Geology of the Mercer Island Quadrangle, Washington indicates that the site lies within an area of glacial sediments deposited during and after the last glaciation to pass over the Puget Sound area about 12,000 to 15,000 years ago. This map identifies some of the site soils in the area as pro-glacial fine grained deposits such as silts and clays (Qb). These would be over-consolidated hard silts and clays deposited in front of the advancing glacial ice and later consolidated. Other nearby areas are mapped as Modified Soil where filling and urban development have covered the natural deposits. Part of the site is mapped as recessional lacustrine soils such as post-glacial pond or lake margin deposits. Another mapping source, the U.S. Soil Conservation Service maps of King County, indicates that the site is underlain by Urban Land (modified filled) soils. This map also shows some Bellingham Silt soils nearby. These soils appear to be the post-glacial pond deposit soils noted above. The mapping discussed above for the lacustrine deposits and the Bellingham soil group are similar to the type of soils found in the borings.

Groundwater Hydrology

Due to the fine silty nature of the sub-soils, no specific static groundwater levels were encountered at the time of drilling. However, many of the site soils in the borings were damp at depth. The sand layers below 29 feet in B-1 and 15 feet in Boring B-2 did contain free groundwater in the saturated sandy soils. Boring B-1 by Terra Associates drilled near the northeast site corner had a monitoring well installed. We measured the groundwater at 12 feet (Elev. 69±) in this boring. Groundwater depths of about 8 feet were noted in the three monitoring wells installed along the south side of the site. The site soils allow only slow seepage in the silt due to the fine grained soil matrix. The free-water in the saturated zones of the lower clean sand layers do contain abundant groundwater. We anticipate that the groundwater flow gradient will be from a high point along the east property line down to the west margin in a west north-west direction. Groundwater flow is the result of precipitation falling on upland areas to the east and to the southeast of the downtown core areas and then flowing downhill to the west. We anticipate that the seepage is enhanced during the wet winter season.

Adjacent Development

The site is located in an area that is generally developed with office, retail and multi-family developments along with scattered older homes used as commercial businesses. The site and immediate vicinity are shown on Figure 2, Site Area Map.

North: A McDonald's restaurant lies along the north margin of the property. Further to the north are retail businesses with mixed use apartments and condos over the street level shops. The Mud Bay building lies directly below the site to the northwest and houses a pet store facility and a bicycle shop. The Mud Bay building parking lot directly connects with the site parking and driveway areas along the northwest side.

West: Immediately to the west and down-slope are several commercial businesses located in old residential buildings. Small businesses such as ticketing, insurance and other enterprises are located in these old homes. As noted, the Mud Bay building is located just to the northwest. Across the street (77th Avenue SE) to the west is an Albertsons grocery store. Further to the west and up the slope are mixed residences and apartment/condominium buildings.

East: Immediately to the east across 78th Avenue SE is an existing QFC grocery store and its parking lot. Just to the east and southeast is a relatively new mixed use multi-family residential building with a gallery on the street level floor. Further to the southeast is a bank and other mixed use commercial/residential buildings.

South: Immediately south of the site is a Shell gasoline station on the southwest corner of SE 29th Street and 78th Avenue SE. A CenturyLink phone company building occupies the lot below the Shell station to the west. Further to the southwest is a large parking garage on the southwest corner of SE 29th Street and 77th Avenue SW. Mixed commercial and multi-family buildings exist further to the south of the Shell Station and the phone company building.

SITE HISTORY RESEARCH

Aerial Photography Review

We reviewed various aerial photographs of the site vicinity provided to us by EDR and available in Aero-Metric commercial files. Our review of available photographs indicates the following conditions on the site:

- 1936 The site is generally vacant and the area is covered with brush, trees, and scattered farm houses in the vicinity.
- 1946 Two homes are now located to the west and south of the vacant site area. More small farm houses and orchards are located in the site vicinity.
- 1956 Many of the current downtown streets have been graded and built in the site vicinity. There is now a home on the southern portion of the site with the north end brushy and vacant. The two homes which currently exist to the west below the site have been built. New fills are now being placed westward off the 78th Avenue ROW on the north end of the subject site and over the current McDonalds property. A large building now exists across the street on the current QFC parcel. The current Mud Bay building and McDonalds areas are covered by marshy wet areas with a small creek. Some new commercial buildings have now been built to the east and southeast of the site.
- 1960 The fill placed over the north end of the site, over the current Mud Bay parcel and the McDonalds site areas is now heavily overgrown. The house still exists at the south end of the site. The existing Shell station parcel has been graded but is vacant. More new commercial buildings have been built to the east and southeast of the site.
- 1968 The existing building on the site has now been constructed and the previous home demolished. The old homes to the west are still in-place. The east half of the current McDonalds parcel contains two small business buildings with parking. The same general neighborhood conditions exist

and the site still contains one building. The existing Shell Station corner has a building on it which may be a gas station at this time. Additional new businesses have been constructed to the north, east and south of the property.

- 1974 The site area appears as it does today. The current Mud Bay building lot is still vacant. Commercial buildings still exist on the east one-half of the current McDonalds site. The QFC corner has a different configuration for the large building present at that location. A service station exists at the current Shell station corner.
- 1980 The buildings and homes in the area are similar to the previous photo.
- 1984 Site and surrounding areas are similar to the previous photo. A small building or shed is built next to the site's north property line on the current McDonalds parcel. A building now exists on the current Mud Bay site but with a different configuration. The building housing the current CenturyLink phone building is in-place at this time. More of the downtown area to the north, west and east is built up.
- 1990 The site is relatively unchanged. The McDonald's restaurant is now built on the northern parcel. A grocery exists at the current QFC property on the corner across from the site.
- 1995 The site and perimeter areas are now similar to today's condition. The Mud Bay building with it's current configuration is now in place on the lot next door. New buildings are being constructed in the downtown core areas.
- 1999 The Albertson store building has now been constructed on the west side of 77th Avenue SE. The site and vicinity resemble the 1995 photograph.
- 2002 The site and adjoining properties resemble the 1999 photograph.
- 2004 The site area and surrounding areas are the same as in 2002.

The aerial photographs do not present any information that contradicts the other historical data we reviewed.

USGS Map Review

We reviewed the following maps published by the USGS:

Snohomish, Washington 30-min Quadrangle Map, dated 1895. This scale of this map does not show details of development in the area of the site. However, the map indicates the area of the site is primarily undeveloped. Only about one or two homes exist in the central swale of north Mercer Island.

Mercer Island, Washington 7.5-min Quadrangle Map, dated 1950. This map shows that the site city block is generally vacant. Several structures are present uphill to the east and to the north along the east side of 78th Avenue and 80th Avenue SE. Residences are built up higher on the slope to the east of the site area.

Mercer Island, Washington 7.5-min Quadrangle Map, photorevised 1968. This map shows increased development in the area. Individual buildings are no longer shown on the topographic map for this area due to the higher density of development.

Mercer Island, Washington 7.5-min Quadrangle Map, photorevised 1973. This map shows conditions similar to those discussed above.

Bellevue South, Washington 7.5-min Quadrangle Map, dated 1983. This map year shows many of the existing commercial building that have been built in the downtown area. The existing site building shows on this map.

Most USGS maps in urban areas do not show individual structures. Typically only the general level of development is shown. Nothing in the USGS map review contradicted other information we reviewed for this study.

Tax Assessor Records Review

We reviewed available King County tax records for the subject property. The currently listed taxpayer for the parcel is King Enterprises of Washington, LLC. The tax parcel is number 5315101326 and the site address is listed as #2885 – 78th Avenue SE in Mercer Island.

Sanborn Map Review

Sanborn Maps were created to aid in underwriting fire insurance policies. These maps were updated until the 1960s and typically show the types of buildings and the use of the buildings for the areas of coverage. The areas of coverage were generally cities and developed areas surrounding the cities.

We reviewed Sanborn Map coverage for the site vicinity. A very sketchy Sanborn Map for 1967 was made available to us. This Sanborn Map shows the site being occupied by the existing building and two single family residences to the west. Three small structures are shown along the northern edge of the site. A large structure is shown on the property to the east, at the location of the current QFC supermarket.

City Directory Review

We reviewed available city directory information provided to us by our subcontractor. City directories for the site vicinity were found for 1966, 1971, 1977, 1983 and 1996. None of these directories show any listings for the current site address, 2885 78th Ave SE. However, the directories show entries for the liquor store known to have previously existed on the site as well as the barber and the beauty salon. There are no entries in the directories that would indicate the presence, storage or use of hazardous materials at any location in the vicinity. The City Directory information is consistent with that obtained from other sources.

Chain-of-Title Review

We have reviewed documents for a 50-year chain-of-title for this project prepared by Stewart Title Insurance Company. No parties commonly associated with the generation or uses of hazardous materials are listed on the documents. There was nothing in the documents that indicates there are environmental issues associated with the site. The documents provided to us by Stewart Title are attached in Appendix A.

Interviews

We had a conversation with Ms. Judy King, the current owner and operator of the property. She provided the following information:

- Her family purchased the property in 1982. It is her understanding that the structure on the property was built in 1962.
- Prior to construction of the building, Mrs. King recalls that the property was vacant.
- The upper level of the building was occupied by a drugstore at the time of their purchase. The drugstore continued to operate until the mid to late 1990s. The lower level was occupied by a liquor store, a barber shop and a beauty salon.
- About 10 years ago the upper floor was remodeled to accommodate the existing Chinese restaurant and the Tony Maroni's pizza parlor.
- Also, about 10 years ago, the A+ Cleaners started operations in one of the bays in the lower floor of the building.
- During their ownership, no other changes have been made to the building.
- She is unaware of any past development of the property, other than its current use.

- The building is heated by natural gas.
- The building is served by public water supply and sanitary and storm sewers.
- She has not had any environmental studies performed on the property.
- During their ownership, there have been no violations or citations from any public agency.
- She is not aware of any current or past USTs on the subject site.
- She is not aware of any current or past leakage from any USTs.
- She is not aware of any signs of ground staining or stressed vegetation on the property.
- Other than the dry cleaning business (started in about 2002), she is not aware of any storage or use of hazardous materials on the property.
- She is not aware of any releases of hazardous materials on the site.
- She is not aware of any asbestos containing materials on the property.
- She is not aware of any lead based paint in the structures on the property.
- She is not aware of any PCBs on the property
- She is not aware of any water wells on the property.

We also spoke with Ms. Anna Choi, the owner/operator of A+ Cleaners which occupies space in the lower level of the building. She informed us and we observed -

- The business was established about 10 years ago.
- Brand new equipment was purchased for use in the business.
- The dry-cleaning equipment has a collection basin and a rim containment tray beneath the unit.
- The dry-cleaning equipment is charged with Dry cleaning fluid by the Hyundai Company. No cleaning fluids are handled by store employees or stored on site.
- She cleans and removes sludge periodically and stores it in a sealed barrel in a locked storage room. The barrel is also provided with a containment system.
- Chem Safe Company collects the sludge about once every six months.

- She has never had any spills of any kind since they started the business.
- Inspection of the shop and work area floors showed no evidence of staining or spillage.
- The paved parking area outside the back door is relatively clean but old with no signs of staining.

Nothing in the above interviews contradicted information from other sources.

REGULATORY DOCUMENT REVIEW

EDR Search

At our request, EDR prepared a report dated September 25, 2012 for the subject property. EDR searches Federal and State databases for potential risk sites within a specified radius of a subject property.

EDR typically conducts its search to the minimum search radius requirements given in ASTM E-1527-05: *Standard Practice for Environmental Site Assessments*. An executive summary of EDR's report is attached as Appendix A. The complete report is available in our files.

The following databases, the search radii and the dates were searched by EDR in compiling their report:

Federal Databases

NPL National Priority List, 1 mile radius, June 7, 2012

Proposed NPL Proposed National Priority List Sites, 1 mile radius, June 7, 2012

DELISTED NPL National Priority List Deletions, 1 mile radius, June 7, 2012

NPL Liens Federal Superfund Liens, to target property, October 15, 1991

CERCLIS Comprehensive Environmental Response, Compensation, and Liability Information System, 0.5 mile radius, December 27, 2011

FEDERAL FACILITY Federal Facility Site Information listing, December 10, 2010

CERCLIS-NFRAP CERCLIS No Further Remedial Action Planned 1.0 mile radius, December 28, 2011

CORRACTS Corrective Action Report, 1 mile radius, August 19, 2011

RCRA-TSDF Resource Conservation and Recovery Act Information, 0.5 mile radius, March 15, 2012

RCRA-LQG Resource Conservation and Recovery Act Information, 0.25 mile radius, March 15, 2012

RCRA-SQG Resource Conservation and Recovery Act Information, 0.25 mile

radius, March 15, 2012

RCRA-CESQG RCRA - Conditionally Exempt Small Quantity Generators, 0.25 mile radius, March 15, 2012

RCRA-Non-Gen RCRA Non-Generators, 0.25 mile radius, March 15, 2012

US ENG CONTROLS Engineering Controls Sites List, 0.5 mile radius, December 30, 2011

US INST CONTROLS Institutional Controls Sites List, 0.5 mile radius, December 30, 2011

ERNS Emergency Response Notification System, to target property, April 2, 2012

HMIRS Land Use Control Information System, to target property, April 1, 2012

DOD Department of Defense Sites, 1 mile radius, December 31, 2005

DOT OPS Department of Transportation, Incident and Accident Data, to target property, July 31, 2012

FUDS Formerly Used Defense Sites, 1 mile radius, December 31, 2009

CONSENT Superfund (CERCLA) Consent Decrees, 1 mile radius, June 1, 2012

ROD Records Of Decision, 1 mile radius, February 27, 2012

UMTRA Uranium Mill Tailings Sites, 0.5 mile radius, September 14, 2010

MINES Mines Master Index File, 0.25 mile radius, August 18, 2011

ODI Open Dump Inventory, 0.5 mile radius, June 30, 1985

US CDL Clandestine Drug Lab Contaminated Site List (Federal), to target property, March 16, 2012

US HIST CDL National Clandestine Drug Laboratory Register (Federal), to target property, September 1, 2007

TRIS Toxic Chemical Release Inventory System, to target property, December 31, 2009

TSCA Toxic Substances Control Act, to target property, December 31, 2006

FTTS FIFRA/ TSCA Tracking System, to target property, April 9, 2009

FTTS INSP FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act), to target property, April 9, 2009

HIST FTTS FIFRA/TSCA Tracking System Administrative Case Listing, to target property, October 19, 2006

HIST FTTS INSP FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing, to target property, October 19, 2006

SSTS Section 7 Tracking Systems, to target property, December 31, 2009

ICIS Integrated Compliance Information System, to target property, July 20, 2011

PADS PCB Activity Database System, to target property, November 1, 2010

MLTS Material Licensing Tracking System, to target property, June 21, 2011

RADINFO Radiation Information Database, to target property, January 10, 2012

FINDS Facility Index System/Facility Identification Initiative Program Summary Report, to target property, October 23, 2011

RAATS RCRA Administrative Action Tracking System, to target property, April 17, 1995

