Remedial Action Report

J & J Auto Masters
1110 Martin Luther King Jr. Way
Seattle, Washington 98122
King County Parcel No. 118900-0469

Prepared For:

1110 MLK LLC
2312 Eastlake Ave East
Seattle, Washington 98102

December 5, 2024

Project Number: 103701-7,8

Prepared By:

Kane Environmental, Inc.
4015 13th Avenue West
Seattle, WA 98119

Eric R. Nassau
Project Environmental Engineer

John R. Kane, LHG
Principal

TABLE OF CONTENTS

1.0 INTRODUCTION 1

1.1 Site Background and Historical Property Use 1

1.1.1 Summary of Previous Environmental Reports 1

1.1.2 General Facility Information 2

1.2 Purpose 3

1.3 Scope of Work 4

2.0 SUBSURFACE CONDITIONS 5

2.1 Geologic Setting 5

2.2 Hydrogeologic Setting 5

3.0 METHODOLOGY 6

3.1 Soil Excavation, Disposal, and Restoration 6

3.2 Water Disposal 6

3.3 Soil Sample Collection Methods 6

3.3.1 Soil Sample Nomenclature 6

3.4 Groundwater Sample Collection Methods 7

3.5 Field Screening 7

3.6 Analytical Methods 7

3.6.1 Laboratory Quality Assurance/Quality Control Procedures 7

3.7 Cleanup Levels 8

4.0 EXCAVATION ACTIVITIES 9

4.1 Automotive Repair Shop AOC Excavation 9

4.2 Gas Station USTs AOC Excavation 10

4.3 Heating Oil UST AOC Excavation 11

4.4 Waste Oil UST AOC Excavation 11

4.5 Pump Islands AOC Excavation 12

5.0 ANALYTICAL RESULTS 14

5.1 Automotive Repair Shop AOC Excavation 14

5.2 Gas Station USTs AOC Excavation 16

5.3 Heating Oil UST AOC Excavation 17

5.4 Waste Oil USTs Excavation 18

5.5 Pump Island AOC Excavation 20

6.0 SUPPLEMENTAL SOIL AND GROUNDWATER MONITORING 22
6.1 Supplemental Soil Borings 22
6.2 Groundwater Monitoring Well Replacement 23
6.3 Compliance Groundwater Monitoring 23

7.0 CONCLUSIONS 26

8.0 LIMITATIONS 28

9.0 REFERENCES 29

FIGURES

Figure 1 Vicinity Map
Figure 2 Historical Site Plan
Figure 3 Historical Property Features and Kane Environmental Boring Locations
Figure 4 Automotive Repair Shop Excavation Boundaries and Sampling Locations
Figure 5 Gas Station USTs Excavation Boundaries and Sampling Locations
Figure 6 Heating Oil UST Excavation Boundaries and Sampling Locations
Figure 7 Waste Oil UST Excavation Boundaries and Sampling Locations
Figure 8 Pump Islands Excavation Boundaries and Sampling Locations
Figure 9 Soil Samples with Petroleum Concentrations Exceeding Cleanup Levels
Figure 10 Supplemental Soil Sampling
Figure 11 Cross Section A–A′
Figure 12 Cross Section B–B′
Figure 13 Groundwater Compliance Monitoring – May 2024
Figure 14 Groundwater Compliance Monitoring – August 2024

TABLES

Table 1 UST Contents Testing, Summary of Petroleum Products, Heavy Metals, and VOCs in UST Contents
Table 2 Automotive Repair Shop Area of Concern, Summary of Petroleum Products and VOCs in Soil
Table 3 Automotive Repair Shop Area of Concern, Summary of Petroleum Products, BTEX, and Detected CVOCs in Groundwater
Table 4 Gas Station USTs Area of Concern, Summary of Petroleum Products, VOCs, and Lead in Soil
Table 5 Gas Station USTs Area of Concern, Summary of Petroleum Products, BTEX, and Lead in Groundwater
Table 6 Heating Oil UST Area of Concern, Summary of Petroleum Products and BTEX in Soil
Table 7 Heating Oil UST Area of Concern, Summary of Petroleum Products, BTEX, and Lead in Groundwater
Table 8 Waste Oil UST Area of Concern, Summary of Petroleum Products, BTEX, and Lead in Soil
Table 9 Waste Oil UST Area of Concern, Summary of cPAHs in Soil
Table 10 Waste Oil UST Area of Concern, Summary of VOCs and PCBs in Soil
Table 11 Waste Oil UST Area of Concern, Summary of Petroleum Products, BTEX, and Lead in Groundwater
Table 12 Pump Island Area of Concern, Summary of Petroleum Products, BTEX, and Lead in Soil
Table 13 Pump Island Area of Concern, Summary of Petroleum Products, BTEX, and Lead in Groundwater
Table 14 Supplemental Sampling, Summary of Petroleum Products and BTEX in Soil
Table 15 Compliance Sampling, Summary of Petroleum Products, VOCs, and cPAHs in Groundwater

APPENDICIES

Appendix A Site Photographs
Appendix B Permit Documents
Appendix C Soil and Water Disposal Records
Appendix D Analytical Laboratory Reports
Appendix E 2024 Soil Boring and Well Logs

ACRONYMS AND ABBREVIATIONS

AOC	Area of Concern
bgs	below ground surface
BTEX	benzene, toluene, ethylbenzene, and xylenes
CID	contained-in disposal
COC	contaminant of concern
cPAH	carcinogenic polycyclic aromatic hydrocarbon
CVOC	chlorinated volatile organic compound
DP	direct push (drilling technology)
DRO	diesel range organics
Ecology	Washington State Department of Ecology
EDB	1,2-dibromoethane
EDC	1,2-dichloroethane
EPA	United States Environmental Protection Agency
EPH	extractable petroleum hydrocarbons
GRO	gasoline range organics
Kane Environmental	Kane Environmental, Inc.
µg/L	micrograms per liter
mg/kg	milligrams per kilogram
MTBE	methyl-tert-butyl ether
MTCA	Washington State Model Toxics Control Act
ORO	heavy oil range organics
PCB	polychlorinated biphenyl
PCE	tetrachloroethene
PCS	petroleum-contaminated soil
the Property	1110 (and 1112) Martin Luther King Jr. Way, Seattle, Washington 98122
SGT	silica gel treatment
TPH	total petroleum hydrocarbons
USGS	U.S. Geological Survey
UST	underground storage tank
VCP	Voluntary Cleanup Program
Vestige	Vestige Environmental
VOC	volatile organic compound
VPH	volatile petroleum hydrocarbons
Zeppelin	Zeppelin Enterprises, LLC

1.0 INTRODUCTION

Kane Environmental, Inc. (Kane Environmental) is pleased to provide this Remedial Action Report for the regulated site known as J & J Auto Masters, located at 1110 Martin Luther King Jr. Way, also known as 1112 Martin Luther King Jr. Way, in Seattle, Washington 98122 (the Property), documenting the removal of gas station underground storage tanks (USTs) and gas station- and automotive repair shop-related contaminated soil for offsite disposal. Kane Environmental presents this report in conjunction with an application to enter the Washington State Department of Ecology (Ecology) Voluntary Cleanup Program (VCP) in order to obtain a No Further Action determination for the regulated site. The Property vicinity is shown in Figure 1. A site plan is included in Figure 2, showing historical locations of gas station and automotive repair operations and locations of former USTs.

1.1 Site Background and Historical Property Use

The Property was developed in 1961 with a gas station and automotive repair shop. The gas station was deemed out of commission by 1982, and the pumps were removed (Vestige 2018). The automotive repair shop operated into 2023. Since termination of automotive repair operations, the Property has been used as a food truck location. Until the northern fence line was moved to follow the northern boundary of the Property, during this remedial action, the northern boundary of the Property extended beyond the former fence line into the driveway and parking lot of the northern-adjoining business (Figure 2). Also, as presented in Figure 2, a rectangular portion of the eastern boundary is fenced off and is present in the back yard of the eastern-adjoining residential structure.

Photographs of the Property, including some taken prior to remedial actions, and photographs of UST removals and remedial excavation, are included in Appendix A.

1.1.1 Summary of Previous Environmental Reports

Kane Environmental conducted soil and groundwater sampling on the Property in 2015, culminating in a Limited Phase II Environmental Site Assessment report (Kane Environmental 2015). Ten direct push (DP) borings (KSB-1 through KSB-10) were completed for collection of soil and groundwater samples to characterize the presence of impacts related to the historical uses as a gas station and automotive repair facility (Figure 3). While petroleum contamination was reported within the automotive repair shop, near a waste oil UST and near the former gas station pump islands, four borings surrounding the gas station USTs reported no detectable petroleum contamination. In addition, chlorinated volatile organic compounds (CVOCs) were detected within the automotive repair shop. Data collected by Kane Environmental in 2015 are summarized in this report according to Area of Concern (AOC).

Vestige Environmental (Vestige) conducted additional soil and groundwater testing on the Property in 2018, including collection and analysis of soil and groundwater from five locations on the Property. Vestige confirmed the presence of petroleum contamination inside the automotive repair shop (Vestige 2018).

In 2022, Kane Environmental completed four DP borings in the vicinity of the former pump islands on the Property (KSB-17 through KSB-20) for collection of soil and groundwater (Figure 3). Four groundwater monitoring wells were also installed and sampled in 2022 (MW-1 through MW-4). Petroleum contamination was encountered in soil and groundwater in the vicinity of the former pump islands and near the waste oil UST in the northern extent of the Property (Kane Environmental 2022). Data collected by Kane Environmental in 2022 are summarized in this report according to AOC.

In 2023, Kane Environmental completed seven DP borings (KB-1 through KB-7) within the automotive repair shop to further delineate CVOCs present in that AOC (Figure 3). Data collected by Kane Environmental in 2023 are summarized in this report according to AOC.

1.1.2 General Facility Information

The Property is listed in the Ecology database as follows:

Site Name:	J & J Auto Masters
Site Address:	1112 Martin Luther King Jr. Way, Seattle, WA 98122
Facility/Site ID:	99999770
Cleanup Site ID:	16832
Ecology Site Manager:	Northwest Region

The Property is not enrolled in Ecology's Voluntary Cleanup Program.

The Property owner contact information is as follows:

Owner:	1110 MLK LLC
Contact Name:	Mr. James Tjoa
Address:	2312 Eastlake Ave East, Seattle, WA 98102
Phone:	206-226-2800
email address	james@JamesTjoa.com

The environmental consultant contact information is as follows:

Company:	Kane Environmental, Inc.
Contact Name:	John Kane
Address:	4015 13th Avenue W, Seattle, WA 98119
Phone:	206-691-0476
email address	jkane@kane-environmental.com

The Property is composed of one tax parcel (118900-0469) with a total area of 11,158 square feet. Street addresses 1110 and 1112 Martin Luther King Jr. Way have been associated with the Property. While Ecology uses 1112 to identify the Site, Kane Environmental has referenced the Property as 1110 Martin Luther King Jr. Way, and continues to do so.

