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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Northwest Region Office
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

April 7, 2025

Levi Fernandes
SoundEarth Strategies
2811 Fairview Ave E
Suite 2000
Seattle, WA 98102
(lfernandes@soundearthinc.com)

Re: Technical assistance for the following contaminated Site

Site name:	Avtech Corp
Site address:	3400 Wallingford Ave N, Seattle, WA 98103
Facility/Site ID:	71755531
Cleanup Site ID:	12131
VCP Project ID:	NW2739

Dear Levi Fernandes:

On March 5, 2024, the Washington State Department of Ecology (Ecology) received your request for a written opinion regarding the sufficiency of your independent cleanup of the Avtech Corp facility (Site), under the Voluntary Cleanup Program (VCP).[1] This letter provides our opinion and analysis. We provide this opinion under the authority of the Model Toxics Control Act[2] (MTCA), chapter 70A.305[3] RCW. This technical assistance is provided under the requirements of WAC 173-340-515[4](5).

Issue presented and opinion

Does the proposed work plan *Supplemental Subsurface Investigation Work Plan*, dated March 5, 2025 (*March 2025 SSIWP*) meet the stated objectives with respect to Site data gaps?

[1] https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program
[2] https://apps.ecology.wa.gov/publications/SummaryPages/9406.html
[3] https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305
[4] https://app.leg.wa.gov/WAC/default.aspx?cite=173-340&full=true#173-340-515

Yes. Ecology has determined that the proposed subsurface investigations are likely to resolve the data gaps associated with remaining impacts to soil and soil vapor at the Site.

Site description

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

- Tetrachloroethene (PCE), trichloroethene (TCE), lead, gasoline- (TPH-G) and diesel-range (TPH-D) petroleum hydrocarbons, benzene, toluene, ethylbenzene, toluene (collectively BTEX), and carcinogenic polycyclic aromatic hydrocarbons (cPAHs) in soil.
- TCE in groundwater.

Enclosure A includes a Site description, history, and diagrams, as currently known to Ecology.

Note that releases from multiple sites can affect a parcel of real property. At this time, Ecology has no information indicating other sites have affected the parcels associated with this Site.

Basis for our opinion

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

You can request these documents by filing a public records request.[5] For help making a request, contact the Public Records Officer at recordsofficer@ecy.wa.gov or call (360) 407-6040. Before making a request, check whether the documents are available on the Site webpage[6].

This opinion is void if anything in the documents is materially false or misleading.

Analysis of the cleanup

Based on our review of the *March 2025 SSIWP*, Ecology has determined the following about your cleanup.

- **Soil confirmation sampling.**

  Ecology concurs with your proposed evaluation of historical contaminated soils in the south-central portion of 3400 Wallingford Avenue N and in the 34th St N right-of-way (ROW). Soil samples have not been collected from this area since 2014, which is prior to the operation of the soil vapor extraction (SVE) system.

  Samples collected in 2019 from P1 to P3 in the central portion of 3400 Wallingford Ave N indicate that the SVE system was effective in remediating TCE in soil in this portion of

[5] https://ecology.wa.gov/About-us/Accountability-transparency/Public-records-requests
[6] https://apps.ecology.wa.gov/cleanupsearch/site/12131

the Site (see **Enclosure A, Figure 5**). Your proposed borings are well situated to evaluate the current soil conditions in residual contaminated areas in and near 34th St N after the SVE system operation.

- **Soil Vapor Sampling.**

  Ecology concurs with your proposal for collection of composite soil vapor samples from the SVE system manifold. The sample will be collected from the influent of the SVE system less than 24 hours after the system has been restarted. Ecology recommends including the results of this sample along with recent samples collected from soil and groundwater at the Site in an updated conceptual Site model.

  Ecology's *Guidance for Evaluating Vapor Intrusion in Washington State: Investigation and Remedial Action*, revised March 2022[7], discusses the requirements for addressing the vapor intrusion (VI) pathway. Specifically, section 3.6 discusses the requirements for ruling out vapor intrusion through a Tier 1 VI evaluation.

- **Reporting.**

  Following the completion of the activities described in the *March 2025 SSIWP*, Ecology recommends including the results in a brief technical memo. After Ecology has reviewed the memo, it will be beneficial for us to meet with you to discuss the options for cleanup at the Site.

  Site data were last uploaded to Ecology's Electronic Information Management (EIM) database in August 2017. Please continue to upload Site data to EIM as they are available. Help and guidance on submitting data to EIM is available on the EIM Templates & Guidance[8] webpage.

Limitations of the opinion

Opinion does not settle liability with the state

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion doesn't resolve or alter a person's liability to the state or protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70A.305.040(4).[9]

[7] https://apps.ecology.wa.gov/publications/SummaryPages/0909047.html
[8] https://apps.ecology.wa.gov/eim/help/HelpDocuments
[9] https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.040

Opinion does not constitute a determination of substantial equivalence

To recover remedial action costs from other liable persons under MTCA, one must demonstrate the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you performed is substantially equivalent. Courts would make that determination. See RCW 70A.305.080[10] and WAC 173-340-545.[11]

State is immune from liability

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. See RCW 70A.305.170(6).[12]

Contact us for more information

Thank you for choosing to clean up your Site under the VCP. After addressing our comments, you may request another review of your cleanup activities. If you have any questions about this opinion, please contact me at 206-459-6287 or david.unruh@ecy.wa.gov. We look forward to receiving your next submittal or report.

Sincerely,

David Unruh
VCP Site Manager
Toxics Cleanup Program, NWRO

Enclosures (2): A – Site description, history, and diagrams
B – Basis for the opinion: Reviewed documents list

cc: Scott Koppelman, AMLI Residential Partners (SKoppelman@amli.com)
Ecology Project File

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

Enclosure A

Site description, history, and diagrams

This section provides Ecology's understanding and interpretation of Site conditions and is the basis for the opinions expressed in the body of the letter.

Site

The Site is defined by releases of the following in Seattle, King County, Washington:

- PCE, TCE, lead, TPH-G, TPH-D, BTEX, and cPAHs into the soil.
- TCE into the groundwater.

The Site is located on the north and south sides of N 34th Street between Burke Ave N and Wallingford Ave N, and consists of the following six parcels (Property, **Figure 1**; **Figure 2)**:

- 408330-6695 (3422 Burke Avenue N; Parcel 1);
- 408330-6660 (3421 Wallingford Avenue N; Parcel 2);
- 408330-6670 (3400 Wallingford Avenue N; Parcel 3);
- 408330-7105 (3325 Wallingford Avenue N; Parcel 4);
- 408330-7160 (3320 Wallingford Avenue N; Parcel 5); and
- 408330-7155 (3320 Wallingford Avenue N; Parcel 6).

The three parcels north of N 34th Street (Parcel 4083306660, 4083306670, and 4083306695) are collectively known as the North Block. The three parcels south of N 34th Street (Parcel 4083307105, 4083307155, and 4083307160) are collectively known as the South Block (**Figure 2**). The Property consists of both the North and South Blocks.

According to MTCA, the Site is defined as all areas where contamination has come to be located. Based on currently available Site investigation data, the Site includes the Property, 1801 N 34th Street (King County Parcel no. 4083307170, immediately north of Parcel 5), N 34th Street, and Burke Avenue N. The Site boundary is not currently completely defined based on the most recent groundwater sampling data.

Area and Property Description

The Site is located in a mixed commercial and residential area in Seattle. The Property is bounded to the south by office buildings, to the east by Burke Avenue N, to the west by Wallingford Avenue N, and to the north by apartment buildings and N 35th Street. 1801 N 34th Street property is located between Parcel 5 and N 34th Street and is currently used by a restaurant (Varsity Inn) and retail services (**Figure 2**).

The North and South Block of the Property are both developed with two multi-story residential buildings with one level of underground parking. The use of surrounding properties includes the following:

- Multi-family residences are located to the north.
- Mixed-use commercial and residential buildings are located to the west.

- A building contractor and marine supply store are located to the east.
- Office buildings are located to the south.

Property History and Current Use

The Property was first developed in the early 1900s with four single-family residences. A two-story concrete factory building (Building 2; **Figure 2**) was constructed on the North Block of the Property in 1909. From the 1909 to the 1940s, Building 2 operated as a shoe manufacturer. From the 1950s to the 1960s, Building 2 was in use as a commercial bakery. An aviation electronics manufacturer (Avtech) occupied Building 2 from 1974 to 2011.

Two furniture workshop buildings were constructed on the South Block in the 1930s, with an additional single-story warehouse constructed in 1965. Avtech occupied the South Block buildings from the 1980s to 2011.

Avtech ceased operations by 2011, and the Property remained vacant until the buildings were demolished in 2014. The Property was redeveloped with four multi-story multi-family residential buildings with an underground parking structure in 2016.

Sources of Contamination

Documented chemical wastes generated during aviation electronics manufacturing operations at the Property included PCE, TCE, acetone, toluene, ammonium hydroxide, xylenes, methyl isobutyl ketone, varnish, nitric acid, paint etcher, Freon, ethanol, and hydraulic oil. Chemical wastes were reportedly removed regularly from the Property for offsite disposal by a hazardous waste transportation company. A King County Metro sewer discharge permit for chromate plating process liquid waste was also issued for the Property.