BRS Biennial Reporting System, to target property, December 31, 2009

INDIAN RESERV Indian Reservations, 1 mile radius, December 31, 2005

COAL ASH EPA Coal Combustion Residues Surface Impoundments List, 0.5 mile radius, August 17, 2010
COAL ASH DOE Steam-Electric Plan Operation Data, to target property, December 31, 2005
PCB TRANSFORMER PCB Transformer Registration Database, February 1, 2011
FEDLAND Federal and Indian Lands, December 31, 2005
US FIN ASSUR Financial Assurance Information, May 24, 2012
EPA WATCH LIST EPA WATCH LIST, July 31, 2012
PRP Potentially Responsible Parties, February 27, 2012
2020 COR ACTION 2020 Corrective Action Program List, November 11, 2011

State Databases

HSL Hazardous Sites List, 1 mile radius, February 28, 2012
CSCSL Confirmed and Suspected Contaminated Sites List, 1 mile radius, July 23, 2012
CSCSL-NFA Confirmed and Suspected Contaminated Sites List – No Further Action, 0.5 mile radius, July 23, 2012
ALLSITES Facility/Site Identification System Listing, Department of Ecology, 0.5 mile radius, August 6, 2012
SWF/LF Solid Waste Facility Database, 0.5 mile radius, October 11, 2011
SWTIRE Solid Waste Tire Facilities, 0.5 mile radius, November 1, 2005
SWRYC Recycling Facility List, 0.5 mile radius, May 15, 2012
LUST Leaking Underground Storage Tanks List, 0.5 mile radius, August 20, 2012
UST Underground Storage Tank List, 0.25 mile radius, August 20, 2012
FEMA UST FEMA owned Underground Storage Tank List, 0.25 mile radius, January 1, 2010
AST Aboveground Storage Tank Locations, 0.25 mile radius, May 14, 2012
VCP Voluntary Cleanup Program, 0.5 mile radius, July 24, 2012
ICR – Independent Cleanup Reports, 0.5 mile radius, December 1, 2002
WA MANIFEST Hazardous waste manifest information, 0.25 mile radius, December 31, 2011
INDIAN LUST Leaking Underground Storage Tanks on Indian Land, 0.5 mile radius, May 7, 2012
INDIAN UST Underground Storage Tanks on Indian Land, 0.25 mile radius, February May 7, 2012
INDIAN ODI Open Dump Inventory on Indian Lands, 0.5 mile radius, December 31, 1998
STATE INST CONTROLS Institutional Controls Sites List, 0.5 mile radius, August 13, 2012
SPIILLS Reported Spills, to target property, to target property, July 16, 2012
CDL Clandestine Drug Lab Contaminated Site List (State), to target property, February 9, 2009

HIST CDL Historic Clandestine Drug Lab Contaminated Site List, to target property, February 8, 2007

UIC Underground Injection Wells Listing, to target property, August 20, 2012

DRYCLEANERS Drycleaner List, 0.25 mile radius, December 31, 2011

INACTIVE DRYCLEANERS Inactive Drycleaner List, 0.25 mile radius, December 31, 2011

SCRD DRYCLEANERS State Coalition for Remediation of Drycleaners Listing, 0.5 mile radius, March 7, 2011

NPDES Water Quality Permit System Data, to target property, July 24, 2012

EMI Washington Emissions Data System, to target property, December 31, 2010

COAL ASH Coal Ash Disposal Site Listing, 0.5 mile radius, June 29, 2009

FINANCIAL ASSURANCE 1, Finance Assurance Information Listing, Underground Storage Tank Facilities, to target property, February 24, 2012

FINANCIAL ASSURANCE 2, Finance Assurance Information Listing, Hazardous Waste Facilities, to target property, May 23, 2011

FINANCIAL ASSURANCE 3, Finance Assurance Information Listing, Solid Waste Facilities, to target property, February 1, 2001

EDR Proprietary Historical Databases

Coal Gas Former Manufactured Gas (Coal Gas) Sites, 1 mile radius

EDR Historical Auto Stations

EDR Historical Cleaners

Brownfields Databases

STATE BROWNFIELDS A Listing of State Brownfields Sites, 0.5 miles, July 23, 2012

US BROWNFIELDS A Listing of Brownfields Sites, 0.5 miles, June 25, 2012

Local Land Records

LIENS 2 CERCLA Lien Information (Federal), to target property, February 16, 2012

LUCIS Hazardous Materials Information Reporting System, 0.5 mile radius, December 9, 2005

Local Databases

Solid Waste Sites of Record at Snohomish Health District - Solid waste disposal and/or utilization sites in Snohomish County, March 8, 2011

Seattle – King County Department of Public Health - Abandoned Landfill Study in King County, April 30 1985

Seattle – King County Department of Public Health - Abandoned Landfill Study in the City of Seattle, July 30, 1984

Seattle – King County Department of Public Health – King Abandoned Landfill Toxicity/Hazard Assessment Project, December 31, 1986

Tacoma-Pierce County Health Department – Closed Landfill Survey, September 1, 2002.

RESULTS OF DATABASE REVIEW

The site is not listed on any of the above databases.

Several listed sites were found within the search radii listed above on the databases. Many listed sites are along the SE 27th Street corridor, north of the site. These are down-gradient and will have no impact on the site. There is also a small cluster of listed sites near the intersection of SE 30th Street and 78th Avenue SE, south of the site. These sites are potentially up-gradient.

The sites in the immediate vicinity and potentially up-gradient sites are listed below. The various lists with these sites, the listing criteria, the current status and potential impact on the subject site are given in the following paragraphs.

SHELL OIL PRODUCTS US SAP 121058 (Also referred to as Texaco #63) at 2903 78th Avenue SE is directly south and across SE 29th Street. This facility is up-gradient to slightly cross-gradient of the site. It is listed on the **RCRA-NonGen, FINDS, MANIFEST, ALLSITES, UST, ICR, CSCSL-NFA, SPILLS, VCP** and **FINANCIAL ASSURANCE** lists.

This site is reported to have had soil and groundwater contamination by petroleum products. An independent remedial cleanup was conducted on this site in the early to mid-1990s. Several interim cleanup reports were submitted to Ecology starting in 1996. Ecology records show an NFA (No Further Action) – Voluntary Cleanup Review on November 3, 2008. This review and NFA designation indicates the all required cleanup efforts are complete, from Ecology's perspective.

As indicated elsewhere in this report, to further evaluate potential impacts, we installed three monitoring wells along the south edge of the property. Soil and groundwater samples were obtained from these monitoring wells and tested for various components of petroleum. All samples tested as "Non-Detect", indicating no impacts from the Shell gasoline station to the subject property. Test results are included in this report.

In our opinion, this Shell station site does not pose a threat of contamination to the subject site.

PACIFIC NORTHWEST BANK at 2918 78th Avenue SE is southeast and roughly kitty-corner across SE 29th Street and 78th Avenue SE. Historic records indicate that a Mobil service station may have existed on this site. This facility is up-gradient of the site. It is listed on the **ALLSITES** and **CSCSL** lists. This site is reported to have had confirmed soil and suspected groundwater contamination by petroleum products. A voluntary cleanup was conducted on this site in 2002-2003. Based on these records and our testing, in our opinion, this site does not pose a threat of contamination to the subject site.

E-RECYCLE, LLC at 7835 SE 30th Street is located about 0.07 mile to the south, up-gradient of the subject site. The site is listed as a **SWRCY** site with no violations. It is our opinion that this site does not pose a threat of contamination to the subject site.

SILERS CLEANERS at 3018 78th Avenue SE is located about 0.08 mile to the south, up-gradient of the subject site. The site is on the **RCRA-NonGen, FINDS** and **ALLSITES** lists. No violations are listed. It is our opinion that this site does not pose a threat of contamination to the subject site.

RITE AID 5197 at 3023 78th Avenue SE is located about 0.08 mile to the south, up-gradient of the subject site. The site is on the **RCRA-CESQG, FINDS, MANIFEST** and **ALLSITES** lists, due to onsite photo processing. No violations are listed. It is our opinion that this site does not pose a threat of contamination to the subject site.

MERCER ISLAND CITY FIRE DEPT at 3030 78th Avenue SE is located about 0.09 mile to the south, up-gradient of the site. It is listed on the **RCRA-NonGen, FINDS, ALLSITES, UST, LUST** and **FINANCIAL ASSURANCE** lists. This site is reported to have had confirmed soil and suspected groundwater contamination by petroleum products. An independent cleanup was conducted on this site in late 1980s and early 1990s. Based on these records and our testing, in our opinion, this site does not pose a threat of contamination to the subject site.

CORRYS DRY CLEANING at 3006 78th Avenue SE is located about 0.07 mile to the south, up-gradient of the subject site. The site is on the **RCRA-NonGen, FINDS, ALLSITES**, and **Inactive Dry Cleaners** lists. No violations are listed. It is our opinion that this site does not pose a threat of contamination to the subject site.

LAKEVIEW CLEANERS at 3035 78th Avenue SE is located about 0.09 mile to the south, up-gradient of the subject site. The site is on the **ALLSITES** list. No violations are listed. It is our opinion that this site does not pose a threat of contamination to the subject site.

LAKEVIEW & FOUR SEASONS DRY CLEANERS at 3051 78th Avenue SE is located about 0.1 mile to the south, up-gradient of the subject site. The site is on the **RCRA-NonGen, CSCSL, MANIFEST, ALLSITES,** and **Inactive Dry Cleaners** lists. It appears that the listing is a result of waste generated from a one-time cleanup of catch basins. No violations are listed. It is our opinion that this site does not pose a threat of contamination to the subject site.

FARMERS NEW WORLD LIFE INSURANCE at 3003 77th Avenue SE is located about 0.14 mile to the south, up-gradient of the subject site. The site is on the **RCRA-CESQG, FINDS, MANIFEST,** and **ALLSITES** lists. No violations are listed. It is our opinion that this site does not pose a threat of contamination to the subject site.

OTHER LISTED SITES

The Executive Summary of the EDR Database report includes a full listing of all sites within a one mile radius of the site. In the sections above, we have discussed the sites that are either up-gradient of the subject site or are in the immediate vicinity. As discussed above, these sites are not expected to have any adverse impacts or affect the potential for contamination at the subject site.

ADDITIONAL EXPLORATION AND TESTING

Our review concluded that the potential for site contamination by on or offsite sources was small. However, we also concluded that considering the adjacent Shell gas station which had known contamination in the past, it would be prudent to conduct additional exploration and testing along the south edge of the site, closest to the Shell station.

We drilled three test borings along the south edge of the site and installed monitoring wells in each of the three test borings. The borings were drilled on October 19 and 20, 2012, using a truck mounted drill rig operated by Holocene Drilling. The locations of all the environmental explorations on the site, including those made by Pacific Crest Environmental, are shown on Figure 3.

Two soil samples were collected from each boring and placed in laboratory prepared containers and transported to OnSite Environmental, Inc. (onsite), in Redmond, under standard chain-of-custody protocols. NWTPH-Gx/BTEX Tests were performed in accordance with EPA 8021B and NWTPH-Gx. The test results and supporting documentation prepared by OnSite are presented in Appendix C. All of the samples tested showed "Non-Detect" for all the parameters tested.

Groundwater samples were also obtained after removing a minimum of two well volumes of water from each monitoring well. The samples were placed in dedicated vials prepared specifically for this purpose. The vials were placed on ice and transported to OnSite under standard chain-of-custody protocols. To determine impacts from petroleum, NWTPH-Gx/BTEX Tests were performed in accordance with EPA 8021B and NWTPH-Gx. To determine impacts from dry cleaning fluids, tests were performed in accordance with EPA 8260C. The test results and supporting documentation prepared by OnSite are presented in Appendix C. All of the samples tested showed "Non-Detect" for all the parameters tested.

Pacific Crest Environmental made four explorations on the property and presented their findings in a report dated June 28, 2012. The report concluded that the soil and groundwater samples collected by them were not impacted by hydrocarbons or by dry cleaning fluids.

These test results conclude that soils and groundwater underlying the site have not been impacted by possible migration of petroleum products from the Shell gas station to the south. They also show no impact due to migration of dry cleaning fluids in the form of halogenated volatiles from the onsite or offsite dry cleaners.

OTHER HAZARDS

PCBs and Transformers

PCBs are associated with electrical transformer fluids and fluorescent light ballasts. The use of PCBs was discontinued in new units manufactured after 1977. Transformers that are on or adjacent to the site are the property of the local electric utility. The local electric utility is generally the responsible party in the event releases occur from transformers.

Considering there is an older existing structure on the site, PCB containing fixtures may be present and should be disposed off in a proper manner at the time of demolition.

Asbestos

Asbestos is a fibrous mineral that was incorporated into a wide variety of construction materials prior to 1977. The present owner, Ms. Judy King, indicated she was not aware of any asbestos containing materials in the existing structure. Considering the age of the structure, it is possible that asbestos containing materials may be present in small portions of the structure. Any such materials should be removed and disposed in accordance with all applicable local, state, and federal standards and regulations.

Lead-Based Paint

From the turn of the century through the 1940s, paint manufacturers used lead as a primary ingredient in many oil-based interior and exterior paints. Usage gradually decreased through the 1950s and 1960s as largely lead-free latex paints became more popular. Lead-based paints were banned from residential use in 1978.

The present owner, Ms. Judy King, indicated she was not aware of any lead based paints in the existing structure. Considering the age of the structure, it is possible that lead based paints may be present in small portions of the structure. Any such materials should be removed and disposed in accordance with all applicable local, state, and federal standards and regulations.

Radon

Our review of radon occurrences in Washington indicates that King County has not shown significant elevated levels of radon in past testing. King County is listed as being in EPA Radon Zone 3. The average indoor radon level in Zone 3 is less than 2 pCi/L.

The GeoCheck section of the EDR report lists the results of the testing of five sites tested in the 98040 zip code of King County. No radon activity was detected in the sites tested.

Sites underlain by glacial and alluvial sediments generally do not have issues with radon. According to the *Special Report: Radon in Washington*, 1994, prepared by the Washington State Department of Health, the King County area has a low risk of radon being present above 4 pCi/L (pico curie per liter).

If requested, we can verify on-site radon levels by testing.

Water Wells

We did not observe any water wells on the site.

Heating Oil Tanks

Based on the available historical information and interviews, no heating oil tanks have ever been present on the site.

SUMMARY

Our review of municipal records, regulatory agency documents, and other information revealed no evidence that, in our opinion, would normally indicate improper storage, past or present use, or disposal of hazardous materials on the properties.

Current Site Use

The site is occupied by a commercial building with a variety of tenants, including a dry cleaning business. The dry cleaning business uses new sealed machines with spill protection and outside supply and waste removal services. Relatively new office, multifamily residential and commercial buildings generally surround the site and vicinity. The potential for significant contamination from current site use is minimal.

Historical Site Use

Historically, the site was vacant prior to construction of the existing building. It is our opinion that the potential for significant contamination from past site use is minimal.