The Property is located east of Downtown Seattle in the Central District neighborhood, in the southeast quarter of the northeast quarter of Section 33 of Township 25 North and Range 04 East.

According to the King County Assessor, the legal description of the tax parcel included in the Property is as follows:

> *BUCKIUS ADD POR OF 10 LY SWLY OF LN RNG FR PT ON W LN 20 FT N OF SW COR TAP ON S LN 56 FT E OFSW COR TGW W 107 FT OF 11-12 & W 65 FT OF 13-14 TGW W 7 FT OF N 14 FT OF E 92.2 FT OF 13*
>
> *Plat Block: 4, Plat Lot: 10 THRU 14*

The Property is zoned NC2-55 (M) by the City of Seattle, indicating a Neighborhood Commercial zone with a maximum building height of 55 feet.

The former structure on the Property that housed the automotive repair shop and associated offices was demolished in October 2023, prior to the remedial actions described in this report.

1.2 Purpose

The purpose of this remedial action was to address gas station- and automotive repair shop-related contamination in soil and groundwater, identified during subsurface investigations spanning 2015 through 2022, by excavating petroleum-contaminated soil (PCS) for offsite disposal in all accessible areas of the Property. Contaminated areas of the Property have been divided into AOCs based on their likely sources of contaminants of concern (COCs). Although some AOCs abutted each other, or slightly overlapped, they were generally addressed separately. The following AOCs were identified on the Property:

- **Automotive Repair Shop AOC.** The source of contaminants in this area was attributed to the in-ground hydraulic lifts as well as the long-term use, which likely included use of fuels and solvents for degreasing and/or parts washing. COCs in this AOC include total petroleum hydrocarbons (TPH) as gasoline range organics (GRO), diesel range organics (DRO), and heavy oil range organics (ORO), as well as volatile organic compounds (VOCs) and chlorinated VOCs (CVOCs).
- **Gas Station USTs AOC.** Four large gas station USTs (UST-1 through UST-4) remained on the Property from gas station operations that ceased in the late 1970s. COCs in this AOC included TPH as GRO, DRO, and ORO, as well as benzene, toluene, ethylbenzene, and xylenes (BTEX).
- **Pump Islands AOC.** Since the pump islands were located north of the USTs and were excavated separately, they (and the transfer lines) are addressed as a separate AOC. COCs in this AOC included TPH as GRO, DRO, and ORO, as well as BTEX.
- **Waste Oil UST AOC.** This UST (UST-5) was located west of the former automotive repair shop in the northern extent of the Property. COCs in this AOC included TPH as GRO, DRO, and ORO, as well as BTEX. Additional compounds were tested for considering potential waste oil variability.

- **Heating Oil UST AOC.** This UST (UST-6) was discovered during demolition of the structure on the Property in October 2023, located south of the structure, near the eastern Property boundary. COCs in this AOC included TPH as GRO, DRO, and ORO, as well as BTEX.

1.3 Scope of Work

Kane Environmental proposed the following Scope of Work to remediate the soil and groundwater on the Property to comply with Ecology cleanup standards under the Washington State Model Toxics Control Act (MTCA):

- Prepare a Health and Safety Plan to govern onsite operations and ensure safe practices are adhered to by all workers and visitors during all onsite activities.
- Decommission and remove from the Property all six USTs present and prepare UST Decommissioning Reports.
- Decommission three of the four original groundwater monitoring wells located in areas to be excavated. One original groundwater monitoring well remains in place on the Property (MW-1).
- Excavate and remove for offsite disposal all accessible contaminated soils from AOCs presented above.
- Document PCS disposal by collecting representative soil samples from each exported truckload for petroleum analysis.
- Following restoration of all excavations to original grade, install groundwater monitoring wells to replace the three that were decommissioned, and conduct quarterly groundwater monitoring for Ecology compliance.
- Prepare and submit a final report detailing all activities, including results related to UST and PCS removal, and conclusions.

2.0 SUBSURFACE CONDITIONS

2.1 Geologic Setting

The Property is located in the Puget Sound Basin, which had the majority of the solid deposits and land features deposited during the latest period of glaciation in the Pleistocene Epoch, which ended approximately 11,700 years ago. According to the 1:24,000-scale *The Geologic Map of Seattle—A Progress Report* (Troost et al. 2005), the surficial geologic unit mapped at the Property consists of Qvr—Recessional Outwash Deposits.

The Qvr unit is composed of the following:

> Stratified sand and gravel, moderately sorted to well sorted, and less common silty sand and silt. Deposited in outwash channels that carried south-draining glacial meltwater during ice retreat away from the ice margin. Also included deposits that accumulated in or adjacent to recessional lakes. Discontinuous. May include thin lag on glacial till uplands although deposits less than about 1 m (3 ft) thick not shown on map.

Remedial excavations encountered evidence of fill material throughout most of the areas excavated, including concrete debris, brick, wood, and other materials. Evidence of fill material was primarily in the surficial 5 to 6 feet below ground surface (bgs). Most of the concrete observed appeared to be buried debris; however, evidence of a former concrete slab, or slabs, was observed at approximately 3 feet bgs in the central portion of the Property, between the southern UST pit and the pump islands.

Silty organic soil, generally ranging in color from light brown to dark gray, which was presumed to represent native soil conditions in the region, was found to be the vertical boundary of petroleum contamination encountered on the Property. While in some cases, this silty organic soil had a visual blue/gray quality, which can often be a visual indicator associated with PCS, repeated analytical testing of these soils throughout the Property showed no petroleum contamination in this silty organic material.

2.2 Hydrogeologic Setting

The 1983 U.S. Geological Survey (USGS) Seattle North, Washington 7.5-Minute Quadrangle Topographic Map (Figure 1) indicates that the ground surface of the Property is generally flat, with a slight slope down toward the north. Based on a visual review of the map and information available from Google Earth, the elevation of the Property is approximately 240 feet above mean sea level. Groundwater monitoring wells were installed by Kane Environmental in 2022. They were surveyed for elevation. The groundwater elevation gradient based on these measurements showed the flow of groundwater to be generally toward the north (Kane Environmental 2022).

Damp soils were encountered in remedial excavations generally below 6 to 7 feet bgs. Groundwater seeps were observed in excavations below approximately 8 feet bgs, with shallower seeps observed in the southern extent of the Property during the removal of gas station USTs during a period of heavy rainfall.

3.0 METHODOLOGY

General methods and practices utilized throughout the remedial activities are presented below.

3.1 Soil Excavation, Disposal, and Restoration

All excavation, as well as disposal of USTs, excavated soils, metal, asphalt, and concrete debris, and all site restoration activities were subcontracted to Zeppelin Enterprises, LLC. (Zeppelin). Soils were disposed of at the Republic Services transfer station south of downtown Seattle, Washington. Zeppelin imported clean fill material (quarry spalls and type-17 fill) used to backfill excavated areas. Excavations were conducted in accordance with a City of Seattle Grading Permit (Appendix B). Kane Environmental directed Zeppelin in the segregation of soil during the excavation process, in order to maintain onsite soils appropriate for reuse, and designate soils for offsite disposal. Soil disposal receipts are included in Appendix C.

3.2 Water Disposal

When necessary due to infiltration of rainfall and/or groundwater, Zeppelin pumped accumulated water from excavation pits into totes for temporary storage. Totes were transported to the Marine Vacuum facility in Seattle, Washington, for treatment and disposal. Water disposal receipts are included in Appendix C.

3.3 Soil Sample Collection Methods

Soil samples collected for chemical analysis were either collected directly from the sidewalls or bottoms of the excavations or directly from the excavator bucket. Soil collected for laboratory analysis did not come in direct contact with the excavator bucket. Soil samples were obtained utilizing the collection, preparation, and preservation methods outlined in the United States Environmental Protection Agency (EPA) Method 5035A, as required by Ecology. After sample collection, a portion was placed into pre-cleaned laboratory-prepared glass jars with Teflon lids. Samples were stored on ice prior to delivery to the laboratory for analysis.

3.3.1 Soil Sample Nomenclature

Soil sampling nomenclature identified each soil sample with an initial designation (“CI” for contained-in sampling, “T” for TPH sampling [in the Automotive Repair Shop and Gas Station USTs AOCs], “SP” for stockpile sampling, “U5” for soils in the vicinity of UST-5, “U6” for soils in the vicinity of UST-6, “PI” for pump island area sampling, and “P” for petroleum haul truck samples). In some cases, additional designations indicate location of collection such as “CL” for clearance, “B” for bottom, or “SE” for sidewall east. A final number following a colon (if present) indicates the depth of sample collection in feet bgs.

3.4 Groundwater Sample Collection Methods

Groundwater was not sampled during the remedial activity. Previous groundwater samples presented in this report were collected according to the report in which they were referenced.

Groundwater compliance monitoring commenced in May 2024, including the installation of three replacement groundwater monitoring wells. Groundwater samples were collected using a peristaltic pump and new 1/4-inch-diameter tubing, using low-flow groundwater sampling techniques. Generally, groundwater wells were purged until stabilization of physical parameters (temperature, pH, conductivity, and total dissolved solids) or until removal of three well volumes before sample collection.

3.5 Field Screening

Soil samples were field screened for petroleum content using visual and olfactory cues and by using a sheen pan to detect the presence of a petroleum sheen when introduced to water. A handheld photoionization detector was also employed.

3.6 Analytical Methods

Soil samples collected were analyzed for some or all of the following:

- TPH as GRO by Method NWTPH-Gx
- TPH as DRO and ORO by Method NWTPH-Dx
- VOCs, including BTEX, as well as CVOCs, by EPA Method 8260
- BTEX by EPA Method 8021B
- Heavy metals lead, cadmium, chromium, nickel, and zinc by EPA Method 6020B
- Carcinogenic polycyclic aromatic hydrocarbons (cPAHs) by EPA Method 8270
- Polychlorinated biphenyls (PCBs) by EPA Method 8082

Most samples collected during and following remedial activities were submitted to Friedman & Bruya, Inc. laboratory (Seattle, Washington) for standard (1 week) or rush (overnight) turnaround.

An onsite environmental laboratory was provided for 2 days by Libby Environmental, Inc. (Libby; Olympia, Washington) to provide quicker analytical response during excavation of the Gas Station USTs AOC in the southern portion of the Property.

3.6.1 Laboratory Quality Assurance/Quality Control Procedures

Internal test methods run by the laboratory to ensure data accuracy and reproducibility include method blanks, laboratory control standards, sample duplicates, and matrix spikes. Data qualifiers and comments are included in the analytical laboratory reports (Appendix D).