The source of TCE contamination detected in soil and groundwater is presumed to be from solvent use, storage, and on-Property disposal at various locations on the North Block of the Property. The primary source zone is located near the former loading dock on the northeastern portion of Building 2. Other source locations include the chemical storage area, machine shop, and potential leaks from floor drains and sanitary sewer piping (**Figure 2**).

The source of small, localized cPAH contamination on the Site may be the result of airfall from the former coal gasification plant located to the south, or from incidental surface spills of oil. The localized shallow lead contamination located on the North Block may result from a release of lead-based paint at a former residence.

Physiographic Setting

In general, the Seattle area sits on a complex and incomplete succession of glacial and nonglacial deposits that overlie an irregular bedrock surface. The City straddles the Seattle uplift, the Seattle fault zone, and the Seattle basin, three major bedrock structures that reflect north-south crustal shortening in the Puget Sound Lowland. The landforms and near-surface

deposits that cover much of the Seattle area include the upland glacial till that in many areas was cut into channels during glaciation by recessional melt-water.

The glacial till can display north-south axes oriented in the former ice-flow direction. Glacially overridden deposits underlie most of the uplands, whereas loosely consolidated postglacial deposits fill deep valleys and recessional melt-water channels. Soft organic-rich deposits have filled former lakes, bogs, and sloughs.

The Property is within the northern portion of the Lake Union Depression between Queen Anne Hill and the University of Washington. The Property is located on a southeast-facing hillside, with elevations ranging between 65 feet above mean sea level (amsl) on the south side of the Property to 97 feet amsl on the north.

Surface/Storm Water System

Stormwater runoff on and in the vicinity of the Property disperses via sheet flow to catch basins connected to the City of Seattle stormwater system on N 34th Street. The nearest surface water body is Lake Union, located approximately 650 feet south of the Property.

Ecological Setting

The Site is zoned for mixed commercial and residential use. Adjoining properties to the south, east, and west are also zoned for mixed commercial and residential use. Properties to the North are zoned for low-rise residential use. Land surfaces on the Property and adjacent properties are primarily covered by buildings, and asphalt and concrete pavement, with some small, landscaped areas.

Geology

The geologic map of the area[13] indicates that the Site is underlain by Vashon till, a dense diamict with varying amounts of sand, silt, and gravel. The Property is underlain by fill materials placed to a maximum depth of 7 feet below ground surface (bgs). Fill materials are underlain by very dense, dry to moist silty sands with variable amounts of gravel and cobbles, and local thin sand-rich and silt-rich horizons, interpreted to be Vashon glacial till to depths of approximately 25 to 40 feet bgs. Till deposits are underlain by a dense, stratified, very moist to wet sand with varying amounts of silt and gravel, interpreted to be Vashon-age advance outwash deposits. Advance outwash deposits were encountered at the Site to the maximum explored depth of 75 feet bgs.

Groundwater

From 2011 to 2015, 20 monitoring wells (MW01 through MW18, MW11D, MW16A) were installed at the Site. Among them, 8 monitoring wells (MW01, MW02, MW06, through MW10, MW16) were either decommissioned or destroyed. A total of 12 monitoring wells are currently

[13] https://pubs.usgs.gov/of/2005/1252/

active (MW03 through MW05, MW-11 through MW15, MW16A, MW17, MW18, and MW11D). These monitoring wells were installed with 10 to 15-foot screens from 8 to 40 feet bgs. Monitoring well locations are shown on **Figure 3 and Figure 4**.

Groundwater is present at the Site at depths ranging from 23 to 37 feet bgs, generally within Vashon advance outwash deposits. Groundwater flow is oriented roughly to the south-southeast with an average hydraulic gradient of 0.05 feet/foot (**Figure 4**). Slug tests conducted in monitoring wells MW09, MW12, and MW13 in July 2013 yielded average hydraulic conductivity estimates of 0.52 to 1.11 feet/day, which are within the hydraulic conductivity range of silty sand formation.

Water Supply

Drinking water is supplied to the Property by water mains operated by the City of Seattle. Water for the City is sourced from the Cedar and Tolt River watersheds, located approximately 32 miles southeast and northeast of the Site, respectively. The Site is located approximately 7.5 miles from the closest 10-year wellhead protection zone for a municipal water supply well.

Release and Extent of Contamination

Site conditions prior to interim remedial actions

Soil

Subsurface investigations identified the nature and extent of PCE and TCE in soil at the Site. Concentrations of TCE and/or PCE in subsurface soil above the Method A cleanup level were identified primarily near the former loading dock and shipping and receiving room at Building 2 (B14/MW-09, B104, SB201, SB204). TCE concentrations above the Method A cleanup level were also identified near the sanitary sewer lines (SB206, SB209); along the southern boundary of the North Block (MW-16, IW03); and in N 34th Street (B06/MW04, B-18/MW13). Soil contaminated with TCE and/or PCE ranged in depths from 9 to 35 feet bgs in vadose zone soils (**Figure 5**; **Figure 6**; **Figure 7**).

A limited area of shallow soil containing lead above the Method A cleanup level was identified near the north boundary of the North Block (P13; **Figure 5**). Two areas of shallow soil contained the cPAH (benzo(a)pyrene) above the Method A cleanup level at the Site: P10 at 0.5 feet bgs and P12 at 2 feet bgs. P10 is located south of Building 4 on the South Block. P12 is located in the southeast corner of Parcel 1 (**Figure 3**).

Groundwater

Groundwater containing TCE concentrations exceeding the Method A cleanup level is present beneath the southern half of the North Block and has migrated south under N 34th Street to the South Block and Burke Avenue North. Prior to remedial actions, TCE concentrations in groundwater ranged from below detection limits to 290 micrograms per liter (µg/L) in well MW04 (**Figure 8**).

Interim Remedial Actions

Soil and Soil Vapor

Mass excavation of soil contaminated with PCE, TCE, cPAHs, lead, TPH-G, TPH-D, and BTEX occurred from November 2014 to February 2015 as part of redevelopment activities at the Property. A total of 5,414 tons of contaminated soil was excavated and transported off Site for disposal at a permitted facility. Excavations were conducted in the areas: A1 through A5, B, C1, C2, EX01, and EX02 (**Figure 5**, **Figure 9**).

Excavation areas A1 through A5 were completed on the North Block. Soil excavated in these areas contained TCE and/or PCE concentrations above Method A cleanup levels (**Figure 5**). The excavations were completed to total depths ranging from approximately 15 to 25 feet bgs, or 70 to 55 feet amsl (**Figure 6**; **Figure 7**). The majority of soil contaminated with TCE above Method A cleanup levels in these areas generally occurred from 10 to 17 feet bgs (approximately 75 to 65 feet amsl). A total of 53 excavation sidewall and bottom confirmation samples were collected from excavation extents. With the exception of one bottom sample, A2-65N85E-68-BTM, all confirmation samples contained PCE and TCE concentrations below the Method A cleanup levels (**Figure 5**; **Figure 7**).

Excavation area B was completed near the north boundary of the North Block to remove the previously identified lead contamination. The excavation was completed to approximately 4 feet bgs (approximately 92 feet amsl). All final confirmation samples contained lead concentrations below the MTCA Method A cleanup level (**Figure 5**).

Excavation areas C1 and C2 were completed on North and South Block, respectively. These excavations were to remove the previously identified cPAHs contamination. These two excavations were completed to a depth of 4 feet bgs. All confirmation samples contained no detectable concentrations of cPAHs (**Figure 5, Figure 9**).

A previously unknown area of soil containing TPH-G, BTEX, and TCE above the Method A cleanup levels in the central portion of the North Block was identified during mass excavation activities (EX01; **Figure 5**). The excavation was extended to a maximum depth of 10 feet bgs (approximately 75 feet amsl). Final excavation confirmation samples did not contain TPH-G or BTEX above Method A cleanup levels.

During excavation of the South Block, a previously unknown area of apparently contaminated soil was identified along the southern boundary of the South Block (EX02; **Figure 9**). A soil sample collected from the area with the highest field screening results returned concentrations of TPH-G, TPH-D, and BTEX below their respective Method A cleanup levels. Confirmation samples collected from the bottom and southern sidewall of the excavation did not contain TPH-G, TPH-D, or BTEX above Method A cleanup levels (**Figure 9**). Approximately 18 cubic yards of soil were excavated and transported offsite for disposal at a permitted facility.

A 250-gallon residential heating oil underground storage tank (UST) was discovered during mass excavation activities in the northeastern portion of the North Block. No field screening indications of contamination were observed in soil surrounding the UST, and confirmation and composite samples collected from the excavation limits and spoils pile did not contain TPH concentrations above Method A cleanup levels (**Figure 5**).

In March 2015, a soil vapor extraction (SVE) system was installed at the North Block. The SVE system consists of six vertical and three horizontal SVE wells (**Figure 4**). Vertical SVE wells were installed with 12-13 foot screened intervals from approximately 4-18 feet bgs (63 to 50 feet amsl). Horizontal wells were installed at an elevation of approximately 64.6 feet amsl. The SVE system began operation on January 17, 2017 and was shut down in December 2020. Effluent vapor samples were collected from the SVE system on a monthly basis in 2017 and then on a roughly quarterly basis from 2018 to July 2020. Effluent vapor samples contained TCE below the Method B screening level for unrestricted use during the entire duration of sample collection (**Figure 4**). The system removed an estimated 40 pounds of chlorinated solvents from the soil vapor by June 6, 2020.