Potential Off-Site Sources

Our reconnaissance of the neighboring developments and site vicinity topography indicates potential sources of groundwater, sediment, soil, or surface water contamination within a one-mile radius of the Mercer Island Multifamily project site. Based on the status and distance of these sites, and geohydrologic conditions in the vicinity of the Mercer Island Multifamily Site, it is our opinion that the various media at these off-site sources present a low to minimal risk of site contamination. No additional site-specific sampling is warranted at this time based on information currently available.

CONCLUSIONS

The site was vacant prior to construction of the existing building. Other than the existing dry cleaners, there are no present or past potential sources of contamination on the site.

Two potential RECs were identified in the course of this study, the onsite dry cleaners and the Shell gasoline station to the south. Review of the dry cleaner's operation show that adequate controls and measures are in place to prevent spills and cause contamination. Review of Ecology records indicates prior contamination on the Shell Station has been cleaned up.

Additional exploration and testing performed on soils and groundwater indicated no measureable levels of petroleum or dry cleaning fluids.

It is our opinion that the risk of significant contamination from on- or off-site sources is minimal.

LIMITATIONS

The findings, conclusions, and recommendations presented in this report are based on our documented site observations, our review of historic information, review of King County Tax Assessor records, review of regulatory information, and the referenced aerial photographs. Other information related to past site use or current site conditions may exist.

Other than the three monitoring wells and laboratory testing of soils and groundwater from these monitoring wells, we did not perform any explorations for this study. If the existing site use or conditions change, ABPB Consulting should review the changes, as they may affect our conclusions.

We prepared our conclusions and recommendations in accordance with generally accepted professional engineering practices. We make no other warranty, either expressed or implied. This report is the copyrighted property of ABPB Consulting, and is intended for specific application to the Mercer Island Multifamily project. This report is for the exclusive use of Continental Properties and their authorized representatives.

We trust the information presented is sufficient for your current needs. If you have any questions or require additional information, please call.

Sincerely yours,

ABPB Consulting

Paul K. Bonifaci

Paul K. Bonifaci, P.E.G.
Principal Engineering Geologist

Anil Butail



Expires 12-9-13

Anil Butail, P.E.
Principal

Attachments:

Figure 1, Vicinity Map

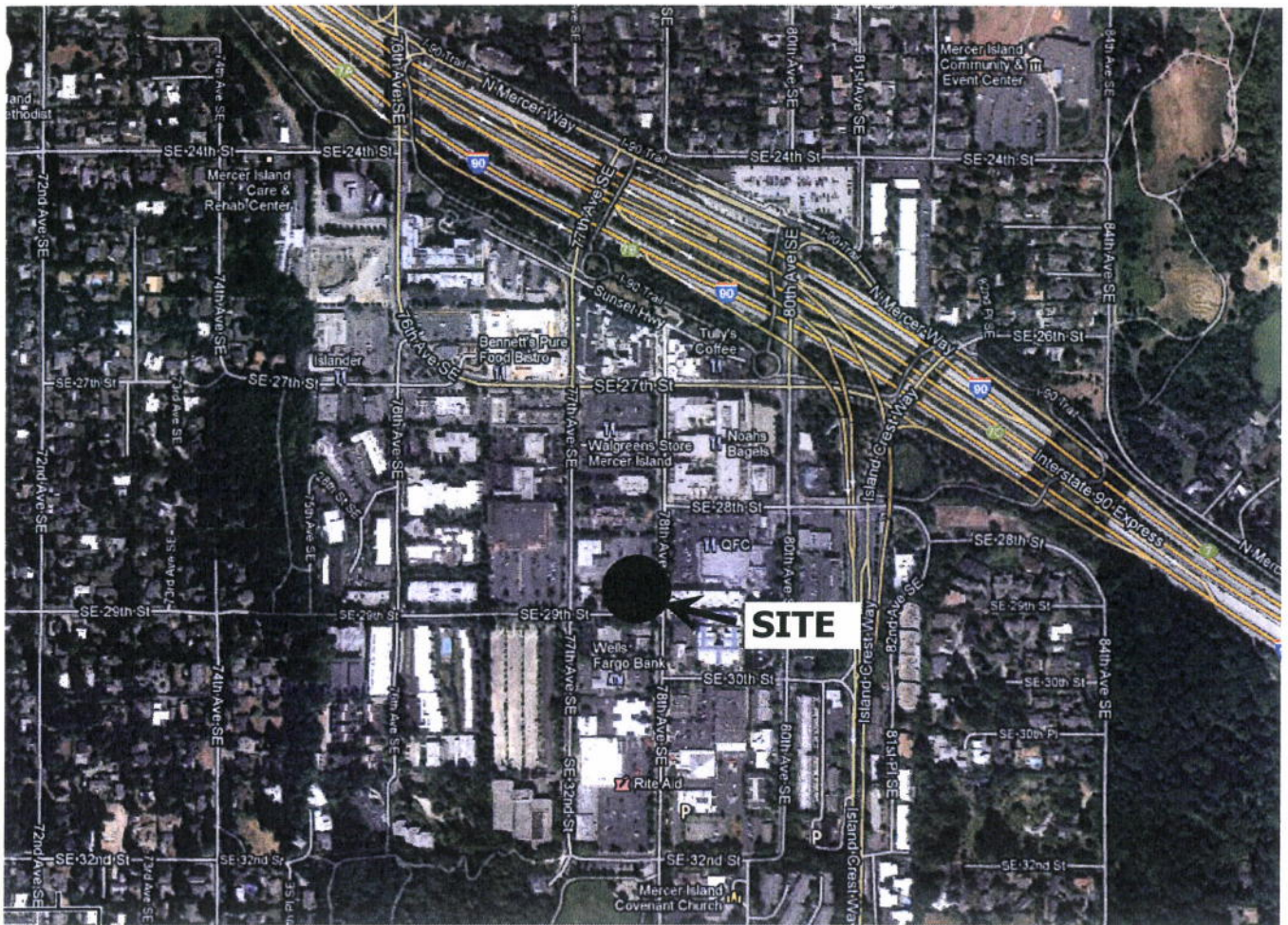
Figure 2, Site Area Map

Figure 3, Site Exploration Map

Appendix A, Chain of Title Documents

Appendix B, Executive Summary, EDR Database Report

Appendix C, Monitoring Well Logs and Laboratory Test Data



NTS

Ref: Google Satellite Photo

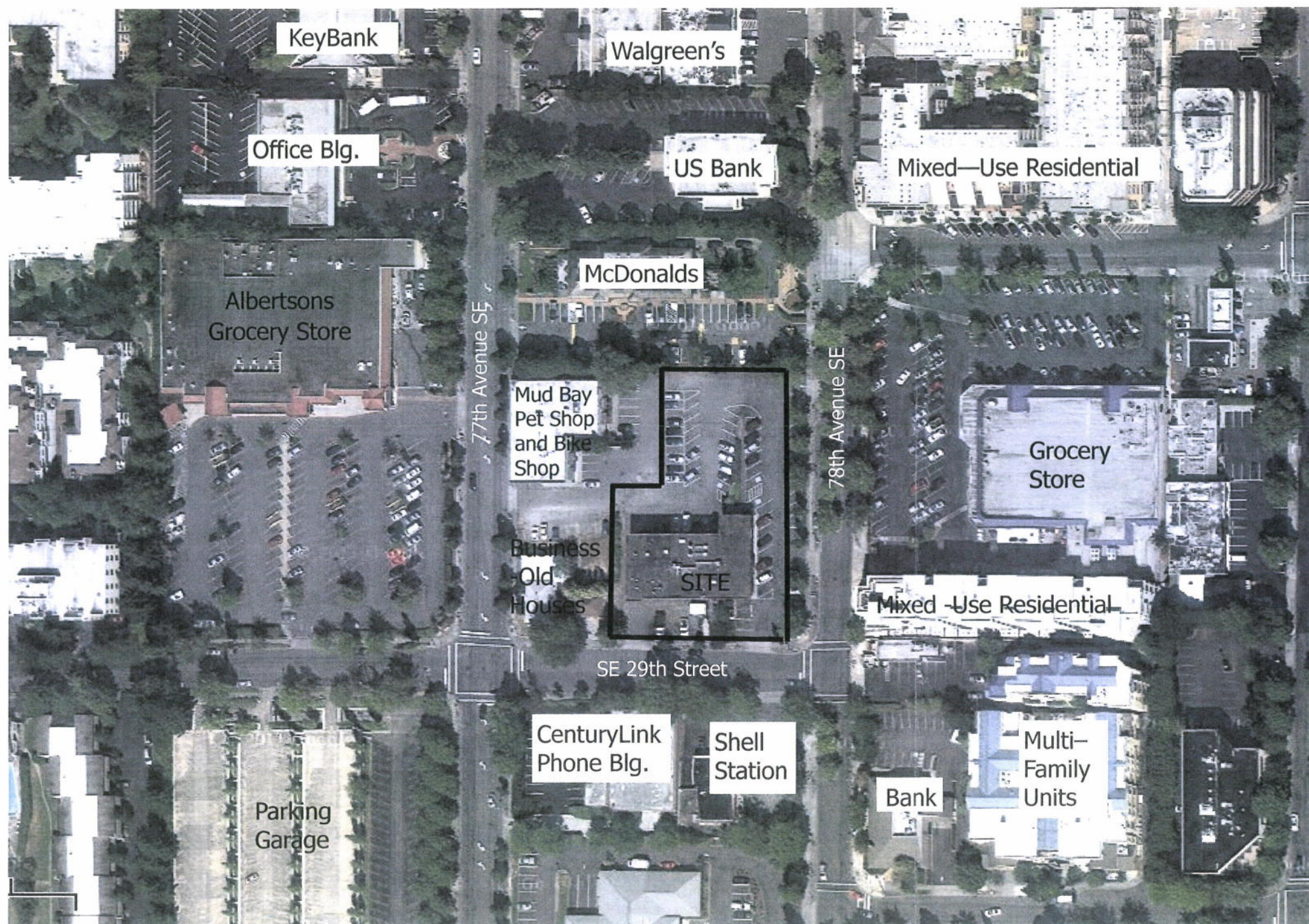
ABPB Consulting
Geotechnical Consultants
Kirkland, Wash.

Vicinity Map
Mercer Island Mixed Use
Mercer Island, Washington

Proj. 1350-1

Date : 10-12

Figure 1



NTS

Ref: Google Earth Photo

ABPB Consulting

Geotechnical Consultants
Kirkland, Wash.

Site Area Map
Mercer Island Multi-Family Project
Mercer Island, Washington

Proj. No. 1350-1

Date : October 2012

Figure 2

APPENDIX A

CHAIN-OF-TITLE DOCUMENTS

stewart title

Stewart Title Company
18000 International Blvd, Suite 401
SeaTac, WA 98188
Phone: (206) 770-8700
Fax: (866) 842-1204

Customer Reference: King Enterprises of Washington, LLC
Our Reference No.: 01148-10703

Report Fee	\$125.00
Sales Tax:	\$11.88
Total Fee:	\$136.88

Effective Date of Report: September 21, 2012 at 8:00 A.M.

Address of Land:

2885 78th Avenue SE, Mercer Island, WA 98040

Parcel 1:

Parcel 1 of City of Mercer Island Short Plat Number 77-9-040, according to the short plat thereof recorded October 25, 1977, under Recording Number 7710250620, in King County, Washington.

Parcel 2:

Reciprocal easements for ingress and egress of motor vehicles and pedestrians and common parking areas, as established in Agreement recorded October 15, 1977 under Recording Number 7710250324, records of King County, Washington.

1. Stewart Title Company has searched the following records with respect to the land:
Stewart Title Company title plant records for King County.
2. Based on the search described in paragraph 1 above Stewart Title Company reports that, beginning on September 21, 1962 and ending on the effective date of this report, the following documents affecting title to the land have been recorded in the Public Records. As used in this report, the term "Public Records" shall mean the records established under Washington law for the purpose of imparting constructive notice matters relating to real property to purchasers for value and without knowledge.
 - a. Lease, and the terms and conditions thereof:

Lessor:	Garfield Alm and Kathleen Alm, his wife
Lessee:	the State of Washington acting by and through the Division of Purchasing, Department of General Administration, for and in behalf of the Washington State Liquor Control Board
For A Term Of:	5 years
From:	June 1, 1962
Recorded:	July 19, 1962
Recording No.:	5454941
 - b. Lease, and the terms and conditions thereof:

Lessor:	Garfield Alm and Kathleen Alm, his wife
Lessee:	the State of Washington acting by and through the Division of Purchasing, Department of General Administration, for and in behalf of the Washington State Liquor Control Board
For A Term Of:	5 years
From:	June 1, 1967
Recorded:	June 5, 1967
Recording No.:	6184925

c. Lease, and the terms and conditions thereof:

Lessor: Garfield Alm and Kathleen Alm, his wife
Lessee: the State of Washington acting by and through the Division of Purchasing,
Department of General Administration, for and in behalf of the Washington
State Liquor Control Board

For A Term Of: 5 years
From: June 1, 1972
Recorded: June 8, 1972
Recording No.: 7206080423

d. Type of Document: Special Warranty Deed

Recorded: December 31, 1986

Recording No.: 8612312176

First Party: Seattle-First National Bank and Garfield A. Alm, Jr., as successor Co-
executors of the Estate of Kathleen Alm, deceased Kitsap County Superior
Court Cause No. 82-4-00033-6 and as Co-executors of the Estate of Garfield
A. Alm, deceased, King County Superior Court Cause No. 86-4-04845-3
Second Party: Judith M. King, as her separate estate

e. Type of Document: Quit Claim Deed

Recorded: December 31, 1986

Recording No.: 8612312177

First Party: David E. King

Second Party: Judith M. King

f. Type of Document: Statutory Warranty Deed

Recorded: August 6, 2002

Recording No.: 20020806001588

First Party: David E. King and Judith M. King, as individual persons and as husband and
wife

Second Party: King enterprises of Washington, LLC, a Washington limited liability company

g. Type of Document: Statutory Warranty Deed

Recorded: August 6, 2002

Recording No.: 20020806001589

First Party: Judith M. King, as her separate estate

Second Party: David E. King and Judith M. King, husband and wife, as community property

This report does not purport to report on easements, covenants, conditions and restrictions or other matters which may affect title to the land.

3. **This report is not title insurance.** The liability of Stewart Title Company shall be limited to the amount shown on page 1 of this report. This report only provides title information contained in the above stated records and does NOT reflect un-indexed or misindexed matters or any unrecorded or off record matters that may affect said land. Stewart Title Company, in issuing this report assumes no liability on account of any instrument or proceedings in the chain of title to the land which contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the property are assumed to be good and valid. This report is not a commitment to insure and therefore does not contain the requirements and exceptions which would appear in a commitment to insure or the exception which would appear in a title policy.

Except as expressly stated herein, this report contains no express or implied opinion, warranty, guarantee, insurance or other similar assurances as to the status of title to the land.