3.7 Cleanup Levels

When available, MTCA Method A cleanup levels were applied to soil and groundwater samples tested during and following remedial activities. For COCs without MTCA Method A cleanup levels, MTCA Method B cleanup levels have been applied. Cleanup levels are displayed on summary data tables (Tables 1 through 15). Although a site-specific MTCA Method B cleanup level for DRO and ORO was calculated in 2022 as 509 micrograms per liter (µg/L), it has not been applied to compliance groundwater samples collected in 2024 since DRO and ORO results have been in compliance with MTCA Method A (Table 15). See Section 6.3 for additional discussion of MTCA Method B cleanup level calculations for DRO and ORO.

4.0 EXCAVATION ACTIVITIES

Remedial excavations on the Property were divided into different AOCs based on their locations and sources of contaminants, as presented in Section 1.2. Prior to excavation activities, Zeppelin accessed and collected contents for chemical analyses from each UST and a concrete vault associated with the hydraulic lifts. Remedial excavation activities took place in two main excavation events, with the first spanning December 29, 2023, through January 25, 2024, and the second spanning February 23, 2024, through March 19, 2024. Excavation activities are described in the sections below by AOC and in the order of excavation.

4.1 Automotive Repair Shop AOC Excavation

A remedial excavation was focused in the former automotive repair shop area in the northern portion of the Property. The source of contaminants in this area was attributed to the in-ground hydraulic lifts as well as the long-term use, which included use of fuels and solvents for degreasing and/or parts washing. COCs in this AOC included TPH as GRO, DRO, ORO, and VOCs, as well as CVOCs. Since CVOCs were previously discovered, soils containing CVOCs were disposed of under different protocol than PCS with no CVOC concentrations. The areal and vertical extent of CVOCs in this area was monitored during the excavation process, and soils for disposal were segregated accordingly. The Automotive Repair Shop AOC, including sampling locations, is presented in Figure 4. Excavation of this AOC overlapped with the Waste Oil UST AOC excavation (UST-5) and included a shallow excavation near a drain in the southeast corner of the former repair shop structure.

Underground hydraulic lifts were removed on December 29, 2023. In addition, a feature east of the northern hydraulic lift was removed, determined to be a concrete vault including a 4-inch-diameter cast iron pipe. Although it may have served as a hydraulic fluid UST as previously assumed, at the time of its removal no connection between the vault and the hydraulic lift cylinders was observed.

Following test pit sampling within the footprint of the former automotive repair shop to delineate the extent of CVOCs in the area requiring “contained-in disposal” (CID), excavation of the AOC for offsite disposal commenced on January 3, 2024. Additional delineation of CVOCs proceeded on January 4, 2024, with confirmation samples collected on January 4, 2024, and January 5, 2024, showing all CVOCs had been removed from the areas previously identified. In all, three containers of soil (approximately 87 tons) were removed from the AOC for CID over the course of January 3, 2024, and January 4, 2024.

Excavation of PCS from the AOC for standard disposal commenced on January 5, 2024, and proceeded through January 12, 2024. In all, 20 truckloads of PCS (approximately 278 tons) were removed from the AOC for offsite disposal spanning January 5, 2024, through January 12, 2024.

The excavation of this AOC encompassed the central and northern portions of the former structure, extending along the entire northern foundation and including the northern approximately 30 feet of the

eastern foundation. These concrete foundation walls to the north and east were found to extend approximately 7.5 feet below the top of the floor of the former structure. The excavation extended to approximately 8.5 feet bgs across the entire area, to a depth where the presence of silty organic native soils appeared to inhibit the downward migration of contaminants. Following removal of PCS, the excavation was backfilled with imported type-17 backfill to the original surface.

Excavation in this AOC also included a shallow excavation near a drain line in the southeastern corner of the former structure, where soil with petroleum odor was encountered. After one soil sample collected on January 12, 2024, confirmed the presence of PCS with no detections of CVOCs, a small area was excavated to a maximum depth of 5 feet bgs to remove PCS for offsite disposal.

4.2 Gas Station USTs AOC Excavation

Four USTs (designated UST-1 through UST-4) related to the former gas station operation on the Property have remained in place in the southern portion of the Property since their installation and decommissioning of gas station operations in approximately 1979. The source of contaminants in this area was attributed to releases from the USTs. COCs in this AOC included TPH as GRO, DRO, ORO, and BTEX. Common fuel additives, including lead, were also a concern in this AOC. The Gas Station USTs AOC, including sampling locations, is presented in Figure 5.

Excavation for removal of the four gas station USTs commenced on January 16, 2024, following triple rinsing, which was performed the previous day. The tops of the USTs were exposed, and following confirmation by a marine chemist that the internal atmosphere was safe, holes were cut in the tops of each UST to access the interiors. Following removal from the ground, each UST was inspected for holes and other signs of deterioration and possible sources of release. When removed from the ground, UST-1 was observed to have holes in the western portion of the UST. Visual inspection of the other USTs did not reveal visually obvious holes in the USTs; however, petroleum-impacted soil was observed beneath all four USTs following their removal from the ground. Spanning January 16, 2024, through January 25, 2024, 28 truckloads of PCS (approximately 427 tons) were exported for offsite disposal. The concrete debris encountered was removed and disposed of separately. Soils were excavated to approximately 12 feet bgs in areas with overlying indications of petroleum impacts.

Although this excavation was extended within close proximity to the southern and western Property boundaries, clearance soil samples were able to be collected beyond the extent of PCS, showing that no PCS remained in place following the excavation in this AOC. Due to the geotechnical concerns in this portion of the Property relating to the adjoining streets to the south and west, the bottom of the excavation was backfilled with quarry spalls up to approximately 6 feet bgs, at which point imported type-17 backfill completed the restoration to the original ground surface.

4.3 Heating Oil UST AOC Excavation

A heating oil UST was found near the southwest corner of the former structure on the Property following the demolition of the structure in 2023. This UST has been designated UST-6. It was exposed, cleaned, and inerted prior to its removal from the Property on December 29, 2023. It was determined to be approximately 500 gallons in capacity and was observed to be in poor condition, with some corrosion and holes observed at or near the bottom of the UST. Soil samples, collected from the bottom of the UST pit from southeastern and southwestern ends of the UST at the time of its removal for initial characterization, revealed PCS exceeding applicable MTCA Method A cleanup levels at both locations. COCs in this AOC included TPH as GRO, DRO, ORO, and BTEX. The Heating Oil UST AOC, including sampling locations, is presented in Figure 6. It should be noted that the COCs found at this location do not indicate its exclusive use for storage of heating oil. The data reveal that soil in the vicinity of this UST had gasoline and associated constituent concentrations present above MTCA Method A cleanup levels.

Soils initially removed during the UST removal operation on December 29, 2023, were placed back in the UST pit to await further excavation at a later date. Excavation of PCS for offsite disposal took place between February 27, 2024, and March 1, 2024. Soils were excavated to approximately 10 feet bgs in areas with overlying indications of petroleum impacts, including beneath the former UST location. The remedial excavation surrounding UST-6 was inhibited to the east due to proximity to the adjacent residential property boundary. Since geotechnical requirements stated in the City of Seattle Grading Permit stipulated that a 1:1 slope was required along the Property boundaries, completion of the excavation to 10 feet bgs could not extend any closer to the northern Property boundary than 10 feet laterally.

In addition to removal of soil, concrete debris was encountered within the excavation surrounding the original UST to the north, south, and west. The presence of this debris altered the excavation process and caused excavation sidewalls to collapse. A sanitary sewer line crossing the excavation was damaged during the excavation process and required repair by Zeppelin. The excavation extended south of the sewer line to provide access for the repair activity.

Ten truckloads of PCS (approximately 140 tons) were exported for offsite disposal. The concrete debris encountered was removed and disposed of separately. The final excavation was approximately 19 feet square. Following removal of PCS and concrete debris to the maximum extent possible, the excavation was backfilled with imported type-17 backfill to the original ground surface.

4.4 Waste Oil UST AOC Excavation

A presumed waste oil UST was discovered in place in the northern extent of the Property. This UST has been designated UST-5. It was exposed, cleaned, and inerted prior to its removal from the Property on December 29, 2023. It was determined to be approximately 500 gallons in capacity and was observed to be in poor condition, with some corrosion and holes observed. Initial soil samples collected from the bottom

of the UST pit at eastern and western ends showed that PCS was present exceeding applicable MTCA Method A cleanup levels in the western portion of the pit. The initial eastern sample contained nondetectable concentrations of petroleum products and BTEX. The Waste Oil UST AOC, including sampling locations, is presented in Figure 7.

Soils initially removed on December 29, 2023, were placed back in the UST pit to await further excavation at a later date. Excavation of PCS for offsite disposal took place on March 4, 2024, and March 5, 2024. Soils were excavated to approximately 10 feet bgs in areas with overlying indications of petroleum impacts, including beneath the former UST location. The UST-5 excavation extended east into the automotive repair shop excavation, which had been previously conducted by Zeppelin (Figure 4). The remedial excavation surrounding UST-5 was inhibited by geotechnical requirements to the north due to the presence of the Property boundary. Since geotechnical concerns stipulated that a 1:1 slope was required along the Property boundaries, completion of the excavation to 10 feet bgs could not extend any closer to the northern Property boundary than 10 feet laterally.

In addition to removal of soil, fill material including chunks of concrete debris were encountered within the excavation surrounding the original UST excavation on all sides. This concrete debris was generally observed approximately 2 to 6 feet bgs in this area. The presence of this debris altered the excavation process and caused excavation sidewalls to collapse in areas.

Six truckloads of PCS (approximately 86 tons) were exported for offsite disposal. The concrete debris encountered was removed and disposed of separately. The final excavation was approximately 25 feet wide (east to west) and 11 feet wide (north to south), overlapping with the Automotive Repair Shop AOC excavation in the eastern extent. Following removal of PCS and concrete debris to the maximum extent possible, the excavation was backfilled with imported type-17 backfill to the original ground surface.

4.5 Pump Islands AOC Excavation

The former gas station pump islands were present approximately 40 feet north of the gas station USTs, and west of the former building on the Property. The source of contamination in this area was attributed to leaking piping associated with transfer lines and the former pumps, as well as potential spills related to fueling operations. No USTs were known to have been present in this portion of the Property. COCs in this AOC included TPH as GRO, DRO, ORO, and BTEX, as well as potential gasoline additives, including lead. Excavation of PCS for offsite disposal took place between March 7, 2024, and March 19, 2024. The Pump Island AOC, including sampling locations, is presented in Figure 8.

In addition to removal of soil, and concrete infrastructure related to the former pump island canopy, fill material including many large chunks of concrete were encountered within the excavation. The presence of this debris altered the excavation process and caused excavation sidewalls to collapse in areas.