In May 2019, soil borings P1 to P3 were advanced in the vicinity of excavation confirmation sample A265N85E-68-BTM (approximate 68 feet amsl), as well as soil boring samples SB201 and SB204 (approximately 65 feet amsl), which contained TCE above Method A cleanup level after soil excavation (**Figure 5**; **Figure 6**; **Figure 7**). Results from P1 through P3 did not contain TCE above the laboratory detection limits, indicating the SVE system successfully remediated the residual TCE concentrations to below the Method A cleanup level.

Therefore, based on the results of soil samples collected after the excavation and SVE system operation, soils containing TCE above the Method A cleanup level remained in the following areas (**Figure 5**):

- Characterization samples collected from boring IW03 at elevations of 70 and 60 feet amsl;
- Characterization samples collected from boring MW16 at elevations of 70, 60, and 55 feet amsl; and
- Characterization samples collected from boring B06/MW04 and B18/MW13 at 35 feet bgs or 50 feet amsl. These two borings are located at N 34th Street.

Groundwater

Between March 2014 and August 2016, 56 permanent injection wells were installed at the Site (IW01 to IW57; **Figure 3**; **Figure 8**). Injection wells IW01, IW02, IW04, and IW06 were decommissioned in 2015 due to their location within the excavation or damage due to construction activities.

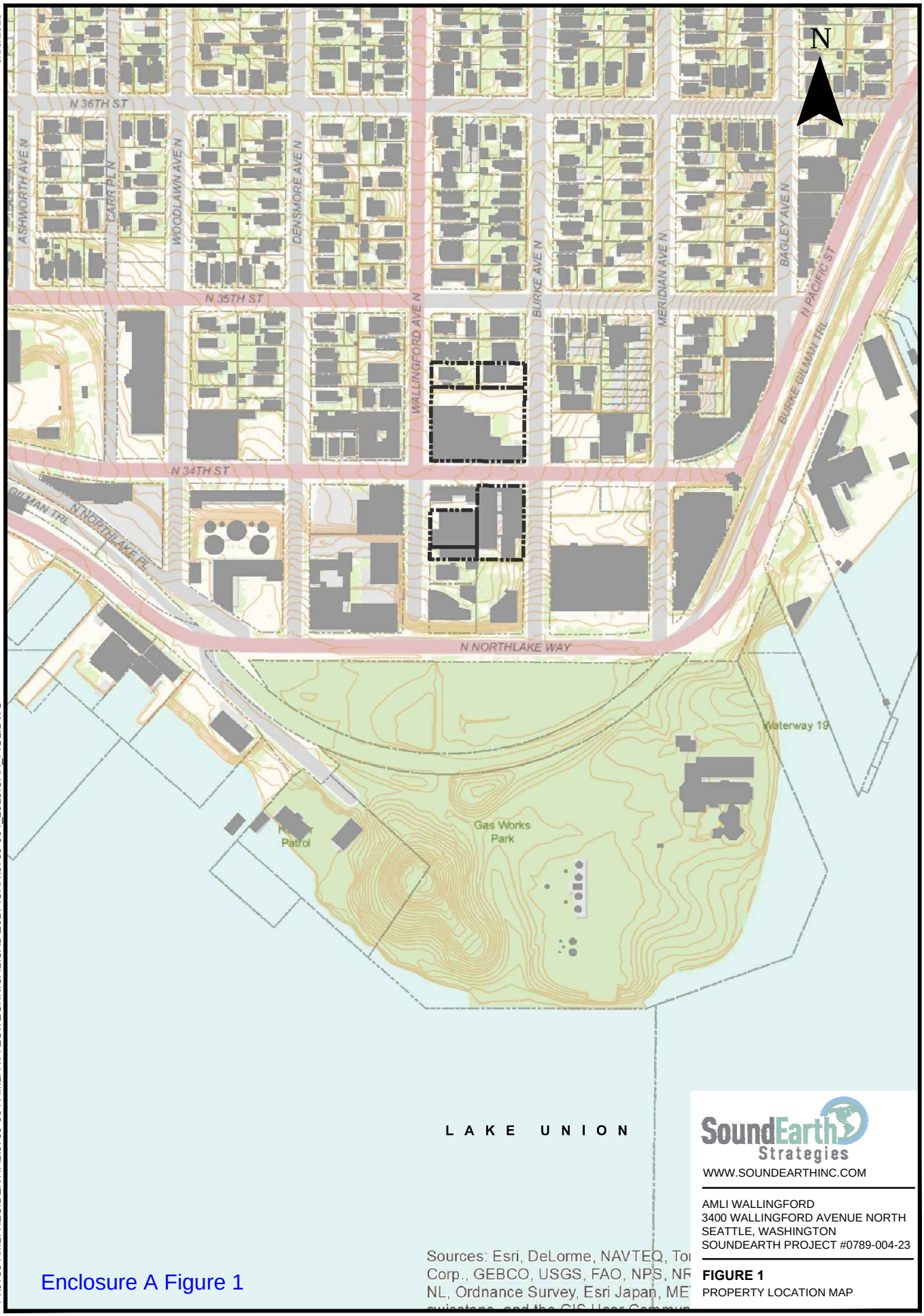
In March 2015, a total of approximately 35,000 gallons of potassium permanganate solution was injected at low pressures into wells IW20 through IW54 to treat groundwater contaminated with TCE across the Site. Injection volumes at each well varied from 52 to 1,443

gallons, with an average of 1,010 gallons injected per well. Following this injection event, injection wells IW20 to IW25, IW27 to IW29, IW31, IW35, IW36, IW38, IW40 to IW43, IW45, IW46, IW48, IW49, and IW52 were decommissioned.

In July 2016, another injection event was conducted at the Site. A total of approximately 18,463 gallons of potassium permanganate solution and 4,000 gallons of fresh water were injected into IW03, IW04A, IW05, IW07, IW09, IW10, IW19, IW28, IW37, IW47, IW49, IW53, and IW55. An additional injection event was conducted in December 2016 at IW56 and IW57. A total of 1,980 gallons of potassium permanganate solution were injected at the two wells. In April 2019, a total of 1,325 gallons of potassium permanganate solution was injected into IW12, IW53, and IW58 to treat groundwater in the vicinity of MW05, MW12, and MW16A. In May 2021, a total of 1,440 gallons of potassium permanganate solution was injected into MW05, MW12, IW03, and IW58 to treat groundwater in the vicinity of MW05 and MW12.

Groundwater sampling was conducted to monitor the performance of injections. Results from samples collected form MW05, MW12, MW16A, MW18, and IW08 indicate a slight decrease in TCE concentrations. The most recent samples collected from wells MW05 and MW12 in December 2021 contained TCE concentrations above the Method A cleanup level and the Method B screening level for vapor intrusion (**Figure 4**). The current extent of the TCE plume in groundwater following injections is not delineated to the north, south, east, or west.

Additional injections of 10% potassium and sodium permanganate solution occurred in November 2023. A total of 1,380 gallons was injected into MW11, MW18, IW16, IW56, IW57, and IW58 (**Figure 4**). Groundwater samples were collected from MW-11 and MW-18 in February and June 2024 to monitor the effect of injections. Results from MW-11 and MW-18 showed that permanganate had a good effect on TCE concentrations. However, TCE concentrations rebounded above Method A cleanup levels in MW-11 after concentrations of magnesium dropped.



Enclosure A Figure 1

SoundEarth Strategies
WWW.SOUNDEARTHINC.COM

AMLI WALLINGFORD
3400 WALLINGFORD AVENUE NORTH
SEATTLE, WASHINGTON
SOUNDEARTH PROJECT #0789-004-23

FIGURE 1
PROPERTY LOCATION MAP

6/15/2015

P:\0789 AMLI RESIDENTIAL\0789-004 AMLI AVTEC\TECHNICAL\CAD\2017 ICAR\0789-004_2015ICAR_FIG1.DWG

7/9/2015

N

0 25 50

APPROXIMATE SCALE IN FEET

CONDOMINIUMS (FORMER NORTAR PROPERTY)

CONDOMINIUMS (FORMER BROOKLYN LAUNDRY FACILITY)

APARTMENTS

WALLINGFORD AVENUE NORTH

FORMER PAINT SPRAY BOOTH

CHEMICAL STORAGE AREA

FORMER METHAMPHETAMINE LAB

RESIDENCE

PARCEL 5

BUILDING 5
(FORMER HYDROPLANE RACING SUPPORT FACILITY)

OFFICE BUILDING

RESTAURANT & RETAIL STRUCTURE

BUILDING 1

APARTMENTS

BUILDING 6
PARCEL 6

SOLDER ROOM

PAINT SPRAY BOOTH

BUILDING 2

PARCEL 1

CHROMATE PROCESS ROOM

BUILDING 4

PARCEL 3

LOADING DOCK

PARCEL 2

FORMER DIESEL AND GASOLINE UST LOCATION

BASKETBALL COURT

APARTMENTS

NORTH 34TH STREET

PARCEL 4

OFFICE

FORMER CHROMATE PROCESS ROOM

FLOOR DRAIN

BUILDING 3

SUMP

FORMER RESIDENCES

FORMER PAINT SPRAY BOOTH

FORMER PAINT SPRAY BOOTH

ELEVATOR

BURKE AVENUE NORTH

LEGEND

- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- CATCH BASIN
- HSA — HOLLOW-STEM AUGER
- UST — UNDERGROUND STORAGE TANK