4. **This report was not prepared for, and may not be relied upon by third parties.**

Stewart Title Company

Debbi Hodgson, Title Officer

APPENDIX B

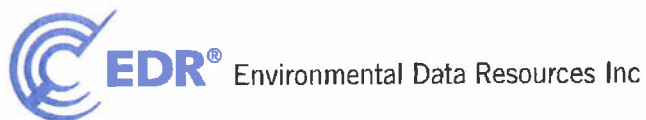
EXECUTIVE SUMMARY

EDR DATABASE REPORT

Mercer Island Multifamily
2885 78th Ave SE
Mercer Island, WA 98040

Inquiry Number: 3418107.2s
September 25, 2012

The EDR Radius Map™ Report with GeoCheck®



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrmet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

2885 78TH AVE SE
MERCER ISLAND, WA 98040

COORDINATES

Latitude (North):	47.5846000 - 47° 35' 4.56"
Longitude (West):	122.2340000 - 122° 14' 2.40"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	557599.0
UTM Y (Meters):	5270197.5
Elevation:	85 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	47122-E2 MERCER ISLAND, WA
Most Recent Revision:	1983
West Map:	47122-E3 SEATTLE SOUTH, WA
Most Recent Revision:	1983

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year:	2009
Source:	USDA

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List

EXECUTIVE SUMMARY

Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

HSL..... Hazardous Sites List

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Facility Database

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

AST..... Aboveground Storage Tank Locations
INDIAN UST..... Underground Storage Tanks on Indian Land
FEMA UST..... Underground Storage Tank Listing

EXECUTIVE SUMMARY

State and tribal institutional control / engineering control registries

INST CONTROL..... Institutional Control Site List

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
SWTIRE..... Solid Waste Tire Facilities
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
CDL..... Clandestine Drug Lab Contaminated Site List
HIST CDL..... List of Sites Contaminated by Clandestine Drug Labs
US HIST CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information
LUCIS..... Land Use Control Information System

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
SPILLS..... Reported Spills

Other Ascertainable Records

DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
UMTRA..... Uranium Mill Tailings Sites
MINES..... Mines Master Index File
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act

EXECUTIVE SUMMARY

FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
UIC.....	Underground Injection Wells Listing
DRYCLEANERS.....	Drycleaner List
NPDES.....	Water Quality Permit System Data
AIRS.....	Washington Emissions Data System
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
PRP.....	Potentially Responsible Parties
FINANCIAL ASSURANCE.....	Financial Assurance Information Listing
COAL ASH.....	Coal Ash Disposal Site Listing
PCB TRANSFORMER.....	PCB Transformer Registration Database
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants.....	EDR Proprietary Manufactured Gas Plants
EDR Historical Auto Stations.....	EDR Proprietary Historic Gas Stations
EDR Historical Cleaners.....	EDR Proprietary Historic Dry Cleaners

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

EXECUTIVE SUMMARY

RCRA-CESQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 03/15/2012 has revealed that there are 3 RCRA-CESQG sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RITE AID 5197	3023 78TH AVE SE	S 0 - 1/8 (0.080 mi.)	C21	62
ALBERTSONS #450	2755 77TH AVE SE	NNW 0 - 1/8 (0.112 mi.)	E29	93
FARMERS NEW WORLD LIFE INSURAN	3003 77TH AVE SE	SSW 1/8 - 1/4 (0.139 mi.)	32	98

State- and tribal - equivalent CERCLIS

CSCSL: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Ecology's Confirmed & Suspected Contaminated Sites List.

A review of the CSCSL list, as provided by EDR, and dated 07/23/2012 has revealed that there are 7 CSCSL sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FOUR SEASONS DRY CLEANERS MERC	7800 SE 27TH ST	N 1/8 - 1/4 (0.149 mi.)	F34	111
MERCER ISLAND CLEANERS	7652 SE 27TH	NW 1/8 - 1/4 (0.186 mi.)	43	149
CLAMPITTS CLEANERS	7633 SE 27TH	NW 1/8 - 1/4 (0.201 mi.)	J49	185
SIMBAS ENTERPRISES LTD	7620 SE 27TH ST	NW 1/8 - 1/4 (0.210 mi.)	J53	223
SUDDEN PRINTING & PRO MERCER N	2690 76TH AVE SE	NW 1/8 - 1/4 (0.211 mi.)	J54	230
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PACIFIC NORTHWEST BANK	2918 78TH AVE SE	SE 0 - 1/8 (0.032 mi.)	A15	35
LAKEVIEW & FOUR SEASONS DRY CL	3051 78TH AVE NE	S 0 - 1/8 (0.097 mi.)	D26	85

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Ecology's Leaking Underground Storage Tanks Site List.

A review of the LUST list, as provided by EDR, and dated 08/20/2012 has revealed that there are 5 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MERCER ISLAND SHELL	7833 SE 28TH ST	NNE 0 - 1/8 (0.070 mi.)	B16	39
I & M ASSOCIATES	7810 SE 27TH AVE	NNE 1/8 - 1/4 (0.150 mi.)	F35	127
SIMBAS ENTERPRISES LTD	7620 SE 27TH ST	NW 1/8 - 1/4 (0.210 mi.)	J53	223
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MERCER ISLAND CITY FIRE DE	3030 78TH AVE SE	SSE 0 - 1/8 (0.086 mi.)	C23	76

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SUN COR HOLDINGS COPII LLC 9	2411 76TH ST SE	NNW 1/4 - 1/2 (0.365 mi.)	L60	245

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Ecology's Statewide UST Site/Tank Report.

A review of the UST list, as provided by EDR, and dated 08/20/2012 has revealed that there are 10 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL OIL PRODUCTS US SAP 1210	2903 78TH AVE SE	SE 0 - 1/8 (0.023 mi.)	A11	30
MERCER ISLAND SHELL	7833 SE 28TH ST	NNE 0 - 1/8 (0.070 mi.)	B16	39
MERCER ISLAND SERVICE CENTER I	2728 80TH AVE SE	NE 1/8 - 1/4 (0.132 mi.)	31	97
I & M ASSOCIATES	7810 SE 27TH AVE	NNE 1/8 - 1/4 (0.150 mi.)	F35	127
UNOCAL 5097	2831 ISLAND CREST WAY	ENE 1/8 - 1/4 (0.165 mi.)	H39	140
CHEVRON SERV STA 93659	2800 ISLAND CREST WAY	ENE 1/8 - 1/4 (0.173 mi.)	H40	142
CHEVRON 92736	7725 SUNSET HWY	N 1/8 - 1/4 (0.188 mi.)	I44	157
SHELL STATION 121549	7655 SUNSET WAY	N 1/8 - 1/4 (0.208 mi.)	K51	207
SIMBAS ENTERPRISES LTD	7620 SE 27TH ST	NW 1/8 - 1/4 (0.210 mi.)	J53	223

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MERCER ISLAND CITY FIRE DE	3030 78TH AVE SE	SSE 0 - 1/8 (0.086 mi.)	C23	76

State and tribal voluntary cleanup sites

VCP: Sites that have entered either the Voluntary Cleanup Program or its predecessor Independent Remedial Action Program.

A review of the VCP list, as provided by EDR, and dated 07/24/2012 has revealed that there are 4 VCP sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL OIL PRODUCTS US SAP 1210	2903 78TH AVE SE	SE 0 - 1/8 (0.023 mi.)	A7	9
CHEVRON SERV STA 93659	2800 ISLAND CREST WAY	ENE 1/8 - 1/4 (0.173 mi.)	H41	145
CHEVRON 92736	7725 SUNSET HWY	N 1/8 - 1/4 (0.188 mi.)	I45	161

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AGREE ASSOCIATES	7700 SE 27TH ST	NNW 1/8 - 1/4 (0.155 mi.)	G37	133

EXECUTIVE SUMMARY

ICR: These are remedial action reports Ecology has received from either the owner or operator of the site. These actions have been conducted without department oversight or approval and are not under an order or decree.

A review of the ICR list, as provided by EDR, and dated 12/01/2002 has revealed that there are 18 ICR sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TEXACO #63 232 0276/121058	2903 78TH AVE. SE	SE 0 - 1/8 (0.023 mi.)	A1	7
TEXACO #63 232 0276/121058	2903 78TH AVE. SE	SE 0 - 1/8 (0.023 mi.)	A2	7
TEXACO #63 232 0276/121058 (TW	2903 78TH AVE. SE	SE 0 - 1/8 (0.023 mi.)	A3	7
TEXACO #63 232 0276/121058 (TW	2903 78TH AVE. SE	SE 0 - 1/8 (0.023 mi.)	A4	8
TEXACO #63 232 0276/121058	2903 78TH AVE. SE	SE 0 - 1/8 (0.023 mi.)	A5	8
TEXACO #63 232 0276/121058	2903 78TH AVE. SE	SE 0 - 1/8 (0.023 mi.)	A6	8
TEXACO #63 232 0276/121058	2903 78TH AVE. SE	SE 0 - 1/8 (0.023 mi.)	A8	20
TEXACO #63 232 0276/121058	2903 78TH AVE. SE	SE 0 - 1/8 (0.023 mi.)	A9	20
TEXACO #63 232 0276/121058	2903 78TH AVE. SE	SE 0 - 1/8 (0.023 mi.)	A12	34
TEXACO #63 232 0276/121058	2903 78TH AVE. SE	SE 0 - 1/8 (0.023 mi.)	A13	35
TEXACO #63 232 0276/121058	2903 78TH AVE. SE	SE 0 - 1/8 (0.023 mi.)	A14	35
MERCER ISLAND SHELL	7833 SE 28TH ST	NNE 0 - 1/8 (0.070 mi.)	B16	39
I & M ASSOCIATES	7810 SE 27TH AVE	NNE 1/8 - 1/4 (0.150 mi.)	F35	127
CHEVRON #9 2736	7725 SUNSET HWY	N 1/8 - 1/4 (0.188 mi.)	I46	183
CLAMPITT'S CLEANERS	7633 SE 27TH ST.	NW 1/8 - 1/4 (0.201 mi.)	J48	184
SHELL STATION 121549	7655 SUNSET WAY	N 1/8 - 1/4 (0.208 mi.)	K50	196
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PACIFIC FIRST BANK	2476 76TH AVE. SE	NNW 1/4 - 1/2 (0.359 mi.)	L56	231
SUN COR HOLDINGS COPII LLC 9	2411 76TH ST SE	NNW 1/4 - 1/2 (0.365 mi.)	L59	235

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: A listing of recycling center locations.

A review of the SWRCY list, as provided by EDR, and dated 05/15/2012 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
E-RECYCLE, LLC	7835 SE 30TH STREET	SSE 0 - 1/8 (0.072 mi.)	C19	58

Local Lists of Hazardous waste / Contaminated Sites

ALLSITES: Information on facilities and sites of interest to the Department of Ecology.

A review of the ALLSITES list, as provided by EDR, and dated 08/06/2012 has revealed that there are 33 ALLSITES sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL OIL PRODUCTS US SAP 1210	2903 78TH AVE SE	SE 0 - 1/8 (0.023 mi.)	A7	9

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MERCER ISLAND SHELL	7833 SE 28TH ST	NNE 0 - 1/8 (0.070 mi.)	B17	45
AT&T WIRELESS MERCER ISLAND	7900 SE 28TH ST	NE 0 - 1/8 (0.098 mi.)	28	93
MERCER ISLAND SERVICE CENTER I	2728 80TH AVE SE	NE 1/8 - 1/4 (0.132 mi.)	31	97
FOUR SEASONS DRY CLEANERS MERC	7800 SE 27TH ST	N 1/8 - 1/4 (0.149 mi.)	F34	111
I & M ASSOCIATES	7810 SE 27TH AVE	NNE 1/8 - 1/4 (0.150 mi.)	F35	127
UNOCAL 5097	2831 ISLAND CREST WAY	ENE 1/8 - 1/4 (0.165 mi.)	H39	140
CHEVRON SERV STA 93659	2800 ISLAND CREST WAY	ENE 1/8 - 1/4 (0.173 mi.)	H41	145
7700 CENTRAL	2630 77TH AVE SE	NNW 1/8 - 1/4 (0.183 mi.)	42	148
MERCER ISLAND CLEANERS	7652 SE 27TH	NW 1/8 - 1/4 (0.186 mi.)	43	149
CHEVRON 92736	7725 SUNSET HWY	N 1/8 - 1/4 (0.188 mi.)	I45	161
ISLAND CATS VETERINARY HOSPITA	3024 76TH AVE SE	WSW 1/8 - 1/4 (0.194 mi.)	47	183
CLAMPITTS CLEANERS	7633 SE 27TH	NW 1/8 - 1/4 (0.201 mi.)	J49	185
SHELL STATION 121549	7655 SUNSET WAY	N 1/8 - 1/4 (0.208 mi.)	K50	196
SIMBAS ENTERPRISES LTD	7620 SE 27TH ST	NW 1/8 - 1/4 (0.210 mi.)	J53	223
SUDDEN PRINTING & PRO MERCER N	2690 76TH AVE SE	NW 1/8 - 1/4 (0.211 mi.)	J54	230
MERCY VET	2707 76TH AVE SE	NW 1/8 - 1/4 (0.224 mi.)	55	231
GL CONSTRUCTION	8040 SE 36TH ST	SSE 1/4 - 1/2 (0.403 mi.)	61	247
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PACIFIC NORTHWEST BANK	2918 78TH AVE SE	SE 0 - 1/8 (0.032 mi.)	A15	35
CORRYS DRY CLEANING	3006 78TH SE	SSE 0 - 1/8 (0.072 mi.)	C18	54
SILERS CLEANERS	3018 78TH AVE SE	SSE 0 - 1/8 (0.079 mi.)	C20	59
RITE AID 5197	3023 78TH AVE SE	S 0 - 1/8 (0.080 mi.)	C21	62
MERCER ISLAND CITY FIRE DE	3030 78TH AVE SE	SSE 0 - 1/8 (0.086 mi.)	C23	76
LAKEVIEW CLEANERS	3035 78TH AVE SE	S 0 - 1/8 (0.087 mi.)	C24	81
LAKEVIEW & FOUR SEASONS DRY CL	3051 78TH AVE NE	S 0 - 1/8 (0.097 mi.)	D26	85
ALBERTSONS #450	2755 77TH AVE SE	NNW 0 - 1/8 (0.112 mi.)	E30	95
FARMERS NEW WORLD LIFE INSURAN	3003 77TH AVE SE	SSW 1/8 - 1/4 (0.139 mi.)	32	98
AGREE ASSOCIATES	7700 SE 27TH ST	NNW 1/8 - 1/4 (0.155 mi.)	G37	133
PICTURE PERFECT THE PHOTO PLAC	7687 SE 27TH ST	NNW 1/8 - 1/4 (0.161 mi.)	G38	138
MERCER ISLAND VETERINARY CLINI	2448 76TH AVE SE	NNW 1/4 - 1/2 (0.361 mi.)	L57	232
TRUGREEN LP	2441 76TH AVE SE	NNW 1/4 - 1/2 (0.363 mi.)	L58	233
SUN COR HOLDINGS COPII LLC 9	2411 76TH ST SE	NNW 1/4 - 1/2 (0.365 mi.)	L59	235
WTD NORTH MERCER PUMP STATION	7631 SE 22ND ST	NNW 1/4 - 1/2 (0.486 mi.)	62	249

CSCSL NFA: The data set contains information about sites previously on the Confirmed and Suspected Contaminated Sites list that have received a No Further Action (NFA) determination. Because it is necessary to maintain historical records of sites that have been investigated and cleaned up, sites are not deleted from the database when cleanup activities are completed. Instead a No Further Action code is entered based upon the type of NFA determination the site received.