Forty-five truckloads of PCS (approximately 648 tons) were exported for offsite disposal. The concrete debris encountered was removed and disposed of separately. The final excavation was approximately 35 feet wide (east to west) and 45 feet wide (north to south), overlapping with the Heating Oil UST excavation in the southeastern extent. Following removal of PCS and concrete debris to the maximum extent possible, the excavation was backfilled with imported type-17 backfill to the original ground surface.

5.0 ANALYTICAL RESULTS

Analytical results presented below by AOC include historical soil and groundwater results and results of soil testing conducted during remedial excavations. Historical sampling locations by Kane Environmental are presented in Figure 3. Sampling locations are presented in Figures 4 through 8 according to AOC. Figure 9 displays sampling locations on the Property from Phase II Environmental Site Assessments prior to the remedial action and soil samples collected during the remedial action that had petroleum concentrations exceeding their cleanup levels. These include historical boring locations, including one sample collected by Vestige (2018). Figure 9 includes approximate sampling locations and approximate depths for select samples collected and analyzed to confirm the presence of PCS in haul trucks transporting soil for offsite disposal.

Laboratory data collected prior to and during remediation activities are summarized by AOC in Tables 1 through 13. Full analytical laboratory reports, including all data flags and qualifiers, are included in Appendix D.

5.1 Automotive Repair Shop AOC Excavation

A sample was collected from the concrete vault present east of the northern hydraulic lift in November 2023. Analytical results show that it contained primarily ORO, with DRO also detected (identified as “Hydraulic Tank” in Table 1).

Soil analytical results within the Automotive Repair Shop AOC are presented in Table 2. Historical groundwater results are presented in Table 3. Excavation boundaries and sampling locations are displayed in Figure 4. Completion of two DP borings in 2015 (KSB-1 and KSB-2) showed that GRO and benzene were present at 6 feet bgs at concentrations exceeding the MTCA Method A Soil Cleanup Levels for Unrestricted Land Uses. Vinyl chloride, cis-1,2-dichloroethene, and trans-1,2-dichloroethene were also detected, with vinyl chloride exceeding its MTCA cleanup level. At both locations, underlying samples collected at 10 feet bgs were in compliance with MTCA cleanup levels.

Groundwater grab samples were collected from both interior locations in 2015. Results showed ORO and vinyl chloride exceedances in KSB-1:W, and GRO, DRO, and ORO exceedances in KSB-2:W.

To further delineate the presence of soil with CVOCs, Kane Environmental completed seven borings in the Automotive Repair Shop AOC in June 2023. Tetrachloroethene (PCE) was detected below the MTCA cleanup level in all six samples of near-surface soils collected between 2.5 and 3.5 feet bgs, with no detections in underlying soils. Based on these results, Kane Environmental received approval for CID of up to 515 tons. Two soil samples from the 2023 sampling event were analyzed for DRO and ORO, confirming the presence of PCS in the 5.5 foot to 6 foot bgs zone beneath the automotive repair shop building.

Test pit sampling conducted on January 2, 2024, to further delineate the soil for CID showed one location where PCE was detected at 0.29 milligrams per kilogram (mg/kg), exceeding the MTCA Method A Soil

Cleanup Levels for Unrestricted Land Uses 0.05 mg/kg. This sample (CI-TP-2:3) was recorded as collected at 3.5 feet bgs. However, since the ground surface at that time was below the original ground surface following removal of the structure and concrete slab, the actual depth of sampling has been adjusted downward 0.5 feet to remain consistent with previous sampling (see Table 2 note). Soil sampling depths for samples collected on January 3, 2024, have also been similarly adjusted. All subsequent depth measurements were taken from the original floor level, which remained visible along the foundation walls remaining in place.

In general, soils for CID were removed from the surficial approximately 3.5 feet, with slightly deeper soil removed from CID in the region of CI-TP-2 (in the northeastern portion of the excavation) and CI-CL-10 (in the southeastern portion of the excavation). Soils for CID extended to 4 feet and 5.5 feet bgs in these areas. A deeper zone of soil was removed for CID in the south-central portion of the excavation surrounding location CI-CL-6, where PCE was detected at 6 feet bgs and not detected at 7.5 feet bgs.

In general, following the removal of soils for CID from the Automotive Repair Shop AOC, underlying PCS was excavated for offsite disposal to an approximate depth of 8.5 feet bgs, where an uncontaminated layer of silty organic soil was encountered. This zone of silty organic soil, encountered throughout the Property at depths ranging from approximately 8.5 feet bgs in the northern portion of the Property to approximately 12 feet bgs in the southern portion of the Property, was found to be generally free from petroleum and related contamination.

Seven clearance samples were collected from the base of the Automotive Repair Shop AOC excavation at 8.5 feet bgs or below in the AOC, showing that petroleum impacts in soil exceeding MTCA Method A cleanup levels had not migrated below that depth.

Sidewall soil samples were generally collected from depths between 6 and 7.5 feet bgs, which corresponded to the depth range with the highest petroleum impacts in soil. Three sidewall samples were collected along the excavation perimeter directly beneath the bottom of the northern and eastern foundation walls in order to characterize soils beyond the boundaries of the original structure (T-CL-10:7.5, T-CL-11:7.5, and T-CL:14:7.5). All three of these samples reported petroleum detections below the MTCA Method A cleanup levels.

The Automotive Repair Shop AOC excavation included a small excavation in the southeastern extent of the former repair shop related to a drain line feature. Near-surface PCS was encountered on January 12, 2024, and characterized as primarily ORO (D-TP-1:1.5). Excavation of the area to between 4 feet and 5 feet bgs effectively removed the PCS from this region (T-CL-17:4, T-CL-18:4, and T-CL-19:5). This area was not further excavated.

5.2 Gas Station USTs AOC Excavation

Contents analyses of USTs 1 through 3 are presented in Table 1. Insufficient contents were present in UST-4 for sample collection. UST-1 contained detectable DRO, with GRO and ORO not detected. UST-2 and UST-3 contained detectable GRO and ORO, with no DRO detected.

Soil analytical results within the Gas Station USTs AOC are presented in Table 4. Historical groundwater results are presented in Table 5. Excavation boundaries and sampling locations are displayed in Figure 5. Completion of four DP borings surrounding the gas station USTs in 2015 (KSB-3 through KSB-6) showed that GRO, DRO, and ORO were not detected in soil samples analyzed. One detection of xylenes was reported, below the MTCA Method A Soil Cleanup Levels for Unrestricted Land Uses. A groundwater grab sample collected to the north of UST-4 contained 334 µg/L GRO, below the MTCA Method A Cleanup Level for Groundwater of 800 µg/L. Installation and sampling of soil and groundwater from groundwater monitoring well MW-1 in 2022 showed no detections of petroleum products or BTEX in soil samples and detections of GRO and DRO in groundwater below the MTCA Method A cleanup levels.

Remedial excavation to remove USTs and PCS in this AOC took place between January 16, 2024, and January 25, 2024.

Kane Environmental collected excavation soils for characterization following removal of the gas station USTs on January 16, 2024. A sample collected at 13 feet bgs, below the western portion of UST-1 (TB-1:13) in the silty organic soil underlying the PCS layer contained 11 mg/kg GRO, below the cleanup level of 30 mg/kg, indicating that the native silty organic soil was not contaminated at that depth.

Kane Environmental collected two bottom samples under each UST and two sidewall samples from each of the four sidewalls. Bottom samples were collected between 12 feet and 13 feet bgs, and sidewall samples were generally collected between 10 feet and 11 feet bgs, which corresponded with the bottom of the USTs where most PCS was observed.

A sample collected at 6.5 feet bgs in the northwestern portion of the UST pit (T-T-1:6.5) contained 35 mg/kg GRO, confirming that PCS was present in soils northwest of UST-4. This area was overexcavated to the silty organic soil encountered at approximately 12 feet bgs in that area. In general, PCS was encountered in this AOC in near-surface soils, likely associated with spills that occurred during filling operations, and in depths between 6 and 12 feet bgs, likely associated with releases from breaches in the USTs.

To reuse some of the overburden soil as backfill following PCS excavation, Zeppelin stockpiled clean overburden soils that were above the contaminated zone. Kane Environmental collected representative samples of the stockpile on January 16, 2024, and January 17, 2024 (SP-1 through SP-7). When four of the samples reported GRO concentrations exceeding the cleanup level of 30 mg/kg, the stockpiled soil was deemed unusable as backfill and was exported for offsite disposal. A second stockpile was created, primarily near-surface overburden that had sloughed in from the northwestern portion of the excavation while completing the excavation to final depth in that area. Three truckloads of the overburden soil were

relocated to a stockpile location in the northern portion of the Property. Results of three stockpile samples (SP2-1 through SP2-3) show very low detections of GRO and toluene, below concentrations allowable for backfill above the water table. This material was used as backfill above 5 feet bgs, following placement of quarry spalls and type-17 backfill.

Following completion of the excavation, including analysis of clearance samples, selected samples were submitted for analysis of common gasoline additives, including methyl-tert-butyl ether (MTBE), 1,2-dichloroethane (EDC), 1,2-dibromoethane (EDB), and lead. Naphthalene was also included in these additional analyses. Results (Table 4) show that only lead was detected, at concentrations below the MTCA Method A cleanup level.

5.3 Heating Oil UST AOC Excavation

When sampled directly, the heating oil UST (UST-6) contained detectable DRO, with no GRO or ORO detected (Table 1).

Soil analytical results within the Heating Oil UST AOC are presented in Table 6. Historical groundwater results are presented in Table 7. Excavation boundaries and sampling locations are displayed in Figure 6. No borings had been previously completed in the vicinity of the heating oil UST due to its discovery during the building demolition by Zeppelin. Installation and sampling of soil and groundwater from groundwater monitoring well MW-2 in 2022 to the west of the UST-6 showed that GRO was present in soil at 5.5 feet bgs at 100 mg/kg, exceeding the 30 mg/kg cleanup level. Groundwater at that location contained GRO at 160 µg/L, below the MTCA Method A cleanup level of 800 µg/L. While DRO and ORO were detected at 290 µg/L and 300 µg/L, respectively, when combined as required by Ecology in cases, they sum to 590 µg/L, exceeding the 500 µg/L cleanup level.

The heating oil UST was removed on January 29, 2023, and underlying soil samples were collected from below the southeastern corner and southwestern corner of the UST (UST-6:E.Bottom:8 and UST-6:W.Bottom:8). Both soil samples contained GRO and DRO above the MTCA Method A cleanup levels.

Remedial excavation to remove PCS in this AOC took place between February 27, 2024, and March 1, 2024.