RETAIL FISHERS SUPPLY

PARKING LOT

108" DIAMETER METRO SEWER MAIN

VACANT RETAIL

CONDOMINIUMS

Enclosure A Figure 2

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SEATTLE,WASHINGTON
SOUNDEARTH PROJECT #0789-004-23

FIGURE 2A
HISTORICAL PROPERTY FEATURES MAP

P:\0789 AMLI RESIDENTIAL\0789-004 AMLI AVTEC\TECHNICAL\CAD\2017 ICAR\0789-004-2015ICAR_FIG2A.DWG

10/28/2022

N

0 25 50

APPROXIMATE SCALE IN FEET

WALLINGFORD AVENUE NORTH

VARSITY INN PROPERTY

SOUTH BLOCK

OFFICE PROPERTY

NORTH BLOCK

NORTH 34TH STREET

BURKE AVENUE NORTH

PARKING LOT

A

A'

B

B'

C

C'

B04/ MW02

B13/MW08

B11/MW06

P10

IW39

IW51

IW47

B12/ MW07

P09

IW44

B07/MW05

IW53

IW50

B20/MW15

B08

MW17

IW57

MW18

IW56

IW18

IW17

IW16

MW11D

B16/ MW11

IW15

IW13

IW14

B17/ MW12

IW55

IW58

B19/ MW14

IW03

SVE06A

SVE06B

IW04

IW04A

P15

IW19

B06/ MW04

IW02

MW16A

SVE08A

IW12

MW16

SB209

SVE08B

B18/ MW13

IW11

IW33

SB208

SB210

SVE09A

SVE09B

SB211

SB212

IW10

IW09

IW08

B05/ MW03

IW07

P08

P106

IW37

P07

P107

B101

B03

IW05

IW06

B15/ MW10

P01

IW01

P101

P105

SB207

P14

P104

SB206

P103

P102

SB201

P1

P3

P2

SB204

SB203

SB202

IW26

P02

B103

B01/ MW01

P13

P12

B09

P11

P03

IW30

B14/MW09

B104

P04

B102

P05

SB205

P06

B10

B02

LEGEND

- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- SEWER LINE (APPROXIMATE)
- CATCH BASIN
- MW18 MONITORING WELL
- ABANDONED WELL
- IW58 INJECTION WELL
- P107 PUSH-PROBE BORING
- SB212 MINI-TRACK AUGER BORING (JUL 2013, APRIL - MAY 2014)
- MW18 POST FOUNDATION CONSTRUCTION MONITORING WELL (2015)
- B12 SOIL BORING
- SB212 MINI-TRACK AUGER BORING (JULY 2013)
- B104 HOLLOW STEM AUGER BORING (JAN 2013)
- B104 HOLLOW STEM AUGER 30-DEGREE ANGLE BORING (JAN 2013)
- P3 SUB-SLAB SOIL BORING (MAY 2019)
- SVE09B SOIL VAPOR EXTRACTION WELL
- CROSS SECTION LOCATION

SoundEarth Strategies

WWW.SOUNDEARTHINC.COM

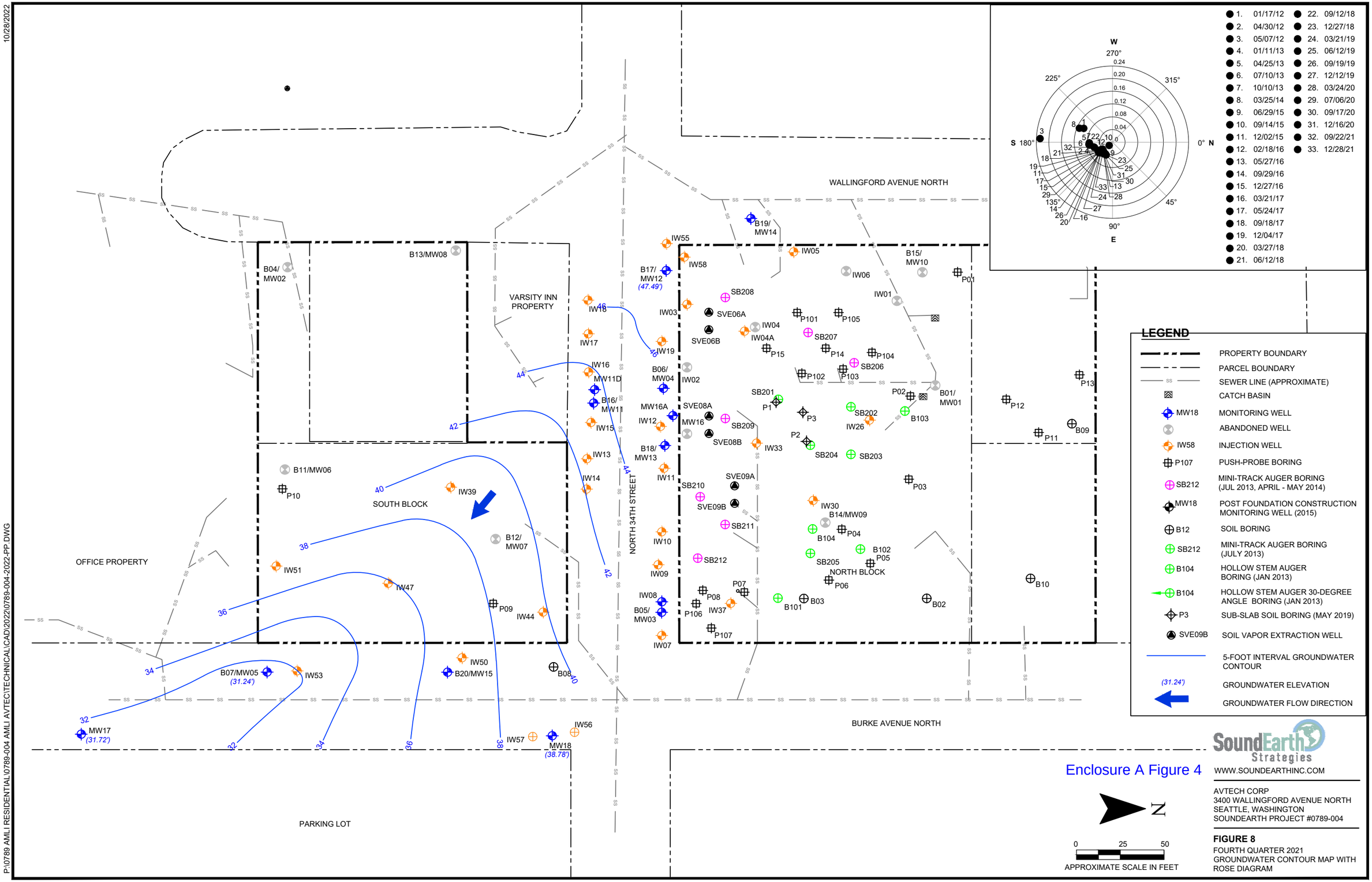
AVTECH CORP
3400 WALLINGFORD AVENUE NORTH
SEATTLE, WASHINGTON
SOUNDEARTH PROJECT #0789-004

Enclosure A Figure 3

FIGURE 1
PROPERTY AND EXPLORATION LOCATION PLAN

P:\0789 AMLI RESIDENTIAL\0789-004 AMLI AVTEC\TECHNICAL\CAD\20220789-004-2022-PP.DWG

10/28/2022



P:\0789 AMLI RESIDENTIAL\0789-004 AMLI AVTECTECHNICAL\CAD\20220789-004-2022-PP.DWG

Enclosure A Figure 4

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FIGURE 8
FOURTH QUARTER 2021
GROUNDWATER CONTOUR MAP WITH ROSE DIAGRAM

10/31/2022

N

0 15 30

APPROXIMATE SCALE IN FEET

APARTMENTS

CONDOMINIUMS

WALLINGFORD AVENUE NORTH

BURKE AVENUE NORTH

NORTH 34TH STREET

NORTH BLOCK

AREA B

COMPOSITE SOIL SAMPLE

P13

B-220N65E-92-BTM

B09

COMPOSITE SOIL SAMPLE

FORMER BUILDING 1

P11

FORMER METHAMPHETAMINE LAB

AREA C1

COMPOSITE SOIL SAMPLE

P12

C1-180N78E-91-BTM

COMPOSITE SOIL SAMPLE

FORMER BASKETBALL COURT

FORMER RESIDENCE

B10

UST01-NSW01-04

UST01-WSW01-04

UST01-ESW01-04

UST01-BTM-06

UST01-SSW01-04

APPROXIMATE EXTENT OF UST01 EXCAVATION

250-GALLSON RESIDENTIAL HEATING OIL UST (UST01, REMOVED 10/10/2015)