A review of the CSCSL NFA list, as provided by EDR, and dated 07/23/2012 has revealed that there are 6 CSCSL NFA sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL OIL PRODUCTS US SAP 1210	2903 78TH AVE SE	SE 0 - 1/8 (0.023 mi.)	A7	9
CHEVRON SERV STA 93659	2800 ISLAND CREST WAY	ENE 1/8 - 1/4 (0.173 mi.)	H41	145
CHEVRON 92736	7725 SUNSET HWY	N 1/8 - 1/4 (0.188 mi.)	I45	161
SHELL STATION 121549	7655 SUNSET WAY	N 1/8 - 1/4 (0.208 mi.)	K50	196
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AGREE ASSOCIATES	7700 SE 27TH ST	NNW 1/8 - 1/4 (0.155 mi.)	G37	133

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WTD NORTH MERCER PUMP STATION	7631 SE 22ND ST	NNW 1/4 - 1/2 (0.486 mi.)	62	249

Other Ascertainable Records

RCRA-NonGen: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA-NonGen list, as provided by EDR, and dated 03/15/2012 has revealed that there are 13 RCRA-NonGen sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL OIL PRODUCTS US SAP 1210	2903 78TH AVE SE	SE 0 - 1/8 (0.023 mi.)	A10	20
FOUR SEASONS DRY CLEANERS	7800 SE 27TH ST	N 1/8 - 1/4 (0.149 mi.)	F33	109
MERCER ISLAND CLEANERS	7652 SE 27TH	NW 1/8 - 1/4 (0.186 mi.)	43	149
CHEVRON 92736	7725 SUNSET HWY	N 1/8 - 1/4 (0.188 mi.)	I45	161
CLAMPITTS CLEANERS	7633 SE 27TH	NW 1/8 - 1/4 (0.201 mi.)	J49	185
SHELL STATION 121549	7655 SUNSET WAY	N 1/8 - 1/4 (0.208 mi.)	K52	213

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CORRYS DRY CLEANING	3006 78TH SE	SSE 0 - 1/8 (0.072 mi.)	C18	54
SILERS CLEANERS	3018 78TH AVE SE	SSE 0 - 1/8 (0.079 mi.)	C20	59
MERCER ISLAND CITY FIRE DE	3030 78TH AVE SE	SSE 0 - 1/8 (0.086 mi.)	C22	75
LAKEVIEW CLEANERS	3037 78TH AVE SE	S 0 - 1/8 (0.089 mi.)	C25	82
LAKEVIEW & FOUR SEASONS DRY CL	3051 78TH AVE NE	S 0 - 1/8 (0.097 mi.)	D27	91
AGREE ASSOCIATES	7700 SE 27TH ST	NNW 1/8 - 1/4 (0.155 mi.)	G36	131
PICTURE PERFECT THE PHOTO PLAC	7687 SE 27TH ST	NNW 1/8 - 1/4 (0.161 mi.)	G38	138

MANIFEST: Hazardous waste manifest information.

A review of the MANIFEST list, as provided by EDR, and dated 12/31/2011 has revealed that there are 9 MANIFEST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL OIL PRODUCTS US SAP 1210	2903 78TH AVE SE	SE 0 - 1/8 (0.023 mi.)	A10	20
FOUR SEASONS DRY CLEANERS MERC	7800 SE 27TH ST	N 1/8 - 1/4 (0.149 mi.)	F34	111
CHEVRON 92736	7725 SUNSET HWY	N 1/8 - 1/4 (0.188 mi.)	I45	161
SHELL STATION 121549	7655 SUNSET WAY	N 1/8 - 1/4 (0.208 mi.)	K52	213

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RITE AID 5197	3023 78TH AVE SE	S 0 - 1/8 (0.080 mi.)	C21	62
LAKEVIEW & FOUR SEASONS DRY CL	3051 78TH AVE NE	S 0 - 1/8 (0.097 mi.)	D26	85
ALBERTSONS #450	2755 77TH AVE SE	NNW 0 - 1/8 (0.112 mi.)	E30	95
FARMERS NEW WORLD LIFE INSURAN	3003 77TH AVE SE	SSW 1/8 - 1/4 (0.139 mi.)	32	98
AGREE ASSOCIATES	7700 SE 27TH ST	NNW 1/8 - 1/4 (0.155 mi.)	G37	133

EXECUTIVE SUMMARY

Inactive Drycleaners: A listing of inactive drycleaner facility locations.

A review of the Inactive Drycleaners list, as provided by EDR, and dated 12/31/2011 has revealed that there are 8 Inactive Drycleaners sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FOUR SEASONS DRY CLEANERS MERC	7800 SE 27TH ST	N 1/8 - 1/4 (0.149 mi.)	F34	111
MERCER ISLAND CLEANERS	7652 SE 27TH	NW 1/8 - 1/4 (0.186 mi.)	43	149
CLAMPITTS CLEANERS	7633 SE 27TH	NW 1/8 - 1/4 (0.201 mi.)	J49	185
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CORRYS DRY CLEANING	3006 78TH SE	SSE 0 - 1/8 (0.072 mi.)	C18	54
SILERS CLEANERS	3018 78TH AVE SE	SSE 0 - 1/8 (0.079 mi.)	C20	59
LAKEVIEW CLEANERS	3037 78TH AVE SE	S 0 - 1/8 (0.089 mi.)	C25	82
LAKEVIEW & FOUR SEASONS DRY CL	3051 78TH AVE NE	S 0 - 1/8 (0.097 mi.)	D26	85
AGREE ASSOCIATES	7700 SE 27TH ST	NNW 1/8 - 1/4 (0.155 mi.)	G37	133

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 15 records.

<u>Site Name</u>	<u>Database(s)</u>
MERCER WAY DRUM	ALLSITES
WEST REPUBLICAN PLACE INC	FINDS, CSCSL, ALLSITES, LUST, UST
WASTE MOBILE COLLECTIONS	SWF/LF
CITY OF MERCER ISLAND	SPILLS
CITY OF MERCER ISLAND	SPILLS
CITY OF MERCER ISLAND	SPILLS
BETWEEN VASHON ISLAND AND MAURY IS	ERNS
ELLIOTT BAY HARBOR ISLAND PIER 17	ERNS
MAURY ISLAND/ VASHON ISLAND NEAR N	ERNS
4600 BLOCK OF EAST MERCER WAY	ERNS
6800 BLOCK OF WEST MERCER WAY	ERNS
SOUTH OF 7250 N. MERCER IS.WY	ERNS
MERCER ISLAND TOLL PLAZA SITE	FINDS
METRO N. MERCER ISLAND PUMP STATIO	ICR
WARREN MEDICAL OFFICE BUILDING (TH	ICR

OVERVIEW MAP - 3418107.2s



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

▲ Manufactured Gas Plants

■ National Priority List Sites

■ Dept. Defense Sites

■ Indian Reservations BIA

— Power transmission lines

— Oil & Gas pipelines from USGS

▨ 100-year flood zone

▨ 500-year flood zone

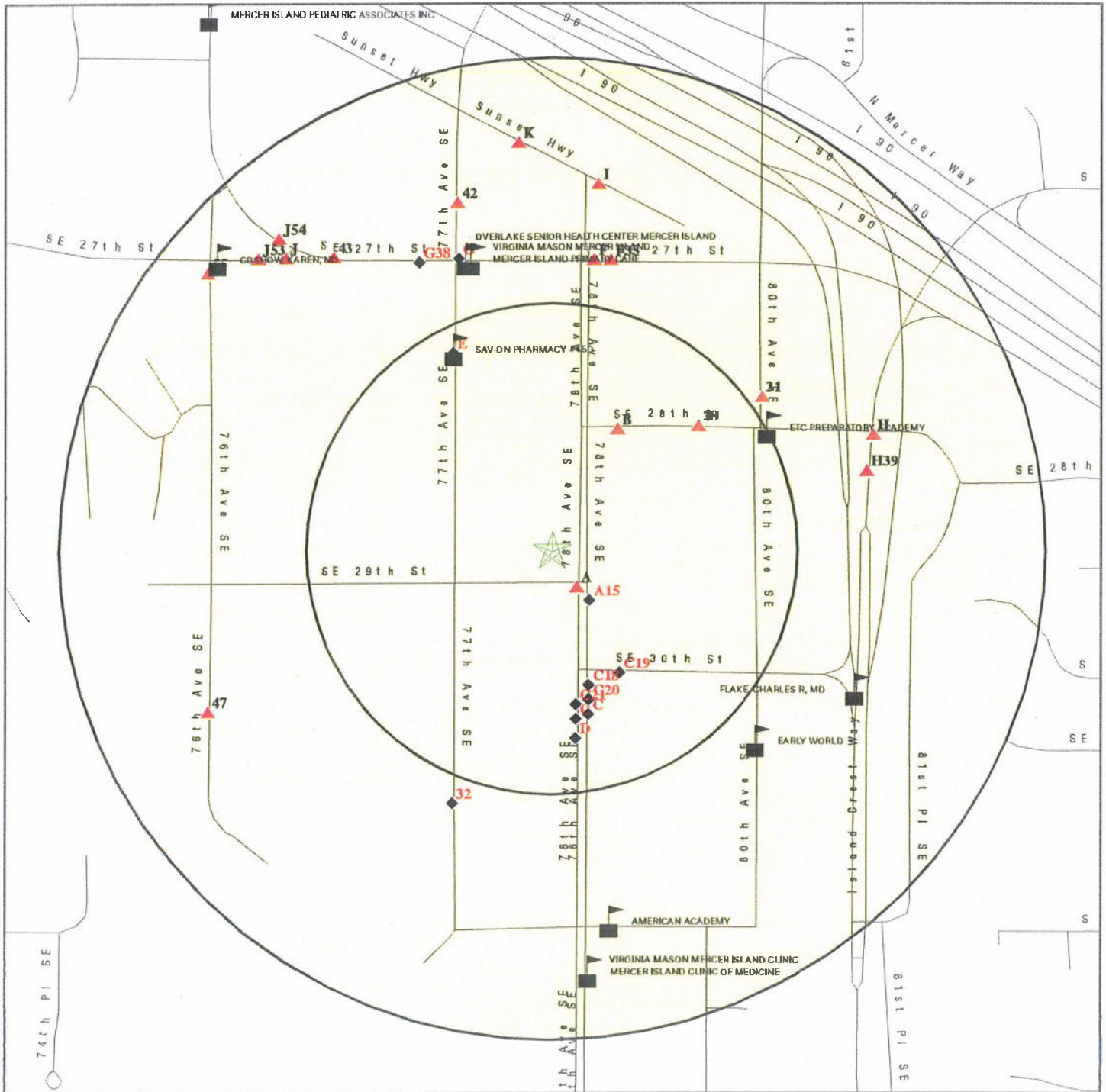
■ National Wetland Inventory

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Mercer Island Multifamily
ADDRESS: 2885 78th Ave SE
Mercer Island WA 98040
LAT/LONG: 47.5846 / 122.234

CLIENT: Anil Butail
CONTACT: Anil Butail
INQUIRY #: 3418107.2s
DATE: September 25, 2012 6:44 pm

DETAIL MAP - 3418107.2s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Mercer Island Multifamily
ADDRESS: 2885 78th Ave SE
Mercer Island WA 98040
LAT/LONG: 47.5846 / 122.234

CLIENT: Anil Butail
CONTACT: Anil Butail
INQUIRY #: 3418107.2s
DATE: September 25, 2012 6:44 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
Federal CERCLIS NFRAP site List								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		2	1	NR	NR	NR	3
Federal institutional controls / engineering controls registries								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
HSL	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
CSCSL	1.000		2	5	0	0	NR	7
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		2	2	1	NR	NR	5
INDIAN LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
State and tribal registered storage tank lists								
UST	0.250		3	7	NR	NR	NR	10
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		1	3	0	NR	NR	4
ICR	0.500		12	4	2	NR	NR	18
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
SWRCY	0.500		1	0	0	NR	NR	1
SWTIRE	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
ALLSITES	0.500		11	17	5	NR	NR	33
CSCSL NFA	0.500		1	4	1	NR	NR	6
CDL	TP		NR	NR	NR	NR	NR	0
HIST CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA-NonGen	0.250		6	7	NR	NR	NR	13

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
MANIFEST	0.250		4	5	NR	NR	NR	9
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
Inactive Drycleaners	0.250		4	4	NR	NR	NR	8
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
FINANCIAL ASSURANCE	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants	1.000	0	0	0	0	NR	0
EDR Historical Auto Stations	0.250	0	0	NR	NR	NR	0
EDR Historical Cleaners	0.250	0	0	NR	NR	NR	0

NOTES:

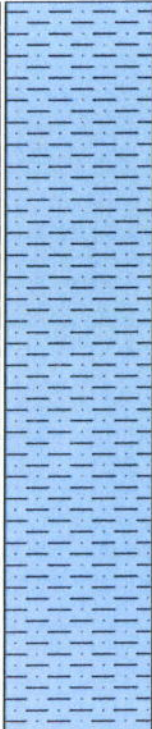


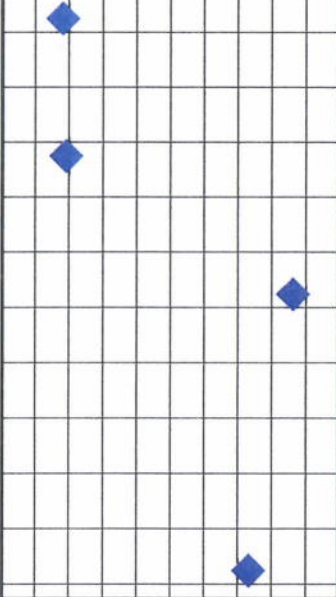
TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

APPENDIX C

Monitoring Well Logs and Laboratory Test Data

Project : Mercer Island Multi-Family						Boring No. M-1		
Project No. 1350			Date : 10-19-12					
Client : Continental Pacific			Elevation 87 feet					
Location: South Side			Logged By: Terry Bukowsky					
SUBSURFACE PROFILE				SAMPLE			Standard Penetration Resistance (SPT) Blows/Foot 10 50 100	Laboratory Results Moisture Content
Depth (ft)	Soil Lithology	Soil Description	Water Level	Sample	USCS			
0		Fill: (3" Asphalt over basecourse)			ML			
-1								
-2								
-3								
-4								
-5								
-6								
-7								
-8								
-9								
-10								
-11								
-12								
-13								
-14								
-15								
-16								
-17								
-18								
-19								
-20								
-21								
-22								
-23								
-24								
-25								
-26								