Kane Environmental collected two bottom samples underneath the former UST location within the silty organic layer that was encountered approximately 9.5 to 10 feet in this portion of the Property. Sample U6-B1:9.75 and U6-B2:10 both contained nondetectable concentrations of GRO, DRO, ORO, and BTEX. A third bottom sample from the northeastern extent of the excavation also reported nondetectable concentrations of GRO, DRO, ORO, and BTEX. Kane Environmental collected and analyzed sidewall samples at approximately 8.5 feet bgs, which corresponded to the depth range with the highest PCS indications. North sidewall sample (U6-SN:8.5) and two south sidewall samples (U6-SS1:8.5, U6-SSW:8.5) also contained nondetectable concentrations of GRO, DRO, ORO, and BTEX. A west sidewall sample (U6-

SW:8.5) contained only a low concentration of GRO in U6-SW:8.5 at 7.5 mg/kg, below the 30 mg/kg cleanup level. A sample collected in the northwestern extent of the excavation (U6-SNW:8.5) contained GRO at 52 mg/kg, exceeding the MTCA Method A cleanup level of 30 mg/kg. This area was overexcavated to approximately 9.5 feet during the Pump Island AOC excavation detailed below (Section 5.5).

Eastern sidewall samples collected between 8 and 8.5 feet bgs contained detectable GRO and DRO, with the sample directly east of the UST location exceeding the MTCA Method A cleanup level for both GRO and DRO. The sidewall sample collected further north (U6-SNE:8) contained GRO above the cleanup level and DRO at 1,900 mg/kg, slightly below the MTCA Method A cleanup level of 2,000 mg/kg. As stated above, continuation of this excavation to the east was inhibited by the presence of the Property boundary and the current adjacent fence line. Since a 1:1 slope was required to protect the Property boundary, further excavation to 10 feet bgs was not possible farther east. Kane Environmental conducted further investigation to delineate the PCS extent in this area following the remedial excavation activities (see Section 6.1).

5.4 Waste Oil USTs Excavation

When sampled directly, the waste oil UST (UST-5) contained detectable ORO, with no GRO or DRO detected (Table 1).

Soil analytical results within the Waste Oil UST AOC are presented in Table 8, Table 9, and Table 10. Historical groundwater results are presented in Table 11. Excavation boundaries and sampling locations are displayed in Figure 7. Completion of one DP boring west of the UST in 2015 (KSB-10) showed that GRO was present at 8 feet bgs at 77.5 mg/kg, exceeding the MTCA Method A Soil Cleanup Levels for Unrestricted Land Uses of 30 mg/kg. An underlying soil sample at 14 feet bgs contained nondetectable concentrations of GRO, DRO, ORO, and BTEX. Installation and sampling of soil and groundwater from groundwater monitoring well MW-4 in 2022 showed that GRO was present at 1,100 mg/kg at 6.5 feet bgs. DRO and ORO were detected below their MTCA Method A cleanup levels when combined. Groundwater results show that while the KSB-10 groundwater grab sample in 2015 contained nondetectable concentrations of GRO, DRO, ORO, and BTEX, the MW-4 groundwater sample in 2022 contained detectable GRO (110 µg/L), DRO (230 µg/L), and ORO (310 µg/L). While these results are below the MTCA Method A cleanup levels, the combined DRO and ORO result of 540 µg/L exceeds the MTCA Method A cleanup level of 500 µg/L.

The Waste Oil UST was removed on January 29, 2023, and underlying soil samples were collected from the UST pit from eastern and western ends of the UST (UST-5:E.Bottom:7.5 and UST-5:W.Bottom:7.5). While the eastern soil sample contained nondetectable concentrations of GRO, DRO, ORO, and BTEX, the western sample collected near the locations of KSB-10 and MW-4, contained GRO at 820 mg/kg, exceeding the MTCA Method A cleanup level. DRO was detected below the MTCA Method A cleanup level. Since use of UST-5 as a waste oil tank implies that unknown contents may have been stored within the UST, Kane Environmental had the sample UST-5-W.Bottom:7.5 analyzed for additional constituents according to

Ecology guidance (Ecology 2021). Table 9 displays results of testing for cPAHs. When the weighted concentration of detected cPAHs was calculated according to Washington Administrative Code Chapter 173-340-900, Table 708-2, the result was below the MTCA Method A cleanup level of 0.1 mg/kg. Table 10 displays results of testing for VOCs, including volatile fuel additives and chlorinated solvents, as well as PCBs. No fuel additive VOCs or PCBs were detected in the sample.

Remedial excavation to remove PCS in this AOC took place between March 4, 2024, and March 5, 2024.

Kane Environmental collected a bottom sample below the former UST location within the silty organic layer, which was encountered approximately 9.5 to 10 feet in this portion of the Property. Sample U5-B1:10 contained nondetectable concentrations of GRO, DRO, and ORO, with a low detection of toluene being the only BTEX compound detected. Kane Environmental collected and analyzed sidewall samples at approximately 8 feet bgs, which corresponded to the depth range with the highest PCS indications observed. A south sidewall sample (U5-SS:8) contained GRO at 8.4 mg/kg, with no BTEX detections. After obtaining a result of 63 mg/kg in the first west sidewall sample collected (U5-SW:8), the excavation was extended further west. Subsequent sidewall samples (U5-SW2:8 and U5-SNW:8) contained nondetectable concentrations of GRO, DRO, ORO, and BTEX.

Sample T-CL-17:9 was collected following re-excavation in the northwest corner of the Automotive Repair Shop AOC to the depth of the silty organic layer determined to be below the contaminated zone.

In order to make sure that a contaminated zone was not present underlying the original sample UST-5:E. Bottom:7.5, a soil sample was collected at the same location at 8 feet bgs. This sample, identified as T-CL-19:8 contained nondetectable concentrations of GRO, DRO, and ORO, with a low detection of toluene being the only BTEX compound detected.

A northern sidewall sample collected at 8 bgs (U5-SN:8) contained GRO at 600 mg/kg and benzene at 0.046 mg/kg, both exceeding their MTCA Method A cleanup levels. While other BTEX compounds were detected below their cleanup levels, DRO and ORO were not detected. A northern sidewall sample collected further east (T-CL-18:8) contained GRO at 340 mg/kg and combined DRO and ORO at 2,160 mg/kg, both exceeding their MTCA Method A cleanup levels. Since a 1:1 slope was required to protect the Property boundary, further excavation to 10 feet bgs was not possible any farther north.

Sample T-CL-16:6.5, collected on January 12, 2024, during excavation of the Automotive Repair Shop AOC is included in Figure 7 and Table 8 due to the proximity to UST-5, even though the presence of high concentrations of DRO and ORO mean that the contamination at that location was likely due to a release within the automotive repair shop and not from UST-5.

Kane Environmental conducted further investigation to delineate the PCS extent in the Waste Oil UST AOC following the remedial excavation activities (see Section 6.1).

5.5 Pump Island AOC Excavation

Soil analytical results within the Pump Island AOC are presented in Table 12. Historical groundwater results are presented in Table 13. Excavation boundaries and sampling locations are displayed in Figure 8. Completion of two DP borings south of the pump islands in 2015 (KSB-7 and KSB-8) showed that GRO concentrations exceeded the MTCA Method A cleanup level at 8 feet bgs at both locations. Location KSB-8 also contained GRO, ethylbenzene, and xylenes above the MTCA Method A cleanup levels at 3 feet bgs. Completion of four DP borings under the pump island canopy in 2022 (KSB-17 through KSB-20) showed that GRO concentrations exceeded the MTCA Method A cleanup level at all four locations at depths ranging between 5.5 feet and 6.5 feet bgs. Soils analyzed from installation of groundwater monitoring wells MW-2 and MW-3 in 2022 showed that GRO concentrations exceeded the MTCA Method A cleanup level at 5.5 feet and 6.5 feet bgs, respectively. Groundwater data showed that GRO was detected in KSB-7, KSB-19, KSB-20, and MW-2 groundwater below the MTCA Method A cleanup level. GRO concentrations exceeded the MTCA Method A cleanup level in samples collected from KSB-8 and KSB-18. Samples collected from KSB-18, KSB-19, KSB-20, MW-2, and MW-3 also exceeded the MTCA Method A cleanup level for combined DRO and ORO.

Remedial excavation to remove PCS in this AOC took place between March 7, 2024, and March 19, 2024.

Kane Environmental collected seven bottom samples below the observed zone of PCS within the silty organic layer, which was encountered approximately 8.5 to 9 feet in this portion of the Property. Although low concentrations of GRO were detected in some samples (PI-2:9, PI-9:9, and PI-13:9), all were below the MTCA Method A cleanup level. Kane Environmental collected and analyzed sidewall samples at approximately 7.5 feet to 8 feet bgs, which corresponded to the depth range with the highest PCS indications observed. Of the three northern sidewall samples (PI-21:8, PI-22:8, PI-23:8), only PI-22:8 contained detectable GRO, toluene, ethylbenzene, and xylenes below the MTCA Method A cleanup levels. Eastern sidewall samples (PI-4:7, PI-5:7) contained nondetectable concentrations of GRO, DRO, ORO, and BTEX. Southern sidewall samples (PI-7:7.5, PI-11:7.5) contained nondetectable concentrations of GRO, DRO, ORO, and BTEX. Western sidewall samples (PI-14:8, PI-17:7) also contained nondetectable concentrations of GRO, DRO, ORO, and BTEX.

Sample PI-19:7, collected at 7 feet bgs along the western sidewall near the northwestern corner of the former pump island, contained GRO at 92 mg/kg, exceeding the MTCA Method A cleanup level of 30 mg/kg. Since a 1:1 slope was required to protect the Property boundary, in this case the Martin Luther King Jr. Way arterial and sidewalk, further excavation to 9 feet bgs was not possible any farther west than this location.

Following completion of the excavation, including analysis of clearance samples, selected samples were submitted for analysis of common gasoline additives, including MTBE, EDC, EDB, and lead. Results (Table 12) show that only lead was detected, at concentrations well below the MTCA Method A cleanup level.

Kane Environmental conducted further investigation to delineate the PCS extent in the Pump Island AOC following the remedial excavation activities (see Section 6.1).

6.0 SUPPLEMENTAL SOIL AND GROUNDWATER MONITORING

Following the remedial actions presented in Section 4 and Section 5 above, Kane Environmental performed additional tasks to achieve the following goals:

- Characterization of the soils left in place along the northern, eastern, and western Property boundaries where the remedial excavations were unable to extend close enough to the boundaries to remove all contaminated soil.
- Replacement of three decommissioned groundwater monitoring wells on the Property.
- Sampling of a total of four groundwater monitoring wells on the Property for compliance groundwater monitoring.

Features and sampling locations described above are shown in Figure 10.