FORMER RESIDENCE

B02

P01

B01/ MW01

B15/ MW10

CHEMICAL STORAGE AREA

IW01

P02

B103

P03

AREA EX01

EX01-110N95E-75-NSW

EX01-120N125E-80-NSW

EX01-120N150E-80-NSW

EX01-105N90E-75-WSW

EX01-105N90E-78-WSW

EX01-105N90E-75-BTM

EX01-110N115E-75-NSW

EX01-110N150E-80-ESW

EX01-110N135E-78-BTM

P05

AREA A3-NORTH

A3-NORTH-94N58E-70-BTM

P104

EX01-105N85E-75-WSW

EX-105N95E-79-BTM

EX-105N95E-81-BTM

1980s-ERA ADDITION

EX01-100N150E-78-SSW

A3-NORTH-95N48E-71-WSW

A3-NORTH-95N68E-70-ESW

EX01-95N115E-75-SSW

EX01-100N140E-81-SSW

FORMER DIESEL AND GASOLINE UST LOCATION

IW06

FORMER MACHINE SHOP/ SOLDER ROOM

SB206

A2-88N70E-73.5-NSW

A2-88N110E-71-NSW

A2-88N110E-63-TRN

SB203

A2-88N135E-70-NSW

A2-88N160E-63-TRN

P105

P103

A2-88N85E-72-NSW

A2-88N140E-63-TRN

A2-85N163E-70-ESW

P04

A2-88N162E-70-NSW

A3-NORTH-N60E-70.5-SSW

A2-85N85E-69.5-BTM

A2-85N135E-66-BTM

AREA A5-NORTH

P06

A2-80N68E-73-WSW

A2-85N110E-68.5-BTM

A2-85N160E-66-BTM

IW09

A2-85N75E-70-BTM

LOADING DOCK

A5-77N150E-58-BTM

P14

IW30

B104

SB205

SB207

A2-65N85E-68-BTM

SB204

A2-65N110E-68.5-BTM

B03

IW05

P102

P2

A2-60N160E-66-BTM

P101

P3

A2-60N163E-70-ESW

A2-60N75E-70-BTM

A2-60N135E-66-BTM

AREA A1

1950s-ERA ADDITION

1970s-ERA ADDITION

A2-60N68E-73-WSW

SB201

B101

FORMER BUILDING 2

P1

AREA A2

P15

A2-40N75E-70-BTM

A2-40N85E-69.5-BTM

IW33

A2-40N110E-68.5-BTM

AREA A4

IW04

A2-40N68E-72-WSW

A2-35N135E-66-BTM

A2-35N160E-66-BTM

ELEVATOR

A2-35N125E-66.5-BTM

A2-35N163E-72-ESW

B19/ MW14

IW04A

P07

A2-34N170E-67.5-BTM

AREA A5-SOUTH

A2-34N135E-70-SSW

IW37

SB208

FORMER BUILDING 2

A2-15N95E-68-BTM

SB209

SVE09A

SVE09B

A2-15N110E-67-BTM

A2-15N120E-67-BTM

SB211

LUNCH ROOM FORMER CHROMATE PROCESS ROOM

FLOOR DRAIN

A3-S-8N25E-70-BTM

A2-15N75E-70-BTM

SVE08A

SVE08B

SUMP

P107

A3-S-4N25E-70-BTM

SVE06A

SVE06B

A2-7N70E-68-BTM

A2-0N85E-67-SSW/BTM

SB210

P08

P106

A3-S-0N25E-71-SSW

A3-S-4N35E-70-BTM

A4-0N35E-67-SSW

A2-2N120E-67-BTM

A3-S-4N11E-71-WSW

A2-0N70E-72-SSW

A2-0N95E-73-SSW

SB212

A3-0N15E-67-SSW

IW03

MW16

A2-0N120E-71-SSW

IW58

IW02

MW16A

B18/ MW13

A2-0N110E-65-SSW

BASEMENT

IW55

A4-0N60E-67-SSW

AREA A4

IW08

IW07

IW19

IW11

IW10

IW09

B17/ MW12

B06/ MW04

IW12

B05/ MW03

AREA A3-SOUTH

LEGEND

- SETBACK FOR NEW BUILDING
- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- SEWER LINE (APPROXIMATE)
- CATCH BASIN
- B-220N65E-92-BTM — SOIL SAMPLE LOCATION
- COMPRESSOR OIL SAMPLE
- MW18 — MONITORING WELL
- ABANDONED WELL
- IW58 — INJECTION WELL
- P107 — PUSH-PROBE BORING
- SB212 — MINI-TRACK AUGER BORING (JUL 2013, APRIL - MAY 2014)
- MW18 — POST FOUNDATION CONSTRUCTION MONITORING WELL (2015)
- B12 — SOIL BORING
- SB212 — MINI-TRACK AUGER BORING (JULY 2013)
- B104 — HOLLOW STEM AUGER BORING (JAN 2013)
- B104 — HOLLOW STEM AUGER 30-DEGREE ANGLE BORING (JAN 2013)
- IW56 — PRECONSTRUCTION INJECTION WELL (APR 2014 - JUN 2014)
- P3 — SUB-SLAB SOIL BORING (MAY 2019)
- SVE09B — SOIL VAPOR EXTRACTION WELL

bgs/BGS	BELOW GROUND SURFACE
HSA	HOLLOW-STEM AUGER
MTCA	MODEL TOXICS CONTROL ACT
NAVD88	THE NORTH AMERICAN VERTICAL DATUM OF 1988
PCS	PETROLEUM-CONTAMINATED SOIL
TCE	TRICHLOROETHENE
UST	UNDERGROUND STORAGE TANK

- A5 — KNOWN OVEREXCAVATION AREA
- A3 — HOT SPOT REMOVAL
  - 0'-10' CLEAN SOIL (85' TO 75' ELEVATION)
  - 10'-17' CONTAMINATED (75' TO 68' ELEVATION)
- A2 — AREA A - SOURCE AREA
  - 0'-10' CLEAN SOIL (85' TO 75' ELEVATION)
  - 10'-19' CONTAMINATED (75' TO 66' ELEVATION)
- A4 — SOIL SCREEN AND STOCK PILE AREA (10' -17')
- A1 — SOIL SCREEN AND STOCK PILE SOURCE (0 - 10') (85' TO 75' ELEVATION)
- AREA EX01 PCS REMOVAL
- APPROXIMATE EXTENT OF EXCAVATION AREA B
- APPROXIMATE EXTENT OF EXCAVATION AREA C1
- APPROXIMATE EXTENT OF TCE ABOVE MTCA METHOD A CLEANUP LEVEL IN SOIL REMAINING IN PLACE
- DENOTES TCE CONCENTRATION EXCEEDS MTCA METHOD A CLEANUP LEVEL
- DENOTES TCE CONCENTRATION PREVIOUSLY EXCEEDING MTCA METHOD A CLEANUP LEVEL REMEDIATED BY SOIL VAPOR EXTRACTION SYSTEM

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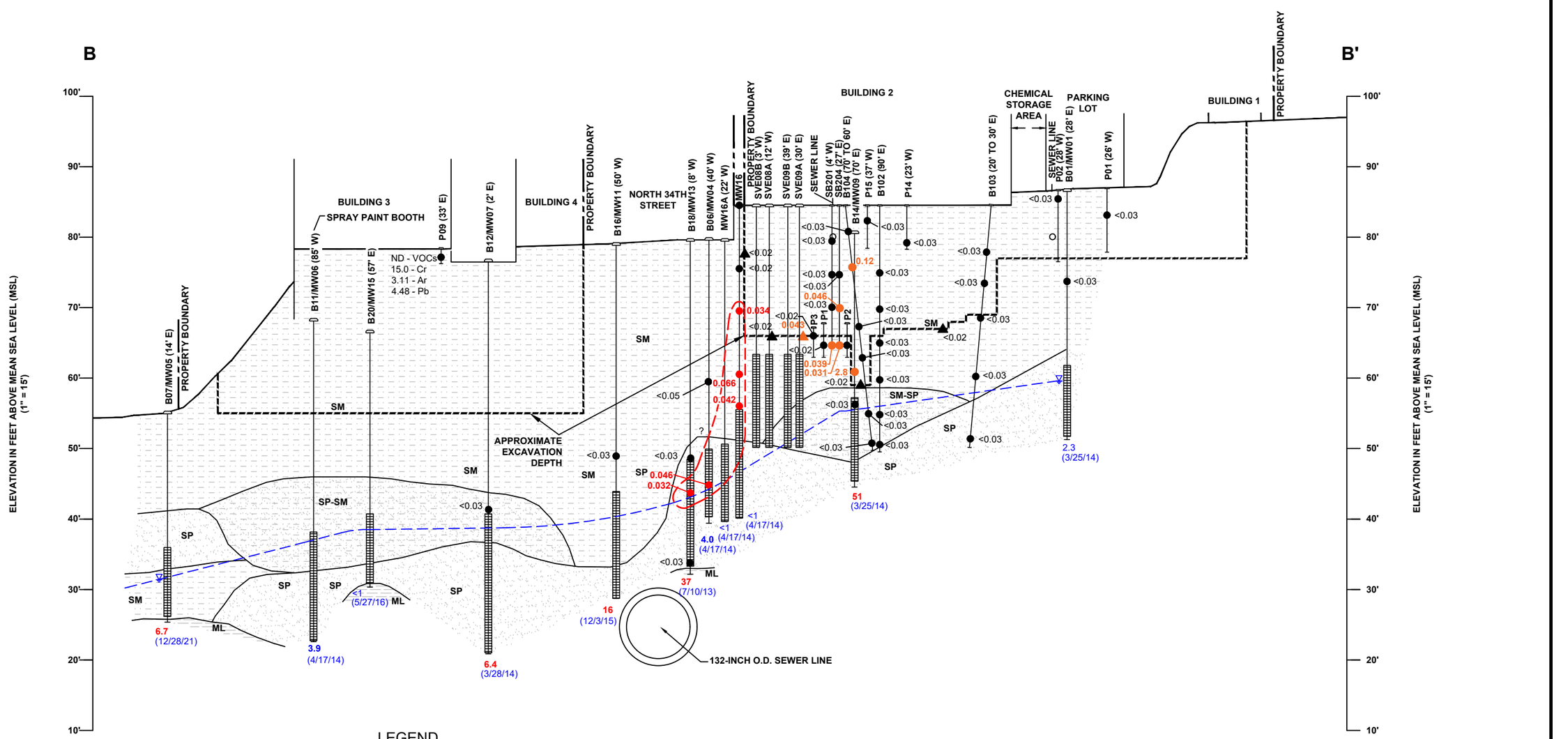
FIGURE 2
REMEDIAL EXCAVATION EXTENT, SOIL SAMPLE LOCATIONS AND EXTENT OF TCE IMPACTS IN SOIL - NORTH BLOCK