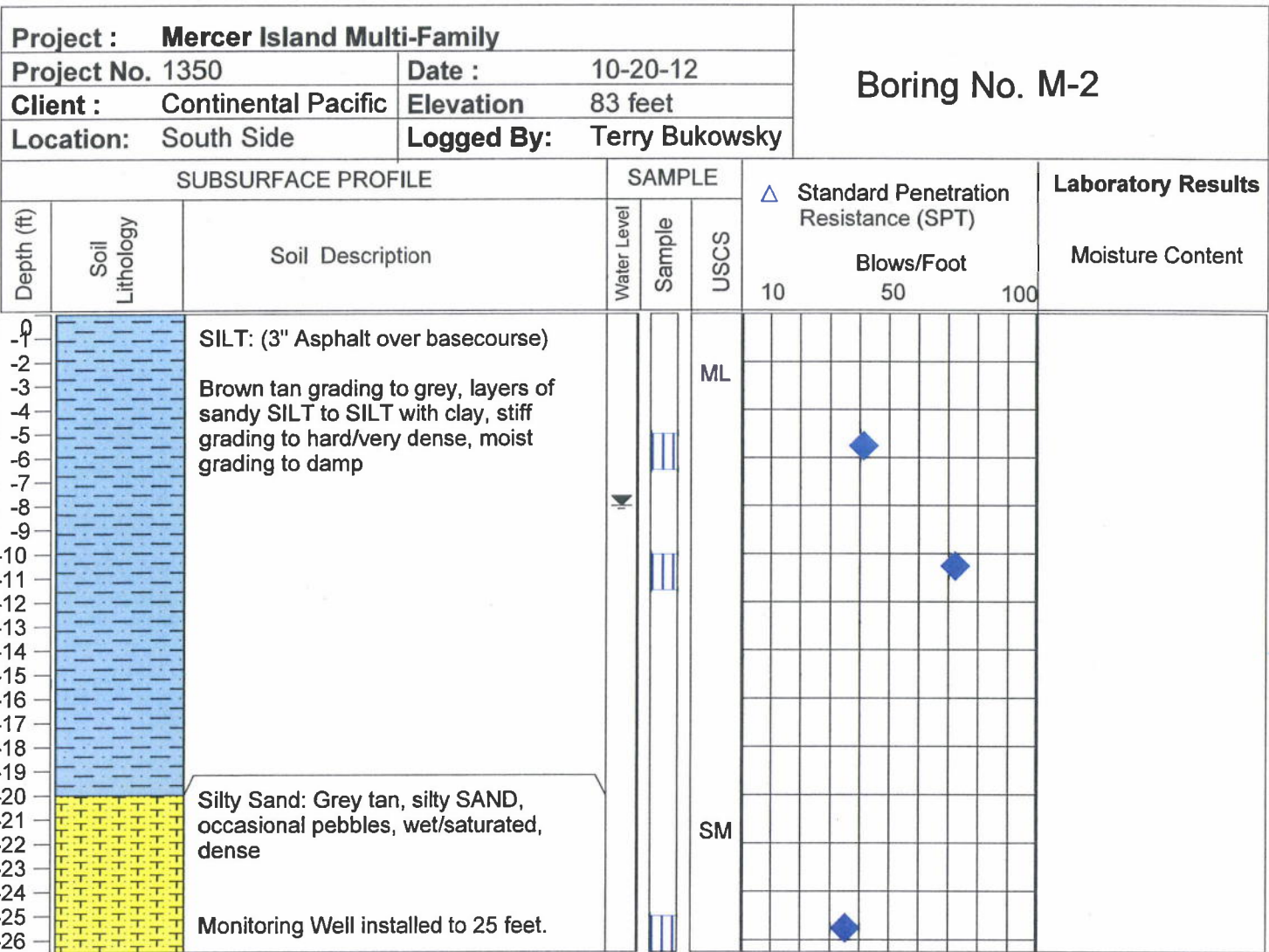
**ABPB Consulting
Geotechnical Consultants**

12525 Willows Road, Suite 80, Kirkland, Washington (425) 820-2544

Date : Oct. 2012

Project Name: Mercer Island Multi-Family

Figure 7



ABPB Consulting
Geotechnical Consultants

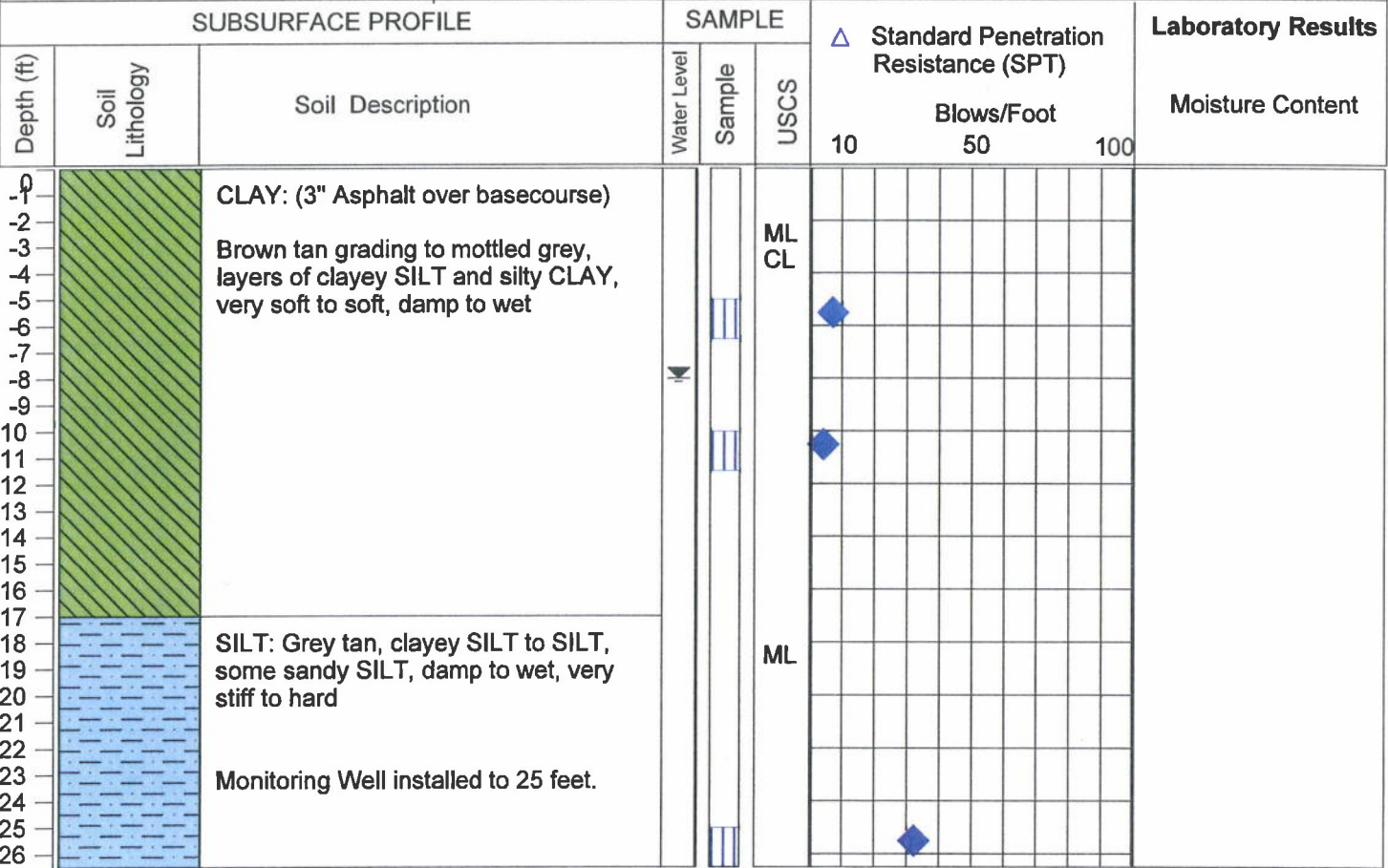
12525 Willows Road, Suite 80, Kirkland, Washington (425) 820-2544

Date : Oct. 2012

Project Name: Mercer Island Multi-Family

Figure 8

Project : Mercer Island Multi-Family				Boring No. M-3
Project No. 1350		Date : 10-20-12		
Client : Continental Pacific		Elevation 82 feet		
Location: South Side		Logged By: Terry Bukowsky		





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October 23, 2012

Anil Butail
ABPB Consulting
12525 Willows Road Suite 80
Kirkland, WA 98034

Re: Analytical Data for Project 1350
Laboratory Reference No. 1210-179

Dear Anil:

Enclosed are the analytical results and associated quality control data for samples submitted on October 19, 2012.

The standard policy of OnSite Environmental, Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "DB", followed by a long horizontal line extending to the right.

David Baumeister
Project Manager

Enclosures

Date of Report: October 23, 2012
Samples Submitted: October 19, 2012
Laboratory Reference: 1210-179
Project: 1350

Case Narrative

Samples were collected on October 19, 2012 and received by the laboratory on October 19, 2012. They were maintained at the laboratory at a temperature of 2°C to 6°C.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.

NWTPH Gx/BTEX Analysis

Per EPA Method 5035A, samples were received by the laboratory in pre-weighed 40 mL VOA vials within 48 hours of sample collection. They were stored in a freezer at between -7°C and -20°C until extraction or analysis.

Any other QA/QC issues associated with this extraction and analysis will be indicated with a footnote reference and discussed in detail on the Data Qualifier page.

Date of Report: October 23, 2012
 Samples Submitted: October 19, 2012
 Laboratory Reference: 1210-179
 Project: 1350

NWTPH-Gx/BTEX

Matrix: Soil
 Units: mg/kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	M-1@5'					
Laboratory ID:	10-179-01					
Benzene	ND	0.020	EPA 8021B	10-22-12	10-22-12	
Toluene	ND	0.060	EPA 8021B	10-22-12	10-22-12	
Ethyl Benzene	ND	0.060	EPA 8021B	10-22-12	10-22-12	
m,p-Xylene	ND	0.060	EPA 8021B	10-22-12	10-22-12	
o-Xylene	ND	0.060	EPA 8021B	10-22-12	10-22-12	
Gasoline	ND	6.0	NWTPH-Gx	10-22-12	10-22-12	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>Fluorobenzene</i>	111	70-132				
Client ID:	M-1@15'					
Laboratory ID:	10-179-02					
Benzene	ND	0.020	EPA 8021B	10-22-12	10-22-12	
Toluene	ND	0.060	EPA 8021B	10-22-12	10-22-12	
Ethyl Benzene	ND	0.060	EPA 8021B	10-22-12	10-22-12	
m,p-Xylene	ND	0.060	EPA 8021B	10-22-12	10-22-12	
o-Xylene	ND	0.060	EPA 8021B	10-22-12	10-22-12	
Gasoline	ND	6.0	NWTPH-Gx	10-22-12	10-22-12	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>Fluorobenzene</i>	96	70-132				

Date of Report: October 23, 2012
 Samples Submitted: October 19, 2012
 Laboratory Reference: 1210-179
 Project: 1350

**NWTPH-Gx/BTEX
 QUALITY CONTROL**

Matrix: Soil
 Units: mg/kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB1022S1					
Benzene	ND	0.020	EPA 8021B	10-22-12	10-22-12	
Toluene	ND	0.050	EPA 8021B	10-22-12	10-22-12	
Ethyl Benzene	ND	0.050	EPA 8021B	10-22-12	10-22-12	
m,p-Xylene	ND	0.050	EPA 8021B	10-22-12	10-22-12	
o-Xylene	ND	0.050	EPA 8021B	10-22-12	10-22-12	
Gasoline	ND	5.0	NWTPH-Gx	10-22-12	10-22-12	
Surrogate:	Percent Recovery Control Limits					
Fluorobenzene	96	70-132				

Analyte	Result	Spike Level	Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE								
Laboratory ID:	10-179-01							
	ORIG	DUP						
Benzene	ND	ND	NA	NA	NA	NA	NA	30
Toluene	ND	ND	NA	NA	NA	NA	NA	30
Ethyl Benzene	ND	ND	NA	NA	NA	NA	NA	30
m,p-Xylene	ND	ND	NA	NA	NA	NA	NA	30
o-Xylene	ND	ND	NA	NA	NA	NA	NA	30
Gasoline	ND	ND	NA	NA	NA	NA	NA	30
Surrogate:								
Fluorobenzene				111	119	70-132		

SPIKE BLANKS

Laboratory ID:	SB1022S1								
	SB	SBD	SB	SBD	SB	SBD			
Benzene	0.942	1.01	1.00	1.00	94	101	71-125	7	11
Toluene	0.953	1.02	1.00	1.00	95	102	77-125	7	11
Ethyl Benzene	0.948	1.00	1.00	1.00	95	100	76-125	5	10
m,p-Xylene	0.949	0.998	1.00	1.00	95	100	78-124	5	9
o-Xylene	0.917	0.957	1.00	1.00	92	96	77-123	4	9
Surrogate:									
Fluorobenzene					97	99	70-132		

Date of Report: October 23, 2012
Samples Submitted: October 19, 2012
Laboratory Reference: 1210-179
Project: 1350

% MOISTURE

Date Analyzed: 10-22-12

Client ID	Lab ID	% Moisture
M-1@5'	10-179-01	21
M-1@15'	10-179-02	14



Data Qualifiers and Abbreviations

- A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.
- B - The analyte indicated was also found in the blank sample.
- C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.
- E - The value reported exceeds the quantitation range and is an estimate.
- F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.
- H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.
- I - Compound recovery is outside of the control limits.
- J - The value reported was below the practical quantitation limit. The value is an estimate.
- K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.
- L - The RPD is outside of the control limits.
- M - Hydrocarbons in the gasoline range are impacting the diesel range result.
- M1 - Hydrocarbons in the gasoline range (toluene-naphthalene) are present in the sample.
- N - Hydrocarbons in the lube oil range are impacting the diesel range result.
- N1 - Hydrocarbons in diesel range are impacting lube oil range results.
- O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.
- P - The RPD of the detected concentrations between the two columns is greater than 40.
- Q - Surrogate recovery is outside of the control limits.
- S - Surrogate recovery data is not available due to the necessary dilution of the sample.
- T - The sample chromatogram is not similar to a typical _____.
- U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.
- U1 - The practical quantitation limit is elevated due to interferences present in the sample.
- V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.
- W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.
- X - Sample extract treated with a mercury cleanup procedure.
- Y - The calibration verification for this analyte exceeded the 20% drift specified in method 8260C, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.
- Z -
- ND - Not Detected at PQL
- PQL - Practical Quantitation Limit
- RPD - Relative Percent Difference



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Chain of Custody

Page of

Civil-Environmental Inc. Analytical Laboratory Testing Services 14648 NE 95th Street • Redmond, WA 98052 Phone: (425) 883-3881 • www.on-site-env.com			Turnaround Request (In working days) (Check One) <input type="checkbox"/> Same Day <input type="checkbox"/> 1 Day <input type="checkbox"/> 2 Days <input checked="" type="checkbox"/> 3 Days <input type="checkbox"/> Standard (7 Days) (TPH analysis 5 Days)			Laboratory Number:			10-179
Company: AEPB									
Project Number: 1350									
Project Name: M.I. Multi-Family									
Project Manager: Anil B									
Sampled by: Anil B									
Lab ID			Date Sampled	Time Sampled	Matrix	No. of Cont.			
1	M-1051	10/14/12	1215	S&I	Y		NWTPH-HCID	NWTPH-Gx/BTEX	NWTPH-Gx
Z	M-10151	10/14/12	1235	S&I	Y		NWTPH-Dx	Volatiles 8260B	Halogenated Volatiles 8260B
							Semivolatiles 8270D/SIM (with low-level PAHs)	PAHs 8270D/SIM (low-level)	PCBs 8082
							Organochlorine Pesticides 8081A	Organophosphorus Pesticides 8270D/SIM	Chlorinated Acid Herbicides 8151A
							Total RCRA Metals	Total MTCA Metals	TCLP Metals
							HEM (oil and grease) 1664		
							% Moisture		
Signature			Company			Date	Time	Comments/Special Instructions	
			AEPB			10-19	1:20pm		
Relinquished									
Received									
Relinquished									
Received									
Relinquished									
Received									
Reviewed/Date						Reviewed/Date		Chromatograms with final report <input type="checkbox"/>	



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October 23, 2012

Anil Butail
ABPB Consulting
12525 Willows Road Suite 80
Kirkland, WA 98034

Re: Analytical Data for Project 1350
Laboratory Reference No. 1210-185

Dear Anil:

Enclosed are the analytical results and associated quality control data for samples submitted on October 22, 2012.