6.1 Supplemental Soil Borings

Supplemental temporary soil borings were completed on May 1, 2024, and May 9, 2024. See Figure 10 for locations of KSB-22, KSB-23, KSB-24, and KSB-25. In each case, borings were located between the extent of the remedial excavations and the Property boundary. Soil samples collected from depths where contaminated soil was encountered in the adjacent excavation were submitted for laboratory analyses. Figure 10 includes the cross section pathways that are detailed in cross sections in Figure 11 and Figure 12.

Results of supplemental soil sampling are summarized in Table 14. Results are summarized as follows:

- Soil collected from 8 feet bgs at location KSB-22, located approximately 6 feet north of the Waste Oil UST remedial excavation and approximately 3 feet south of the Property boundary, contained detectable toluene, ethylbenzene, xylenes, and GRO below their applicable cleanup levels. DRO and ORO were not detected above laboratory reporting limits.
- Soil collected from 8 feet bgs at location KSB-23, located approximately 3.5 feet north of the Waste Oil UST remedial excavation and approximately 3.5 feet south of the Property boundary, contained detectable ORO below the applicable cleanup level. BTEX compounds, GRO, and DRO were not detected above laboratory reporting limits.
- Soil collected from 8.5 feet bgs at location KSB-24, located approximately 5 feet east of the Heating Oil UST remedial excavation and approximately 1 foot west of current eastern fence line, contained no detectable BTEX, GRO, DRO, or ORO.
- Soil collected from 7 feet bgs at location KSB-25, located approximately 6.5 feet west of the Pump Island remedial excavation and approximately 2 feet east of western Property boundary, contained no detectable BTEX or GRO. DRO was detected at 680 mg/kg and ORO was detected at 5,600

mg/kg. The combined DRO and ORO concentration of 6,280 mg/kg exceeds the MTCA Method A Soil Cleanup Level for Unrestricted Land Uses. Soil samples (PO2 and PO3) collected by SoundEarth Strategies (SoundEarth) in August 2021 in the sidewalk beyond the western Property boundary in the vicinity of KSB-25 (Figure 10), did not contain DRO and ORO at concentrations above the analytical detection limits, indicating DRO and ORO concentrations in soil do not extend beyond the western Property boundary (SoundEarth 2021).

6.2 Groundwater Monitoring Well Replacement

Since three groundwater monitoring wells were decommissioned due to their presence within areas slated for excavation, three replacement groundwater monitoring wells were installed following the completion of the excavation and backfill process. Replacement wells were installed on May 1, 2024. Replacement wells were surveyed for elevation in order to calculate groundwater flow gradient. Replacement wells, as shown on Figure 10, were located as follows:

- Replacement well MW-2R was installed to the north and west of original well MW-2, in order to evaluate groundwater north of the Heating Oil UST excavation and within the Automotive Repair Shop excavation.
- Replacement well MW-3R was installed to the east of original well MW-3, in order to monitor the groundwater in the northwest corner of the Pump Island excavation.
- Replacement well MW-4R was installed near the original MW-4 location within the Waste Oil UST excavation, in order to monitor the groundwater in the Waste Oil excavation area.

Replacement groundwater monitoring wells were developed on May 3, 2024.

6.3 Compliance Groundwater Monitoring

In August 2022, Kane Environmental calculated the MTCA Method B TPH groundwater cleanup level for the Property using analytical results for volatile and extractable petroleum hydrocarbon fractions (VPH and EPH, respectively) and VOCs from groundwater sample collected from monitoring well MW-1. The Method B groundwater cleanup level was calculated using Equation 720-3 of WAC 173-340-720(C) of MTCA. Calculations were performed using Ecology's Excel Workbook for Calculating Cleanup Levels for Petroleum Contaminated Sites, MTCATPH 11.1 (Ecology 2007). The Method B analysis calculated a Hazard Index (HI) for the groundwater sample collected from monitoring well MW-1:W at 3.48, which is greater than the Ecology threshold of HI = 1. The predicted TPH concentration in the groundwater at MW-1 that leads to HI = 1 was 509 µg/L. The HI is the most restrictive risk for the Method B calculations and protective of the human health ingestion exposure pathway. Analytical results and MTCA Method B output are presented in Worksheet B for Calculating Potable Groundwater Cleanup Levels for the Protection of Human Health were presented in Supplemental Phase II Environmental Site Assessment 1110 Martin Luther King Jr. Way Seattle, Washington prepared by Kane and dated April 18, 2022 (Kane Environmental 2022).

Groundwater was collected for compliance monitoring from the three replacement wells and the existing well (MW-1) on May 9, 2024, using standard low-flow sampling protocol. Groundwater was purged until physical parameters (temperature, pH, conductivity, dissolved oxygen, and oxygen reduction potential) stabilized over a 15-minute period. Groundwater was then transferred to laboratory supplied containers. Samples were stored in an ice-filled cooler prior to transport to the laboratory under standard chain-of-custody procedures.

Groundwater samples collected from monitoring wells MW-1, MW-2R, MW-3R, and MW-4R in May 2024 were analyzed for VPH , EPH, VOCs, and cPAHs to determine if the concentrations of total petroleum hydrocarbons in the groundwater at the Property were below the Method B groundwater cleanup level calculated in August 2022. Groundwater samples collected from monitoring wells MW-1, MW-2R, MW-3R, and MW-4R did not contain concentrations of VPH and EPH fractions above laboratory reporting limits. Benzene, ethylbenzene, and 1,2-dichloroethane were detected in groundwater collected from monitoring well MW-1 but at concentrations less than applicable Method A groundwater cleanup levels. The combined DRO and ORO concentration in the groundwater samples was below detection, following silica gel treatment (SGT). Results from the May 2024 groundwater sample event confirm that groundwater at the Property complies with MTCA groundwater TPH cleanup standards based on the previously calculated Method B groundwater cleanup level when polar petroleum degradation products are removed using SGT (Ecology 2023).

Results of the initial round of compliance groundwater monitoring are presented in Table 15, as well as displayed on Figure 13. Results can be summarized as follows:

- Groundwater from MW-1 contained benzene, ethylbenzene, and 1,2-dichloroethane below their MTCA Method A Cleanup Levels for Groundwater. DRO was detected below the MTCA Method A cleanup level prior to (SGT), and was not detected following SGT. No other compounds were detected.
- Groundwater from MW-2R contained DRO below the Method A cleanup level prior to SGT. DRO was not detected following SGT. Vinyl chloride was detected at 0.17 µg/L, below the MTCA Method A cleanup level of 0.2 µg/L. No other compounds were detected.
- Groundwater from location MW-3R did not contain any detectable petroleum products or other compounds analyzed.
- Groundwater from location MW-4R contained DRO below the MTCA Method A cleanup level prior to SGT. However, following SGT, DRO and ORO were both not detected in the sample. Vinyl chloride was detected at 0.034 µg/L, below the MTCA Method A cleanup level of 0.2 µg/L. No other compounds were detected.

A second round of compliance groundwater monitoring was conducted on August 19, 2024. Samples were analyzed for GRO, DRO, VOCs, and cPAHs. Results of the second round of compliance groundwater monitoring are presented in Table 15, as well as displayed on Figure 14. Results can be summarized as follows:

- Groundwater from MW-1 GRO, DRO, and EDC below their MTCA Method A Cleanup Levels for Groundwater. DRO was not detected following SGT. No other compounds were detected.
- Groundwater from MW-2R contained DRO below the MTCA Method A cleanup level prior to SGT. DRO was not detected following SGT. Vinyl chloride was detected at 0.36 µg/L, exceeding the MTCA Method A cleanup level of 0.2 µg/L. No other compounds were detected.
- Groundwater from location MW-3R did not contain any detectable petroleum products or other compounds analyzed.
- Groundwater from location MW-4R contained DRO below the MTCA Method A cleanup level prior to SGT. However, following SGT, DRO and ORO were both not detected in the sample. Vinyl chloride was detected at 0.039 µg/L, below the MTCA Method A cleanup level of 0.2 µg/L. No other compounds were detected.

A third round of compliance groundwater monitoring is scheduled to be conducted in winter 2024/2025.

7.0 CONCLUSIONS

Kane Environmental has prepared this report to document the remedial activities performed at the Property in 2023 and 2024, including the removal of six USTs and PCS. Remedial actions were divided into five AOCs based on UST locations and likely sources of contaminants.

Two hydraulic hoists and PCS were removed from the Automotive Repair Shop AOC within the footprint of the original building. Soils with detectable CVOCs were approved for CID by Ecology and disposed of accordingly. The excavation in this AOC extended to approximately 8.5 feet bgs. Twenty truckloads of PCS (approximately 278 tons) were removed from the AOC for offsite disposal spanning January 5, 2024, through January 12, 2024. A small zone of PCS at the northwestern extent of this AOC, near the Property boundary to the northwest of the former building, remains in place on the Property since further excavation in that area was not permitted due to constraints of the City of Seattle grading permit, which required a 1:1 slope when excavating to the Property boundary. This zone of PCS remaining in place overlaps the Waste Oil AOC excavation to the west.

Four USTs and PCS were removed from the Gas Station USTs AOC in the southern portion of the Property. Spanning January 16, 2024, through January 25, 2024, 28 truckloads of PCS (approximately 427 tons) were exported for offsite disposal. The excavation in this AOC extended to between approximately 12 feet and 13 feet bgs.

A UST and associated PCS were removed from the Heating Oil UST AOC in the eastern portion of the Property. Spanning February 27, 2024, and March 1, 2024, 10 truckloads of PCS (approximately 140 tons) were exported for offsite disposal. The excavation in this AOC extended to approximately 10 feet bgs. PCS was left in place at the eastern extent of this AOC, near the eastern Property boundary, since further excavation in that area was not permitted due to constraints of the City of Seattle grading permit, which required a 1:1 slope when excavating to the Property boundary.

A UST and associated PCS were removed from the Waste Oil UST AOC in the northern portion of the Property. Spanning March 4, 2024, and March 5, 2024, 6 truckloads of PCS (approximately 86 tons) were exported for offsite disposal. The excavation in this AOC extended to approximately 10 feet bgs. PCS was left in place at the northern extent of this AOC, near the northern Property boundary, since further excavation in that area was not permitted due to constraints of the City of Seattle grading permit, which required a 1:1 slope when excavating to the Property boundary.

PCS was removed from the Pump Island AOC. Spanning March 7, 2024, through March 19, 2024, 45 truckloads of PCS (approximately 648 tons) were exported for offsite disposal. The excavation in this AOC extended to between approximately 8.5 feet and 9.5 feet bgs. PCS was left in place at the northwestern extent of this AOC, near the western Property boundary, since further excavation in that area was not permitted due to constraints of the City of Seattle grading permit, which required a 1:1 slope when excavating to the Property boundary.