Enclosure A Figure 5

P:\0789 AMLI RESIDENTIAL\0789-004 AMLI AVTECTECHNICAL\CAD\2022\0789-004-2022-SLM-FIG 2.DWG

10/31/2022



LEGEND

CONCENTRATIONS OF CHEMICALS OF CONCERN IN SOIL (mg/kg):

- SOIL BORING SAMPLE CONCENTRATION BELOW MTCA METHOD A CLEANUP LEVEL
- SOIL BORING SAMPLE CONCENTRATION ABOVE MTCA METHOD A CLEANUP LEVEL
- EXCAVATION CONFIRMATION SAMPLE CONCENTRATION BELOW MTCA METHOD A CLEANUP LEVEL
- EXCAVATION CONFIRMATION SAMPLE CONCENTRATION ABOVE MTCA METHOD A CLEANUP LEVEL
- APPROXIMATE EXTENT OF TCE ABOVE MTCA METHOD A CLEANUP LEVEL IN SOIL REMAINING IN PLACE
- SOIL BORING OR EXCAVATION CONFIRMATION SAMPLE CONCENTRATION PREVIOUSLY EXCEEDING MTCA METHOD A CLEANUP LEVEL FOR TCE. SOIL HAS BEEN REMOVED BY EXCAVATION OR REMEDIATED BY SOIL VAPOR EXTRACTION SYSTEM

SOIL RESULTS (mg/kg):

<0.02 TCE

GROUNDWATER RESULTS (µg/L):

<1 (7/10/13) TCE MOST RECENT SAMPLING DATE

(8' W) OFFSET 8' WEST MONITORING WELL

SCREEN INTERVAL

GROUNDWATER LEVEL (DECEMBER 2021)

ML - SILT

SP - FINE SAND

SM - SILTY-FINE SAND

mg/kg	MILLIGRAMS PER KILOGRAM
µg/L	MICROGRAMS PER LITER
RED	DENOTES CONCENTRATIONS EXCEEDING MTCA METHOD A CLEANUP LEVEL
ORANGE	DENOTES CONCENTRATIONS EXCEEDING MTCA METHOD A CLEANUP LEVEL PRIOR TO REMEDIATION
MTCA	WASHINGTON STATE MODEL TOXICS CONTROL ACT
O.D.	OUTSIDE DIAMETER
TCE	TRICHLOROETHENE

Enclosure A Figure 6

0 25 50 100

APPROXIMATE HORIZONTAL SCALE IN FEET
NOT FOR CONSTRUCTION OR ENGINEERING PURPOSES

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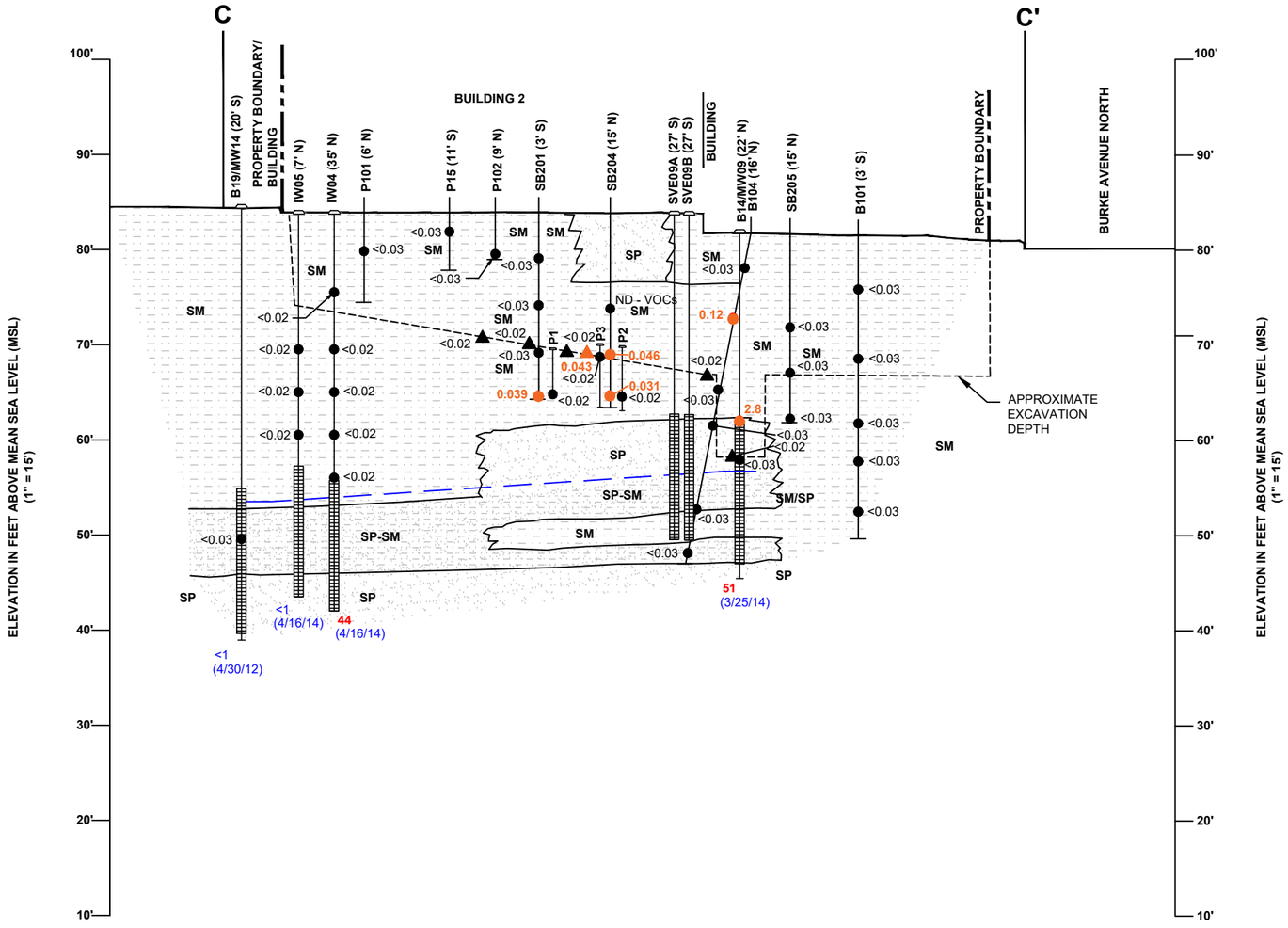
FIGURE 5
GEOLOGIC CROSS SECTION B-B'

P:\0789 AMLI RESIDENTIAL\0789-004 AMLI AVTECH\TECHNICAL\CAD\2022\0789-004-2022_XBB.DWG

10/31/2022



LEGEND

(6' N) OFFSET 6' NORTH

MONITORING WELL

SCREEN INTERVAL

GROUNDWATER LEVEL (DECEMBER 2021)

SP - FINE SAND

SM - SILTY-FINE SAND

ML - INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS

CONCENTRATIONS OF CHEMICALS OF CONCERN IN SOIL (mg/kg):

- SOIL BORING SAMPLE CONCENTRATION BELOW MTCA METHOD A CLEANUP LEVEL
- EXCAVATION CONFIRMATION SAMPLE CONCENTRATION BELOW MTCA METHOD A CLEANUP LEVEL
- SOIL BORING OR EXCAVATION CONFIRMATION SAMPLE CONCENTRATION PREVIOUSLY EXCEEDING MTCA METHOD A CLEANUP LEVEL FOR TCE. SOIL HAS BEEN REMOVED BY EXCAVATION OR REMEDIATED BY SOIL VAPOR EXTRACTION SYSTEM

SOIL RESULTS (mg/kg):

<0.02 TCE

GROUNDWATER RESULTS (µg/L):