The standard policy of OnSite Environmental, Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "DeB" followed by a long horizontal stroke.

David Baumeister
Project Manager

Enclosures

Date of Report: October 23, 2012
Samples Submitted: October 22, 2012
Laboratory Reference: 1210-185
Project: 1350

Case Narrative

Samples were collected on October 20, 2012 and received by the laboratory on October 22, 2012. They were maintained at the laboratory at a temperature of 2°C to 6°C.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.

NWTPH Gx/BTEX Analysis

Per EPA Method 5035A, samples were received by the laboratory in pre-weighed 40 mL VOA vials within 48 hours of sample collection. They were stored in a freezer at between -7°C and -20°C until extraction or analysis.

Any other QA/QC issues associated with this extraction and analysis will be indicated with a footnote reference and discussed in detail on the Data Qualifier page.

Date of Report: October 23, 2012
 Samples Submitted: October 22, 2012
 Laboratory Reference: 1210-185
 Project: 1350

NWTPH-Gx/BTEX

Matrix: Soil
 Units: mg/kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	M-2 @ 5'					
Laboratory ID:	10-185-01					
Benzene	ND	0.020	EPA 8021B	10-22-12	10-22-12	
Toluene	ND	0.057	EPA 8021B	10-22-12	10-22-12	
Ethyl Benzene	ND	0.057	EPA 8021B	10-22-12	10-22-12	
m,p-Xylene	ND	0.057	EPA 8021B	10-22-12	10-22-12	
o-Xylene	ND	0.057	EPA 8021B	10-22-12	10-22-12	
Gasoline	ND	5.7	NWTPH-Gx	10-22-12	10-22-12	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>Fluorobenzene</i>	100	70-132				
Client ID:	M-2 @ 10'					
Laboratory ID:	10-185-02					
Benzene	ND	0.020	EPA 8021B	10-22-12	10-22-12	
Toluene	ND	0.054	EPA 8021B	10-22-12	10-22-12	
Ethyl Benzene	ND	0.054	EPA 8021B	10-22-12	10-22-12	
m,p-Xylene	ND	0.054	EPA 8021B	10-22-12	10-22-12	
o-Xylene	ND	0.054	EPA 8021B	10-22-12	10-22-12	
Gasoline	ND	5.4	NWTPH-Gx	10-22-12	10-22-12	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>Fluorobenzene</i>	105	70-132				
Client ID:	M-3 @ 5'					
Laboratory ID:	10-185-03					
Benzene	ND	0.020	EPA 8021B	10-22-12	10-22-12	
Toluene	ND	0.091	EPA 8021B	10-22-12	10-22-12	
Ethyl Benzene	ND	0.091	EPA 8021B	10-22-12	10-22-12	
m,p-Xylene	ND	0.091	EPA 8021B	10-22-12	10-22-12	
o-Xylene	ND	0.091	EPA 8021B	10-22-12	10-22-12	
Gasoline	ND	9.1	NWTPH-Gx	10-22-12	10-22-12	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>Fluorobenzene</i>	112	70-132				
Client ID:	M-3 @ 10'					
Laboratory ID:	10-185-04					
Benzene	ND	0.020	EPA 8021B	10-22-12	10-22-12	
Toluene	ND	0.092	EPA 8021B	10-22-12	10-22-12	
Ethyl Benzene	ND	0.092	EPA 8021B	10-22-12	10-22-12	
m,p-Xylene	ND	0.092	EPA 8021B	10-22-12	10-22-12	
o-Xylene	ND	0.092	EPA 8021B	10-22-12	10-22-12	
Gasoline	ND	9.2	NWTPH-Gx	10-22-12	10-22-12	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>Fluorobenzene</i>	105	70-132				

Date of Report: October 23, 2012
 Samples Submitted: October 22, 2012
 Laboratory Reference: 1210-185
 Project: 1350

**NWTPH-Gx/BTEX
 QUALITY CONTROL**

Matrix: Soil
 Units: mg/kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB1022S1					
Benzene	ND	0.020	EPA 8021B	10-22-12	10-22-12	
Toluene	ND	0.050	EPA 8021B	10-22-12	10-22-12	
Ethyl Benzene	ND	0.050	EPA 8021B	10-22-12	10-22-12	
m,p-Xylene	ND	0.050	EPA 8021B	10-22-12	10-22-12	
o-Xylene	ND	0.050	EPA 8021B	10-22-12	10-22-12	
Gasoline	ND	5.0	NWTPH-Gx	10-22-12	10-22-12	
Surrogate:	Percent Recovery	Control Limits				
Fluorobenzene	96	70-132				

Analyte	Result	Spike Level	Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE								
Laboratory ID:	10-179-01							
	ORIG	DUP						
Benzene	ND	ND	NA	NA	NA	NA	NA	30
Toluene	ND	ND	NA	NA	NA	NA	NA	30
Ethyl Benzene	ND	ND	NA	NA	NA	NA	NA	30
m,p-Xylene	ND	ND	NA	NA	NA	NA	NA	30
o-Xylene	ND	ND	NA	NA	NA	NA	NA	30
Gasoline	ND	ND	NA	NA	NA	NA	NA	30
Surrogate:								
Fluorobenzene				111	119	70-132		

SPIKE BLANKS

Laboratory ID:	SB1022S1								
	SB	SBD	SB	SBD	SB	SBD			
Benzene	0.942	1.01	1.00	1.00	94	101	71-125	7	11
Toluene	0.953	1.02	1.00	1.00	95	102	77-125	7	11
Ethyl Benzene	0.948	1.00	1.00	1.00	95	100	76-125	5	10
m,p-Xylene	0.949	0.998	1.00	1.00	95	100	78-124	5	9
o-Xylene	0.917	0.957	1.00	1.00	92	96	77-123	4	9
Surrogate:									
Fluorobenzene					97	99	70-132		

Date of Report: October 23, 2012
Samples Submitted: October 22, 2012
Laboratory Reference: 1210-185
Project: 1350

% MOISTURE

Date Analyzed: 10-22-12

Client ID	Lab ID	% Moisture
M-2 @ 5'	10-185-01	14
M-2 @ 10'	10-185-02	15
M-3 @ 5'	10-185-03	32
M-3 @ 10'	10-185-04	32



Data Qualifiers and Abbreviations

- A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.
- B - The analyte indicated was also found in the blank sample.
- C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.
- E - The value reported exceeds the quantitation range and is an estimate.
- F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.
- H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.
- I - Compound recovery is outside of the control limits.
- J - The value reported was below the practical quantitation limit. The value is an estimate.
- K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.
- L - The RPD is outside of the control limits.
- M - Hydrocarbons in the gasoline range are impacting the diesel range result.
- M1 - Hydrocarbons in the gasoline range (toluene-naphthalene) are present in the sample.
- N - Hydrocarbons in the lube oil range are impacting the diesel range result.
- N1 - Hydrocarbons in diesel range are impacting lube oil range results.
- O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.
- P - The RPD of the detected concentrations between the two columns is greater than 40.
- Q - Surrogate recovery is outside of the control limits.
- S - Surrogate recovery data is not available due to the necessary dilution of the sample.
- T - The sample chromatogram is not similar to a typical _____.
- U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.
- U1 - The practical quantitation limit is elevated due to interferences present in the sample.
- V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.
- W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.
- X - Sample extract treated with a mercury cleanup procedure.
- Y - The calibration verification for this analyte exceeded the 20% drift specified in method 8260C, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.
- Z -
- ND - Not Detected at PQL
- PQL - Practical Quantitation Limit
- RPD - Relative Percent Difference



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Page 1 of 1

Turnaround Request
(in working days)

Laboratory Number:

10-185

Company:

ABPB

Project Number:

1350

Project Name:

MI Multifamily

Project Manager:

Anil Butail

Sampled by:

Terry

Lab ID

Sample Identification

Date Sampled

Time Sampled

Matrix

No. of Cont.

NWTPH-HCID

NWTPH-Gx/BTEX

NWTPH-Gx

NWTPH-Dx

Volatiles 8260B

Halogenated Volatiles 8260B

Semivolatiles 8270D/SIM
(with low-level PAHs)

PAHs 8270D/SIM (low-level)

PCBs 8082

Organochlorine Pesticides 8081A

Organophosphorus Pesticides 8270D/SIM

Chlorinated Acid Herbicides 8151A

Total RCRA Metals

Total MTCA Metals

TCLP Metals

HEM (oil and grease) 1664

% Moisture

☐ Same Day

☐ 1 Day

☒ 2 Days

☐ 3 Days

☐ Standard (7 Days) (TPH analysis 5 Days)

(other)

Signature

Company

Date

Time

Comments/Special Instructions

Relinquished

Received

Relinquished

Received

Relinquished

Received

Reviewed/Date

Reviewed/Date

Chromatograms with final report

Data Package: Level III Level IV

Electronic Data Deliverables (EDDs)



14648 NE 95th Street, Redmond, WA 98052 • (425) 883-3881

October 25, 2012

Anil Butail
ABPB Consulting
12525 Willows Road Suite 80
Kirkland, WA 98034

Re: Analytical Data for Project 1350
Laboratory Reference No. 1210-191

Dear Anil:

Enclosed are the analytical results and associated quality control data for samples submitted on October 22, 2012.

The standard policy of OnSite Environmental, Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "DB", with a long horizontal line extending to the right.

David Baumeister
Project Manager

Enclosures

Date of Report: October 25, 2012
Samples Submitted: October 22, 2012
Laboratory Reference: 1210-191
Project: 1350

Case Narrative

Samples were collected on October 22, 2012 and received by the laboratory on October 22, 2012. They were maintained at the laboratory at a temperature of 2°C to 6°C.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.

Date of Report: October 25, 2012
 Samples Submitted: October 22, 2012
 Laboratory Reference: 1210-191
 Project: 1350

NWTPH-Gx/BTEX

Matrix: Water
 Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID: M-1						
Laboratory ID:	10-191-01					
Benzene	ND	1.0	EPA 8021B	10-23-12	10-23-12	
Toluene	ND	1.0	EPA 8021B	10-23-12	10-23-12	
Ethyl Benzene	ND	1.0	EPA 8021B	10-23-12	10-23-12	
m,p-Xylene	ND	1.0	EPA 8021B	10-23-12	10-23-12	
o-Xylene	ND	1.0	EPA 8021B	10-23-12	10-23-12	
Gasoline	ND	100	NWTPH-Gx	10-23-12	10-23-12	
Surrogate:	Percent Recovery	Control Limits				
Fluorobenzene	90	71-116				
Client ID: M-2						
Laboratory ID:	10-191-02					
Benzene	ND	1.0	EPA 8021B	10-23-12	10-23-12	
Toluene	ND	1.0	EPA 8021B	10-23-12	10-23-12	
Ethyl Benzene	ND	1.0	EPA 8021B	10-23-12	10-23-12	
m,p-Xylene	ND	1.0	EPA 8021B	10-23-12	10-23-12	
o-Xylene	ND	1.0	EPA 8021B	10-23-12	10-23-12	
Gasoline	ND	100	NWTPH-Gx	10-23-12	10-23-12	
Surrogate:	Percent Recovery	Control Limits				
Fluorobenzene	89	71-116				
Client ID: M-3						
Laboratory ID:	10-191-03					
Benzene	ND	1.0	EPA 8021B	10-23-12	10-23-12	
Toluene	ND	1.0	EPA 8021B	10-23-12	10-23-12	
Ethyl Benzene	ND	1.0	EPA 8021B	10-23-12	10-23-12	
m,p-Xylene	ND	1.0	EPA 8021B	10-23-12	10-23-12	
o-Xylene	ND	1.0	EPA 8021B	10-23-12	10-23-12	
Gasoline	ND	100	NWTPH-Gx	10-23-12	10-23-12	
Surrogate:	Percent Recovery	Control Limits				
Fluorobenzene	90	71-116				

Date of Report: October 25, 2012
 Samples Submitted: October 22, 2012
 Laboratory Reference: 1210-191
 Project: 1350

**NWTPH-Gx/BTEX
 QUALITY CONTROL**

Matrix: Water
 Units: ug/L (ppb)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB1023W2					
Benzene	ND	1.0	EPA 8021B	10-23-12	10-23-12	
Toluene	ND	1.0	EPA 8021B	10-23-12	10-23-12	
Ethyl Benzene	ND	1.0	EPA 8021B	10-23-12	10-23-12	
m,p-Xylene	ND	1.0	EPA 8021B	10-23-12	10-23-12	
o-Xylene	ND	1.0	EPA 8021B	10-23-12	10-23-12	
Gasoline	ND	100	NWTPH-Gx	10-23-12	10-23-12	
Surrogate:	Percent Recovery Control Limits					
Fluorobenzene	93	71-116				

Analyte	Result	Spike Level	Source Result	Percent Recovery	Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE								
Laboratory ID:	10-188-01							
	ORIG	DUP						
Benzene	ND	ND	NA	NA	NA	NA	NA	30
Toluene	ND	ND	NA	NA	NA	NA	NA	30
Ethyl Benzene	ND	ND	NA	NA	NA	NA	NA	30
m,p-Xylene	ND	ND	NA	NA	NA	NA	NA	30
o-Xylene	ND	ND	NA	NA	NA	NA	NA	30
Gasoline	ND	ND	NA	NA	NA	NA	NA	30
Surrogate:								
Fluorobenzene				91	91	71-116		