Kane Environmental advanced four temporary borings on the Property in May 2024 to evaluate soil conditions in three locations where contaminated soil was left in place near the Property boundaries. Soil analyses reveal that PCS does not extend north from the Waste Oil UST AOC to the northern Property boundary or east from the Heating Oil UST AOC to the eastern Property boundary. While the presence of PCS in boring KSB-25 indicates that PCS may extend to the western Property boundary to the west of the Pump Island AOC, soil samples (PO2 and PO3) collected by SoundEarth in August 2021 in the sidewalk along the western Property boundary in the vicinity of KSB-25, revealed concentrations of DRO and ORO at concentrations below the analytical detection limits, indicating DRO and ORO concentrations in soil do not extend beyond the western property boundary.

Kane Environmental installed three groundwater monitoring wells on the Property in May 2024 to replace the three wells that were decommissioned. Groundwater was sampled in May 2024 and in August 2024. Results show that groundwater is in compliance with MTCA Method A Cleanup Levels for Groundwater when SGT is applied, as well as the Method B cleanup level for DRO and ORO previously calculated.

Groundwater collected within the former automotive repair shop AOC contained vinyl chloride below the MTCA Method A cleanup level in May 2024 and above the MTCA Method A cleanup level in August 2024.

Quarterly groundwater monitoring will continue, with samples collected next in November 2024.

8.0 LIMITATIONS

Kane Environmental, Inc. has performed this work in general accordance with generally accepted professional practices using the standard of the industry today, for the nature and conditions of the work completed in the same locality and at the same time as the work was performed, and with the terms and conditions as set forth in our proposal.

Kane Environmental, Inc. shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time the report was prepared. Facts and conditions referenced in this report may change over time and the conclusions and recommendations set forth herein are applicable only to the facts and conditions as described at the time the work was performed. This Remedial Action Report does not include other services not specifically described in the scope of work in Section 1.3 of this report. Conclusions were made within the operative constraints of the scope of work, budget, and schedule for this project.

9.0 REFERENCES

Kane Environmental, Inc. (Kane Environmental). 2015. *Limited Phase II Environmental Site Assessment, 1110 Martin Luther King Jr. Way, Seattle, Washington*. August 24.

Kane Environmental, Inc. (Kane Environmental). 2022. *Supplemental Phase II Environmental Site Assessment, 1110 Martin Luther King Jr. Way, Seattle, Washington*. August 18.

SoundEarth Strategies (SoundEarth). 2021. *Phase II Environmental Site Assessment, J&J Auto Masters Property, 1110 Martin Luther King Jr. Way, Seattle, Washington*. August 13.

Troost, Kathy G., Derek B. Booth, Aaron P. Wisher, and Scott A. Shimel (Troost et al.). 2005. *The Geologic Map of Seattle—A Progress Report*. U.S. Geological Survey Open File Report 2005-1252.

Vestige Environmental (Vestige). 2018. *Limited Sub Surface Investigation Level II, 1110 Martin Luther King Jr. Way Seattle, WA*. July 31.

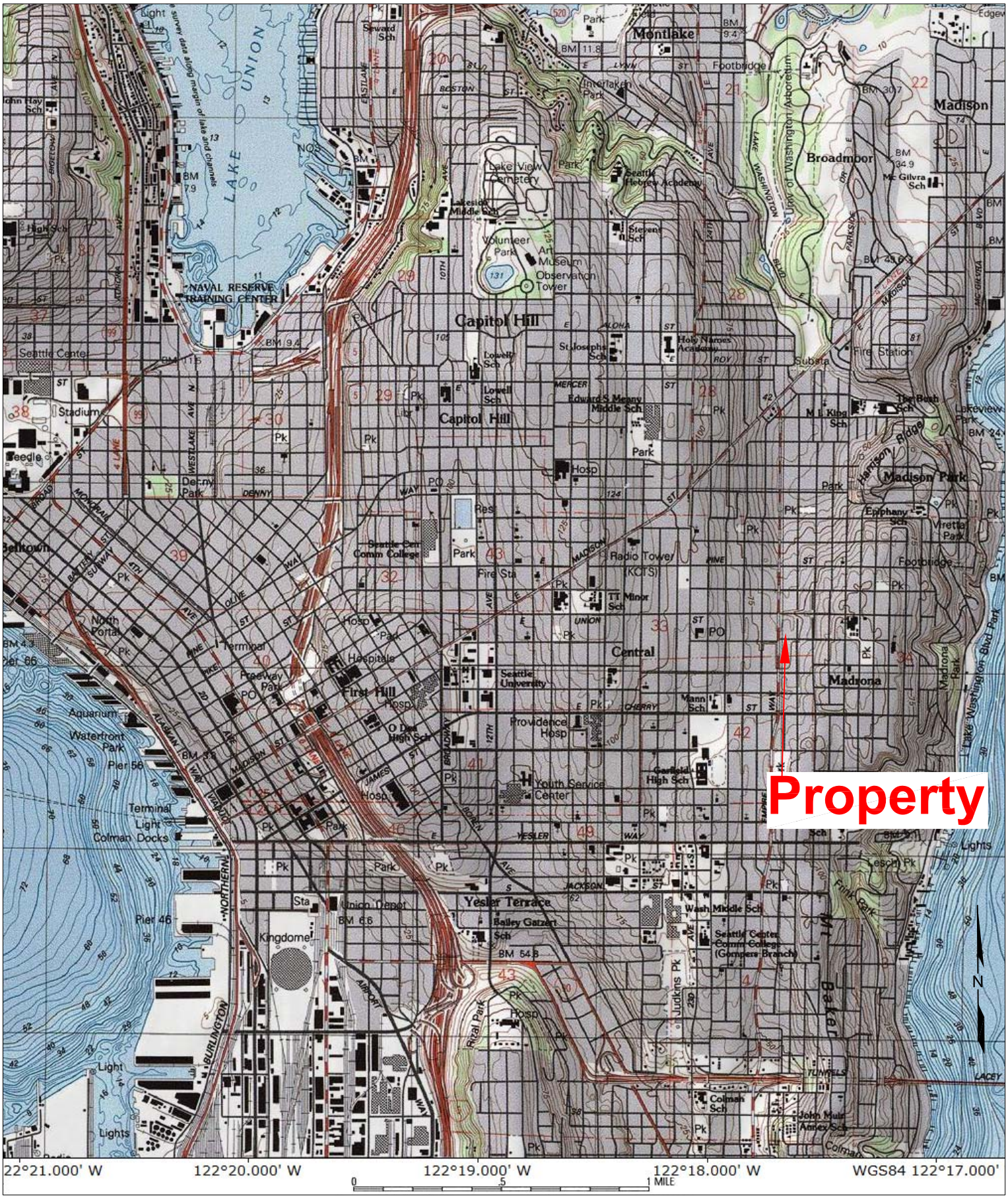
U.S. Geological Survey (USGS). 1983. *Seattle North, Washington 7.5-Minute Quadrangle Topographic Map.*

Washington State Department of Ecology (Ecology). 2007. *Workbook for Calculating Cleanup Levels for Petroleum Contaminated Sites* (MTCATPH11.1 Excel workbook). Downloaded from: <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Clean-up-petroleum-contamination>.

Washington State Department of Ecology (Ecology). 2021. *Site Assessment Guidance for Underground Storage Tank Systems*. Publication 21-09-050. January. Revised October 2022.

Washington State Department of Ecology (Ecology). 2023. *Guidance for Silica Gel Cleanup in Washington State*. Publication 22-09-059. November.

FIGURES



KANE ENVIRONMENTAL INC

Project No. 103701

1110 Martin Luther King Jr. Way
Seattle, Washington

Figure 1
Vicinity Map

LEGEND

Property Boundary

Historical Northern Fence Line and Current Eastern Fence Line

0 60 120

Approximate Scale in Feet

N

Property Features

A = Former Automotive Repair Shop
B = Former Pump Island Canopy
C = Gas Station Underground Storage Tanks (USTs): UST-1 through UST-4
5 = UST-5
6 = UST-6