<1 (7/10/13) TCE MOST RECENT SAMPLING DATE

mg/kg	MILLIGRAMS PER KILOGRAM
µg/L	MICROGRAMS PER LITER
RED	DENOTES CONCENTRATIONS EXCEEDING MTCA METHOD A CLEANUP LEVEL
ORANGE	DENOTES CONCENTRATIONS EXCEEDING MTCA METHOD A CLEANUP LEVEL PRIOR TO REMEDIATION
MTCA	WASHINGTON STATE MODEL TOXICS CONTROL ACT
TCE	TRICHLOROETHENE

Enclosure A Figure 7

0 25 50 100

APPROXIMATE HORIZONTAL SCALE IN FEET
NOT FOR CONSTRUCTION OR ENGINEERING PURPOSES

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FIGURE 6
GEOLOGIC CROSS SECTION C-C'

P:\0789 AMLI RESIDENTIAL\0789-004 AMLI AVTECVTECHNICAL\CAD\2022\0789-004-2022_XCC.DWG

9/9/2024

P:\0789 AMLI RESIDENTIAL\0789-004 AMLI AVTEC\TECHNICAL\CAD\2024\0789-004_2024_GD.DWG

DRAFT

N

0 25 50

APPROXIMATE SCALE IN FEET

WALLINGFORD AVENUE NORTH

VARSITY INN PROPERTY

OFFICE PROPERTY

SOUTH BLOCK

NORTH BLOCK

NORTH 34TH STREET

BURKE AVENUE NORTH

PARKING LOT

Sample ID	Sample Date	TCE (µg/L)
MW12	03/08/23	3.1

Sample ID	Sample Date	TCE (µg/L)
MW14	3/15/2023	<0.5

Sample ID	Sample Date	TCE (µg/L)
MW11D	03/15/23	<0.5

Sample ID	Sample Date	TCE (µg/L)
MW11	05/03/23	23
	02/23/24	<0.5
	06/19/24	17

Sample ID	Sample Date	TCE (µg/L)
IW04A	03/08/23	<0.5

Sample ID	Sample Date	TCE (µg/L)
MW16A	03/08/23	0.51

Sample ID	Sample Date	TCE (µg/L)
IW30	03/08/23	<0.5

Sample ID	Sample Date	TCE (µg/L)
IW39	03/07/23	1.4

Sample ID	Sample Date	TCE (µg/L)
IW47	03/08/23	<0.5

Sample ID	Sample Date	TCE (µg/L)
IW08	05/03/23	1.0

Sample ID	Sample Date	TCE (µg/L)
MW05	03/07/23	4.1

Sample ID	Sample Date	TCE (µg/L)
MW15	03/07/23	<0.5

Sample ID	Sample Date	TCE (µg/L)
MW17	03/07/23	<0.5

Sample ID	Sample Date	TCE (µg/L)
MW18	05/01/23	25.0
	02/23/24	<0.5
	06/19/24	2.1

LEGEND

- B07/ MW05 — MONITORING WELL
- ABANDONED WELL
- IW01 — INJECTION WELL
- CATCH BASIN
- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- SS — SEWER LINE (APPROXIMATE)
- MTCA — WASHINGTON STATE MODEL TOXICS CONTROL ACT
- RED — DENOTES TCE CONCENTRATION ABOVE THE MTCA METHOD A CLEANUP LEVEL
- TCE — TRICHLOROETHENE
- < — NOT DETECTED AT A CONCENTRATION EXCEEDING THE LABORATORY REPORTING LIMIT
- µg/L — MICROGRAMS PER LITER

	Analytical Results (µg/L)
	TCE
MTCA Method A	5

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FIGURE 1
TCE
GROUNDWATER ANALYTICAL RESULTS

Enclosure A Figure 8

10/28/2022

N

0 15 30

APPROXIMATE SCALE IN FEET

NORTH 34TH STREET

132" DIAMETER METRO SEWER MAIN

IW18 IW17 IW16 MW11D B16/ MW11 IW15 IW13 IW14

IW56 MW18 IW57

B08

VARSITY INN RESTAURANT

IW44

B12/ MW07

P09

SOUTH BLOCK

IW50

B20/MW15

B13/MW08

IW39

BUILDING 4

PARCEL 4

BUILDING 3

PARCEL 5

BUILDING 5
(FORMER HYDROPLANE RACING SUPPORT FACILITY)

FORMER PAINT SPRAY BOOTH

IW47

FORMER OFFICE BUILDING

FORMER CHROMATE PROCESS ROOM

COMPOSITE SOIL SAMPLE

IW53

FORMER PAINT SPRAY BOOTH

BUILDING 6

PARCEL 6

B11/MW06 P10 AREA C2

B04/ MW02

C2-1204OE-04-BTM

C2-12N14OE-04-BTM

COMPOSITE SOIL SAMPLE

IW51

EX02-ON191E-56-ESW

B07/MW05

EX02-ON18OE-56 & EX02-ON18OE-53-BTM

AREA EX02

RESIDENCE

WALLINGFORD AVENUE NORTH

BURKE AVENUE NORTH

LEGEND

- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- SEWER LINE (APPROXIMATE)
- EX02-ON191E-56-ESW — SOIL SAMPLE LOCATION
- MW18 — MONITORING WELL
- ABANDONED WELL
- IW58 — INJECTION WELL
- P15 — PUSH-PROBE BORING
- MW18 — POST FOUNDATION CONSTRUCTION MONITORING WELL (2015)
- B10 — SOIL BORING
- APPROXIMATE EXTENT OF EXCAVATION AREA C2
- APPROXIMATE EXTENT OF EXCAVATION AREA EX02

P:\0789 AMLI RESIDENTIAL\0789-004 AMLI AVTECTECHNICAL\CAD\2022\0789-004-2022-SLM-FIG 3.DWG

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FIGURE 3
SOIL SAMPLE LOCATIONS AND REMEDIAL EXCAVATION EXTENTS - SOUTH BLOCK

Enclosure A Figure 9

2/18/2025

N

0 15 30

APPROXIMATE SCALE IN FEET

APARTMENTS

CONDOMINIUMS

WALLINGFORD AVENUE NORTH

BURKE AVENUE NORTH

NORTH 34TH STREET

NORTH BLOCK

AREA B

COMPOSITE SOIL SAMPLE

P13

B-220N65E-92-BTM

B09

COMPOSITE SOIL SAMPLE

FORMER BUILDING 1

P11

FORMER METHAMPHETAMINE LAB

AREA C1

COMPOSITE SOIL SAMPLE

P12

C1-180N78E-91-BTM

COMPOSITE SOIL SAMPLE

FORMER BASKETBALL COURT

FORMER RESIDENCE

B10

UST01-NSW01-04

UST01-WSW01-04

UST01-ESW01-04

UST01-BTM-06

UST01-SSW01-04

APPROXIMATE EXTENT OF UST01 EXCAVATION

250-GALLSON RESIDENTIAL HEATING OIL UST (UST01, REMOVED 10/10/2015)