MATRIX SPIKES

Laboratory ID:	10-188-01									
	MS	MSD	MS	MSD		MS	MSD			
Benzene	47.8	49.9	50.0	50.0	ND	96	100	81-121	4	11
Toluene	49.8	51.3	50.0	50.0	ND	100	103	83-122	3	13
Ethyl Benzene	49.7	50.8	50.0	50.0	ND	99	102	81-121	2	15
m,p-Xylene	50.1	50.6	50.0	50.0	ND	100	101	80-119	1	16
o-Xylene	47.7	47.4	50.0	50.0	ND	95	95	80-119	1	15
Surrogate:										
Fluorobenzene						95	103	71-116		

Date of Report: October 25, 2012
 Samples Submitted: October 22, 2012
 Laboratory Reference: 1210-191
 Project: 1350

HALOGENATED VOLATILES by EPA 8260C
 page 1 of 2

Matrix: Water
 Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	M-1					
Laboratory ID:	10-191-01					
Dichlorodifluoromethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Chloromethane	ND	1.0	EPA 8260C	10-23-12	10-23-12	
Vinyl Chloride	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Bromomethane	ND	1.0	EPA 8260C	10-23-12	10-23-12	
Chloroethane	ND	1.0	EPA 8260C	10-23-12	10-23-12	
Trichlorofluoromethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1-Dichloroethene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Iodomethane	ND	2.0	EPA 8260C	10-23-12	10-23-12	
Methylene Chloride	ND	1.0	EPA 8260C	10-23-12	10-23-12	
(trans) 1,2-Dichloroethene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1-Dichloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
2,2-Dichloropropane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Bromochloromethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Chloroform	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1,1-Trichloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Carbon Tetrachloride	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1-Dichloropropene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2-Dichloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Trichloroethene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2-Dichloropropane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Dibromomethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Bromodichloromethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
2-Chloroethyl Vinyl Ether	ND	1.0	EPA 8260C	10-23-12	10-23-12	
(cis) 1,3-Dichloropropene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
(trans) 1,3-Dichloropropene	ND	0.20	EPA 8260C	10-23-12	10-23-12	

Date of Report: October 25, 2012
 Samples Submitted: October 22, 2012
 Laboratory Reference: 1210-191
 Project: 1350

HALOGENATED VOLATILES by EPA 8260C
 page 2 of 2

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	M-1					
Laboratory ID:	10-191-01					
1,1,2-Trichloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Tetrachloroethene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,3-Dichloropropane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Dibromochloromethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2-Dibromoethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Chlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1,1,2-Tetrachloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Bromoform	ND	1.0	EPA 8260C	10-23-12	10-23-12	
Bromobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1,2,2-Tetrachloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2,3-Trichloropropane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
2-Chlorotoluene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
4-Chlorotoluene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,3-Dichlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,4-Dichlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2-Dichlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2-Dibromo-3-chloropropane	ND	1.0	EPA 8260C	10-23-12	10-23-12	
1,2,4-Trichlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Hexachlorobutadiene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2,3-Trichlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Surrogate:	Percent Recovery	Control Limits				
Dibromofluoromethane	89	66-120				
Toluene-d8	99	70-120				
4-Bromofluorobenzene	102	63-120				

Date of Report: October 25, 2012
 Samples Submitted: October 22, 2012
 Laboratory Reference: 1210-191
 Project: 1350

HALOGENATED VOLATILES by EPA 8260C
 page 1 of 2

Matrix: Water
 Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	M-2					
Laboratory ID:	10-191-02					
Dichlorodifluoromethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Chloromethane	ND	1.0	EPA 8260C	10-23-12	10-23-12	
Vinyl Chloride	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Bromomethane	ND	1.0	EPA 8260C	10-23-12	10-23-12	
Chloroethane	ND	1.0	EPA 8260C	10-23-12	10-23-12	
Trichlorofluoromethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1-Dichloroethene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Iodomethane	ND	2.0	EPA 8260C	10-23-12	10-23-12	
Methylene Chloride	ND	1.0	EPA 8260C	10-23-12	10-23-12	
(trans) 1,2-Dichloroethene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1-Dichloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
2,2-Dichloropropane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Bromochloromethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Chloroform	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1,1-Trichloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Carbon Tetrachloride	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1-Dichloropropene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2-Dichloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Trichloroethene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2-Dichloropropane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Dibromomethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Bromodichloromethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
2-Chloroethyl Vinyl Ether	ND	1.0	EPA 8260C	10-23-12	10-23-12	
(cis) 1,3-Dichloropropene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
(trans) 1,3-Dichloropropene	ND	0.20	EPA 8260C	10-23-12	10-23-12	

Date of Report: October 25, 2012
 Samples Submitted: October 22, 2012
 Laboratory Reference: 1210-191
 Project: 1350

HALOGENATED VOLATILES by EPA 8260C
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Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	M-2					
Laboratory ID:	10-191-02					
1,1,2-Trichloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Tetrachloroethene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,3-Dichloropropane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Dibromochloromethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2-Dibromoethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Chlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1,1,2-Tetrachloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Bromoform	ND	1.0	EPA 8260C	10-23-12	10-23-12	
Bromobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1,2,2-Tetrachloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2,3-Trichloropropane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
2-Chlorotoluene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
4-Chlorotoluene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,3-Dichlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,4-Dichlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2-Dichlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2-Dibromo-3-chloropropane	ND	1.0	EPA 8260C	10-23-12	10-23-12	
1,2,4-Trichlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Hexachlorobutadiene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2,3-Trichlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Surrogate:	Percent Recovery	Control Limits				
Dibromofluoromethane	87	66-120				
Toluene-d8	94	70-120				
4-Bromofluorobenzene	100	63-120				

Date of Report: October 25, 2012
 Samples Submitted: October 22, 2012
 Laboratory Reference: 1210-191
 Project: 1350

HALOGENATED VOLATILES by EPA 8260C
 page 1 of 2

Matrix: Water
 Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	M-3					
Laboratory ID:	10-191-03					
Dichlorodifluoromethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Chloromethane	ND	1.0	EPA 8260C	10-23-12	10-23-12	
Vinyl Chloride	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Bromomethane	ND	1.0	EPA 8260C	10-23-12	10-23-12	
Chloroethane	ND	1.0	EPA 8260C	10-23-12	10-23-12	
Trichlorofluoromethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1-Dichloroethene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Iodomethane	ND	2.0	EPA 8260C	10-23-12	10-23-12	
Methylene Chloride	ND	1.0	EPA 8260C	10-23-12	10-23-12	
(trans) 1,2-Dichloroethene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1-Dichloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
2,2-Dichloropropane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Bromochloromethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Chloroform	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1,1-Trichloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Carbon Tetrachloride	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1-Dichloropropene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2-Dichloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Trichloroethene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2-Dichloropropane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Dibromomethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Bromodichloromethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
2-Chloroethyl Vinyl Ether	ND	1.0	EPA 8260C	10-23-12	10-23-12	
(cis) 1,3-Dichloropropene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
(trans) 1,3-Dichloropropene	ND	0.20	EPA 8260C	10-23-12	10-23-12	

Date of Report: October 25, 2012
 Samples Submitted: October 22, 2012
 Laboratory Reference: 1210-191
 Project: 1350

HALOGENATED VOLATILES by EPA 8260C

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Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	M-3					
Laboratory ID:	10-191-03					
1,1,2-Trichloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Tetrachloroethene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,3-Dichloropropane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Dibromochloromethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2-Dibromoethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Chlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1,1,2-Tetrachloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Bromoform	ND	1.0	EPA 8260C	10-23-12	10-23-12	
Bromobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1,2,2-Tetrachloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2,3-Trichloropropane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
2-Chlorotoluene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
4-Chlorotoluene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,3-Dichlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,4-Dichlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2-Dichlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2-Dibromo-3-chloropropane	ND	1.0	EPA 8260C	10-23-12	10-23-12	
1,2,4-Trichlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Hexachlorobutadiene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2,3-Trichlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Surrogate:	Percent Recovery	Control Limits				
Dibromofluoromethane	93	66-120				
Toluene-d8	96	70-120				
4-Bromofluorobenzene	101	63-120				

Date of Report: October 25, 2012
 Samples Submitted: October 22, 2012
 Laboratory Reference: 1210-191
 Project: 1350

**HALOGENATED VOLATILES by EPA 8260C
 METHOD BLANK QUALITY CONTROL**

Page 1 of 2

Matrix: Water

Units: ug/L

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
<hr/>						
Laboratory ID:	MB1023W1					
Dichlorodifluoromethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Chloromethane	ND	1.0	EPA 8260C	10-23-12	10-23-12	
Vinyl Chloride	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Bromomethane	ND	1.0	EPA 8260C	10-23-12	10-23-12	
Chloroethane	ND	1.0	EPA 8260C	10-23-12	10-23-12	
Trichlorofluoromethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1-Dichloroethene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Iodomethane	ND	2.0	EPA 8260C	10-23-12	10-23-12	
Methylene Chloride	ND	1.0	EPA 8260C	10-23-12	10-23-12	
(trans) 1,2-Dichloroethene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1-Dichloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
2,2-Dichloropropane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
(cis) 1,2-Dichloroethene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Bromochloromethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Chloroform	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1,1-Trichloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Carbon Tetrachloride	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1-Dichloropropene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2-Dichloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Trichloroethene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2-Dichloropropane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Dibromomethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Bromodichloromethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
2-Chloroethyl Vinyl Ether	ND	1.0	EPA 8260C	10-23-12	10-23-12	
(cis) 1,3-Dichloropropene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
(trans) 1,3-Dichloropropene	ND	0.20	EPA 8260C	10-23-12	10-23-12	

Date of Report: October 25, 2012
 Samples Submitted: October 22, 2012
 Laboratory Reference: 1210-191
 Project: 1350

HALOGENATED VOLATILES by EPA 8260C
METHOD BLANK QUALITY CONTROL
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Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Laboratory ID: MB1023W1						
1,1,2-Trichloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Tetrachloroethene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,3-Dichloropropane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Dibromochloromethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2-Dibromoethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Chlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1,1,2-Tetrachloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Bromoform	ND	1.0	EPA 8260C	10-23-12	10-23-12	
Bromobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,1,2,2-Tetrachloroethane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2,3-Trichloropropane	ND	0.20	EPA 8260C	10-23-12	10-23-12	
2-Chlorotoluene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
4-Chlorotoluene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,3-Dichlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,4-Dichlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2-Dichlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2-Dibromo-3-chloropropane	ND	1.0	EPA 8260C	10-23-12	10-23-12	
1,2,4-Trichlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
Hexachlorobutadiene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
1,2,3-Trichlorobenzene	ND	0.20	EPA 8260C	10-23-12	10-23-12	
<i>Surrogate:</i>	<i>Percent Recovery</i>	<i>Control Limits</i>				
<i>Dibromofluoromethane</i>	<i>89</i>	<i>66-120</i>				
<i>Toluene-d8</i>	<i>94</i>	<i>70-120</i>				
<i>4-Bromofluorobenzene</i>	<i>98</i>	<i>63-120</i>				

Date of Report: October 25, 2012
 Samples Submitted: October 22, 2012
 Laboratory Reference: 1210-191
 Project: 1350

**HALOGENATED VOLATILES by EPA 8260C
 SB/SBD QUALITY CONTROL**

Matrix: Water
 Units: ug/L

Analyte	Result		Spike Level		Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
SPIKE BLANKS										
Laboratory ID:	SB1023W1									
	SB	SBD	SB	SBD	SB	SBD				
1,1-Dichloroethene	10.6	10.6	10.0	10.0	106	106	65-141	0	15	
Benzene	9.15	9.22	10.0	10.0	92	92	77-125	1	15	
Trichloroethene	9.60	9.47	10.0	10.0	96	95	80-125	1	15	
Toluene	9.65	9.76	10.0	10.0	97	98	80-125	1	15	
Chlorobenzene	10.1	9.91	10.0	10.0	101	99	80-140	2	15	
Surrogate:										
Dibromofluoromethane					82	89	66-120			
Toluene-d8					94	94	70-120			
4-Bromofluorobenzene					95	100	63-120			



Data Qualifiers and Abbreviations

- A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.
- B - The analyte indicated was also found in the blank sample.
- C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.
- E - The value reported exceeds the quantitation range and is an estimate.
- F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.
- H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.
- I - Compound recovery is outside of the control limits.
- J - The value reported was below the practical quantitation limit. The value is an estimate.
- K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.
- L - The RPD is outside of the control limits.
- M - Hydrocarbons in the gasoline range are impacting the diesel range result.
- M1 - Hydrocarbons in the gasoline range (toluene-napthalene) are present in the sample.
- N - Hydrocarbons in the lube oil range are impacting the diesel range result.
- N1 - Hydrocarbons in diesel range are impacting lube oil range results.
- O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.
- P - The RPD of the detected concentrations between the two columns is greater than 40.
- Q - Surrogate recovery is outside of the control limits.
- S - Surrogate recovery data is not available due to the necessary dilution of the sample.
- T - The sample chromatogram is not similar to a typical _____.
- U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.
- U1 - The practical quantitation limit is elevated due to interferences present in the sample.
- V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.
- W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.
- X - Sample extract treated with a mercury cleanup procedure.
- Y - The calibration verification for this analyte exceeded the 20% drift specified in method 8260C, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.
- Z -
- ND - Not Detected at PQL
- PQL - Practical Quantitation Limit
- RPD - Relative Percent Difference



OnSite
Environmental Inc.

Analytical Laboratory Testing Services
14648 NE 95th Street • Redmond, WA 98052
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Chain of Custody

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of

Turnaround Request
(in working days)

Laboratory Number:

10-191

(Check One)

☐ Same Day ☐ 1 Day

☐ 2 Days ☒ 3 Days

☐ Standard (7 Days) (TPH analysis 5 Days)

(other)

Company:	ABPB
Project Number:	1350
Project Name:	
Project Manager:	Kim Buhl
Sampled by:	Larry Bulow-St

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	No. of Cont.
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1	M-1	10/24/12	1300	water	5
2	M-2	10/24/12	1305	water	5
3	M-3	10/24/12	1350	water	5

NWTPH-HCID	
NWTPH-Gx/BTEX	X
NWTPH-Gx	X
NWTPH-Dx	X
Volatiles 6260B	X
Halogenated Volatiles 6260B	X
Semivolatiles 8270D/SIM (with low-level PAHs)	X
PAHs 8270D/SIM (low-level)	X
PCBs 8082	
Organochlorine Pesticides 8081A	
Organophosphorus Pesticides 8270D/SIM	
Chlorinated Acid Herbicides 8151A	
Total RCRA Metals	
Total MTCA Metals	
TCLP Metals	
HEM (oil and grease) 1664	
% Moisture	

Signature	Company	Date	Time	Comments/Special Instructions
	Environmental Testing Services	10/24/12	1440	
	OSIS Inc	10/22/12	1440	
Relinquished				
Received				
Relinquished				
Received				
Relinquished				
Received				
Reviewed/Date	Reviewed/Date			Chromatograms with final report