FORMER RESIDENCE

B02

P01

B01/ MW01

B15/ MW10

CHEMICAL STORAGE AREA

IW01

P02

B103

AREA EX01

P03

EX01-120N125E-80-NSW

EX01-120N150E-80-NSW

EX01-110N95E-75-NSW

EX01-110N115E-75-NSW

EX01-105N90E-75-WSW

EX01-105N90E-78-WSW

EX01-105N90E-75-BTM

EX01-110N150E-80-ESW

EX01-110N135E-78-BTM

P05

EX-105N95E-79-BTM

EX-105N95E-81-BTM

1980s-ERA ADDITION

EX01-105N85E-75-WSW

IW26

SHIPPING

EX01-95N95E-75-SSW QQM

EX01-100N150E-78-SSW

EX01-100N140E-81-SSW

AREA A3-NORTH

A3-NORTH-94N58E-70-BTM

P104

A3-NORTH-95N48E-71-WSW

A3-NORTH-95N68E-70-ESW

EX01-95N115E-75-SSW

FORMER DIESEL AND GASOLINE UST LOCATION

IW06

FORMER MACHINE SHOP/ SOLDER ROOM

SB206

A2-88N70E-73.5-NSW

A2-88N110E-71-NSW

A2-88N110E-63-TRN

SB203

A2-88N135E-70-NSW

A2-88N160E-63-TRN

P04

A2-88N162E-70-NSW

A2-85N163E-70-ESW

P105

P103

A2-88N85E-72-NSW

A2-88N140E-63-TRN

A3-NORTH-N60E-70.5-SSW

A2-85N85E-69.5-BTM

A2-85N135E-66-BTM

P06

AREA A5-NORTH

A2-80N68E-73-WSW

A2-85N110E-68.5-BTM

A2-85N160E-66-BTM

IW09

A2-85N75E-70-BTM

P14

LOADING DOCK

IW30

A5-77N150E-58-BTM

B104

SB205

SB207

A2-65N85E-68-BTM

SB204

A2-65N110E-68.5-BTM

B03

P102

P2

A2-60N160E-66-BTM

IW05

P101

P3

A2-60N163E-70-ESW

1950s-ERA ADDITION

1970s-ERA ADDITION

A2-60N75E-70-BTM

A2-60N135E-66-BTM

A2-60N68E-73-WSW

AREA A1

B101

SB201

P1

FORMER BUILDING 2

AREA A2

P15

A2-40N75E-70-BTM

A2-40N85E-69.5-BTM

IW33

ELEVATOR

AREA A4

IW04

A2-40N68E-72-WSW

A2-40N110E-68.5-BTM

A2-35N160E-66-BTM

A2-35N135E-66-BTM

A2-35N163E-72-ESW

B19/ MW14

A2-35N125E-66.5-BTM

P07

A2-34N170E-67.5-BTM

IW04A

AREA A5-SOUTH

A2-34N135E-70-SSW

IW37

SB208

SVE09A

SVE09B

A2-15N95E-68-BTM

SB209

A2-15N110E-67-BTM

A2-15N120E-67-BTM

SB211

LUNCH ROOM

FLOOR DRAIN

FORMER BUILDING 2

A3-S-8N25E-70-BTM

A2-15N75E-70-BTM

SVE08A

SVE08B

SUMP

P107

A3-S-4N25E-70-BTM

SVE06A

SVE06B

FORMER CHROMATE PROCESS ROOM

A3-S-4N35E-70-BTM

A2-7N70E-68-BTM

SB210

P08

P106

A3-S-0N25E-71-SSW

A4-0N35E-67-SSW

A2-0N85E-67-SSW/BTM

A2-2N120E-67-BTM

A3-S-4N11E-71-WSW

IW03

A2-0N70E-72-SSW

A2-0N95E-73-SSW

MW16

SB212

A3-0N15E-67-SSW

A2-0N120E-71-SSW

IW58

IW55

A4-0N60E-67-SSW

IW02

MW16A

B18/ MW13

A2-0N110E-65-SSW

AREA A4

BASEMENT

IW07

IW19

B06/ MW04

IW12

IW11

IW10

IW09

IW08

B05/ MW03

B17/ MW12

AREA A3-SOUTH

LEGEND

- SETBACK FOR NEW BUILDING
- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- SEWER LINE (APPROXIMATE)
- CATCH BASIN
- B-220N65E-92-BTM — SOIL SAMPLE LOCATION
- COMPRESSOR OIL SAMPLE
- MW18 — MONITORING WELL
- ABANDONED WELL
- IW58 — INJECTION WELL
- P107 — PUSH-PROBE BORING
- SB212 — MINI-TRACK AUGER BORING (JUL 2013, APRIL - MAY 2014)
- MW18 — POST FOUNDATION CONSTRUCTION MONITORING WELL (2015)
- B12 — SOIL BORING
- SB212 — MINI-TRACK AUGER BORING (JULY 2013)
- B104 — HOLLOW STEM AUGER BORING (JAN 2013)
- B104 — HOLLOW STEM AUGER 30-DEGREE ANGLE BORING (JAN 2013)
- IW56 — PRECONSTRUCTION INJECTION WELL (APR 2014 - JUN 2014)
- P3 — SUB-SLAB SOIL BORING (MAY 2019)
- SVE09B — SOIL VAPOR EXTRACTION WELL
- PROPOSED CONFIRMATION SOIL SAMPLING BORING

bgs/BGS	BELOW GROUND SURFACE
HSA	HOLLOW-STEM AUGER
MTCA	MODEL TOXICS CONTROL ACT
NAVD88	THE NORTH AMERICAN VERTICAL DATUM OF 1988
PCS	PETROLEUM-CONTAMINATED SOIL
TCE	TRICHLOROETHENE
UST	UNDERGROUND STORAGE TANK

- A5 — KNOWN OVEREXCAVATION AREA
- A3 — HOT SPOT REMOVAL
  - 0'-10' CLEAN SOIL (85' TO 75' ELEVATION)
  - 10'-17' CONTAMINATED (75' TO 68' ELEVATION)
- A2 — AREA A - SOURCE AREA
  - 0'-10' CLEAN SOIL (85' TO 75' ELEVATION)
  - 10'-19' CONTAMINATED (75' TO 66' ELEVATION)
- A4 — SOIL SCREEN AND STOCK PILE AREA (10' -17')
- A1 — SOIL SCREEN AND STOCK PILE SOURCE (0 - 10') (85' TO 75' ELEVATION)
- AREA EX01 PCS REMOVAL
- APPROXIMATE EXTENT OF EXCAVATION AREA B
- APPROXIMATE EXTENT OF EXCAVATION AREA C1
- APPROXIMATE EXTENT OF TCE ABOVE MTCA METHOD A CLEANUP LEVEL IN SOIL REMAINING IN PLACE
- DENOTES TCE CONCENTRATION EXCEEDS MTCA METHOD A CLEANUP LEVEL
- DENOTES TCE CONCENTRATION PREVIOUSLY EXCEEDING MTCA METHOD A CLEANUP LEVEL REMEDIATED BY SOIL VAPOR EXTRACTION SYSTEM

SoundEarth Strategies

WWW.SOUNDEARTHINC.COM

AVTECH CORP
3400 WALLINGFORD AVENUE NORTH
SEATTLE, WASHINGTON
SOUNDEARTH PROJECT #0789-004

Enclosure A Figure 10

FIGURE 2
REMEDIAL EXCAVATION EXTENT, SOIL SAMPLE LOCATIONS AND EXTENT OF TCE IMPACTS IN SOIL - NORTH BLOCK

P:\0789 AMLI RESIDENTIAL\0789-004 AMLI AVTECH\TECHNICAL\CAD\2025\0789-004-2025-SLM-FIG 2.DWG

Enclosure B

Basis for the opinion: Reviewed documents list

1. SoundEarth Strategies Inc. (SoundEarth), Supplemental Subsurface Investigation Work Plan, Avtech Corp, 3400 Wallingford Avenue North, Seattle, Washington, March 5, 2025.

2. Ecology, VCP Technical Assistance on Avtech Corp Compliance Montoring, April 24, 2024.

3. Ecology, VCP Technical Assistance on Avtech Corp Injection Work Plan, July 3, 2023.

4. SoundEarth, Remedial Injection and Groundwater Monitoring Work Plan (Updated) AMLI Wallingford Property, 3400 Wallingford Avenue North, Seattle, Washington, June 20, 2023.

5. Ecology, Opinion pursuant to WAC 173-340-515(5) on Remedial Action for the following Hazardous Waste Site: Avtech Corp, 3400 Wallingford Avenue N, Seattle, WA 98103, January 19, 2023.

6. SoundEarth, Ecology Response and Work Plan for Groundwater Monitoring and Vapor Intrusion Evaluation, Avtech Corp, 3400 Wallingford Avenue North, Seattle, Washington, November 15, 2022.

7. Ecology, Re: Opinion Pursuant to WAC 173-240-525(5) on Remedial Action for the following Hazardous Waste Site: Avtech Corp, 3400 Wallingford Avenue N, Seattle, WA 98103, October 4, 2022.

8. SoundEarth, Remedial Injection and Groundwater Monitoring Work Plan, AMLI Wallingford Property, 3400 Wallingford Avenue North, Seattle, Washington 98103, June 13, 2022.

9. SoundEarth, Third Quarter 2017 Groundwater Monitoring Report, Former Avtech Property (AMLI Wallingford), 3400 Wallingford Avenue North, Seattle, Washington October 18, 2017.

10. SoundEarth, Second Quarter 2017 Groundwater Monitoring Report, Former Avtech Property (AMLI Wallingford), 3400 Wallingford Avenue North, Seattle, August 23, 2017.

11. SoundEarth, Cleanup Action Report, AMLI Wallingford Property, 3400 Wallingford Avenue North, Seattle, Washington 98103, June 19, 2017.

12. SoundEarth, First Quarter 2017 Groundwater Monitoring Report, Former Avtech Property (AMLI Wallingford), 3400 Wallingford Avenue North, Seattle, May 16, 2017.

13. Ecology, Opinion on Proposed Cleanup of a Property associated with a Site: Avtech Corp. 3400 Wallingford Ave. N., Seattle, WA, October 22, 2014.

14. SoundEarth, RI/FS/CAP Addendum, Avtech Corporation Property, 3400 Wallingford Avenue North, Seattle, Washington, August 6, 2014.

15. SoundEarth, Draft Cleanup Action Plan, Avtech Corporation, 3400 Wallingford Avenue North, Seattle, Washington 98103, March 14, 2014.

16. Farallon Consulting, Comments Regarding Draft Remedial Investigation and Feasibility Study Report, Avtech Site, 3400 Wallingford Avenue North, Seattle, Washington, March 7, 2014.

17. SoundEarth, Draft Remedial Investigation and Feasibility Study Report, Avtech Property, 3400 Wallingford Avenue North, Seattle, Washington 98103, January 10, 2014.

18. SoundEarth, Groundwater Monitoring Report – Fourth Quarter 2013, Avtech Property, 3400 Wallingford Avenue North, Seattle, Washington, January 8, 2014.

19. SoundEarth, Work Plan, In Situ Chemical Oxidation Pilot Test, Avtech Property, 3400 Wallingford Avenue North, Seattle, Washington, August 20, 2013.

20. SoundEarth, Supplemental Subsurface Soil Assessment – Loading Dock Area, Avtech Wallingford (Building 2), 3400 Wallingford Avenue North, Seattle, Washington, August 14, 2013.

21. SoundEarth, Groundwater Monitoring Report – Third Quarter 2013, Avtech Property, 3400 Wallingford Avenue North, Seattle, Washington, August 8, 2013.

22. SoundEarth, Phase II Environmental Assessment, Wallingford Property, 3400 Wallingford Avenue North, Seattle, Washington, February 17, 2012.