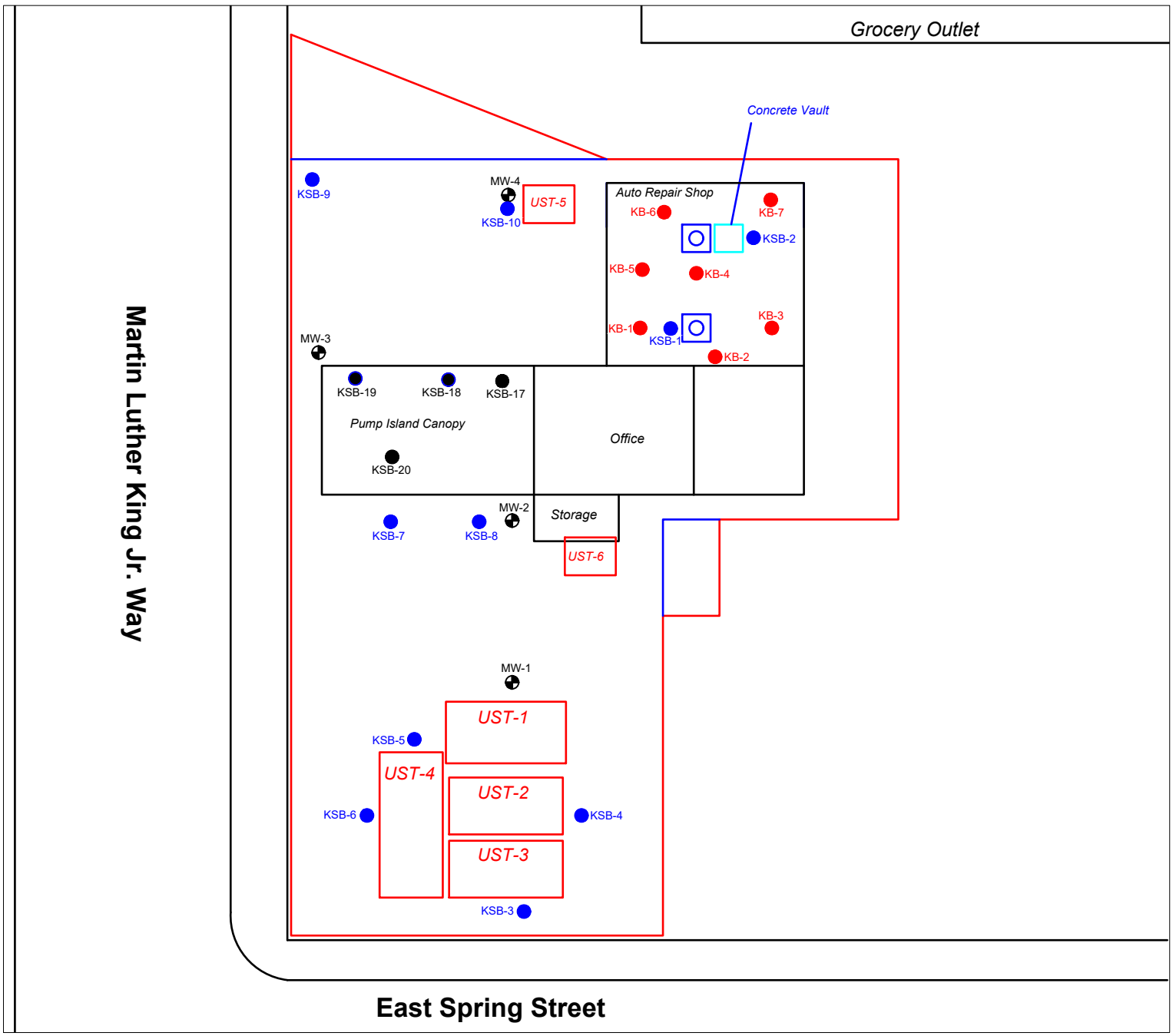
All Locations are Approximate

KANE ENVIRONMENTAL INC

Project No. 103701

1110 Martin Luther King Jr. Way
Seattle, Washington

Figure 2
Historical Site Plan



LEGEND

- Property Boundary
- Historical Northern Fence Line and Current Eastern Fence Lines
- Underground Storage Tanks (USTs)
- Former Underground Hydraulic Lifts
- Direct Push Borings (August 2015)
- Direct Push Borings (June 2022)
- Direct Push Borings (June 2023)
- Groundwater Monitoring Well (Installed June 2022)

N

0 20 40

Approximate Scale in Feet

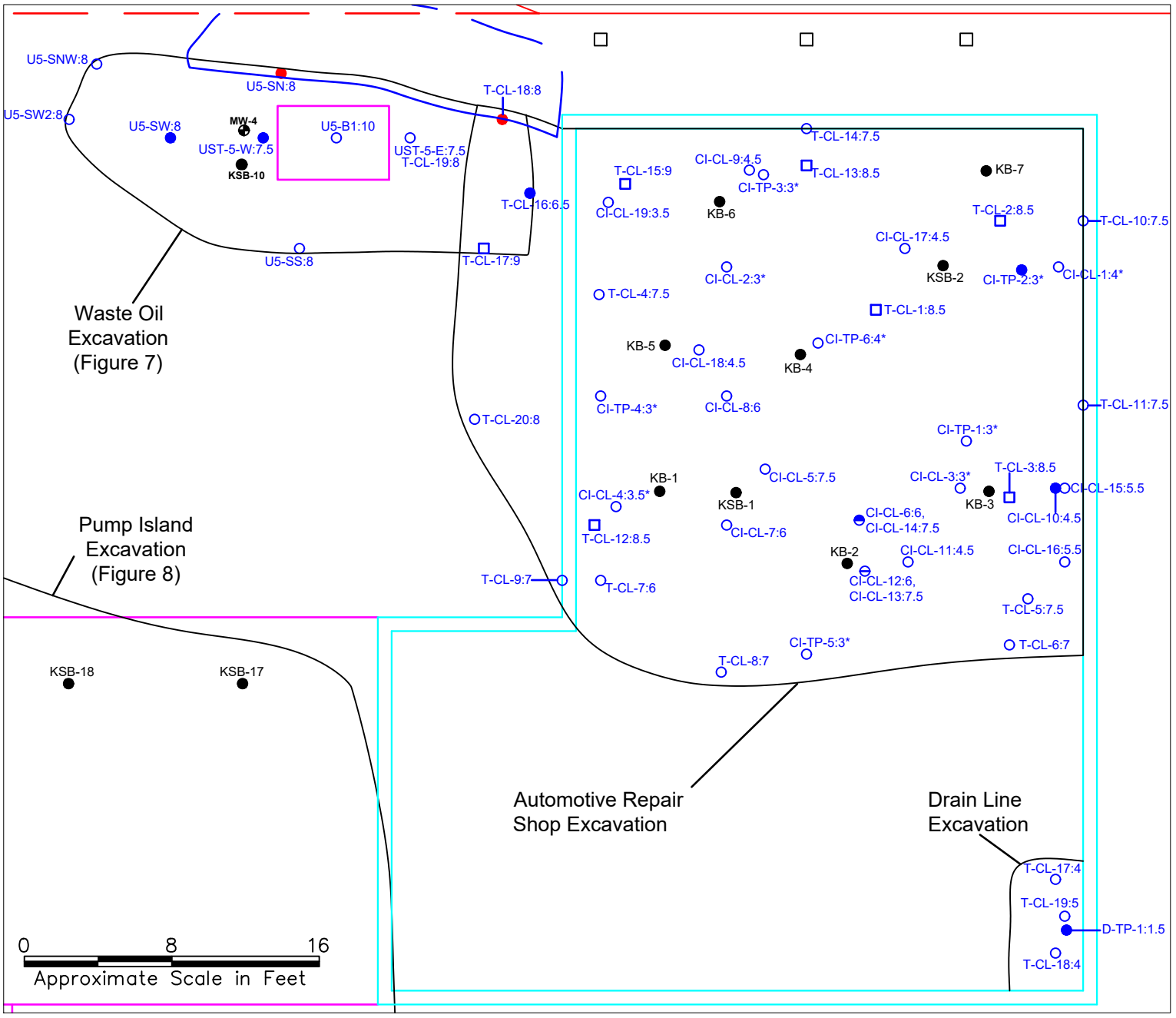
All Locations are Approximate

KANE ENVIRONMENTAL INC

Project No. 103701

1110 Martin Luther King Jr. Way
Seattle, Washington

Figure 3
Historical Property Features and Kane Environmental Boring Locations



LEGEND

- Property Boundary
- Historical Northern Fence Line
- Underground Storage Tank (UST-5)
- Excavation Boundary
- Former Building Boundary
- Billboard Support Beams
- Direct Push Boring (2015, 2022)
- Groundwater Monitoring Well (2022)
- Excavation Soil Clearance Sample - In Compliance with MTCA Method A, Square Indicates Bottom Sample
- Excavation Sample - Soil Exceeding MTCA Method A - Overexcavated

MTCA = Washington State Model Toxics Control Act
bgs = Below Ground Surface

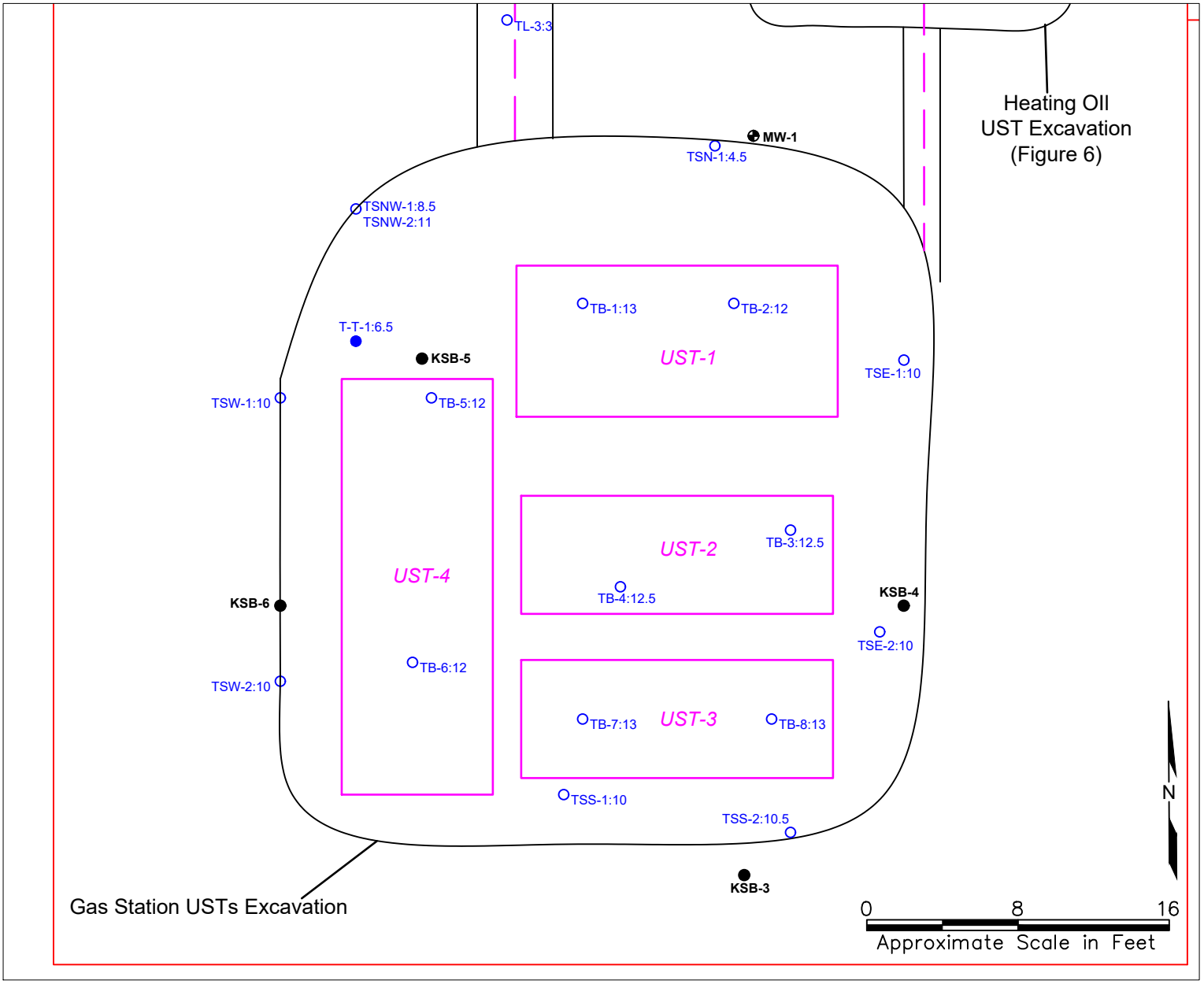
N

All Locations are Approximate

KANE ENVIRONMENTAL INC
Project No. 103701

1110 Martin Luther King Jr. Way
Seattle, Washington

Figure 4
Automotive Repair Shop Excavation Boundaries and Sampling Locations



LEGEND

- Property Boundary
- Excavation Boundary
- Underground Storage Tanks (USTs)
- Former Fuel Transfer Lines
- Direct Push Boring (2015)
- Groundwater Monitoring Well (2022)
- Excavation Soil Clearance Sample - In Compliance with MTCA Method A
- Excavation Sample - Soil Exceeding MTCA Method A - Overexcavated to 12 Feet bgs

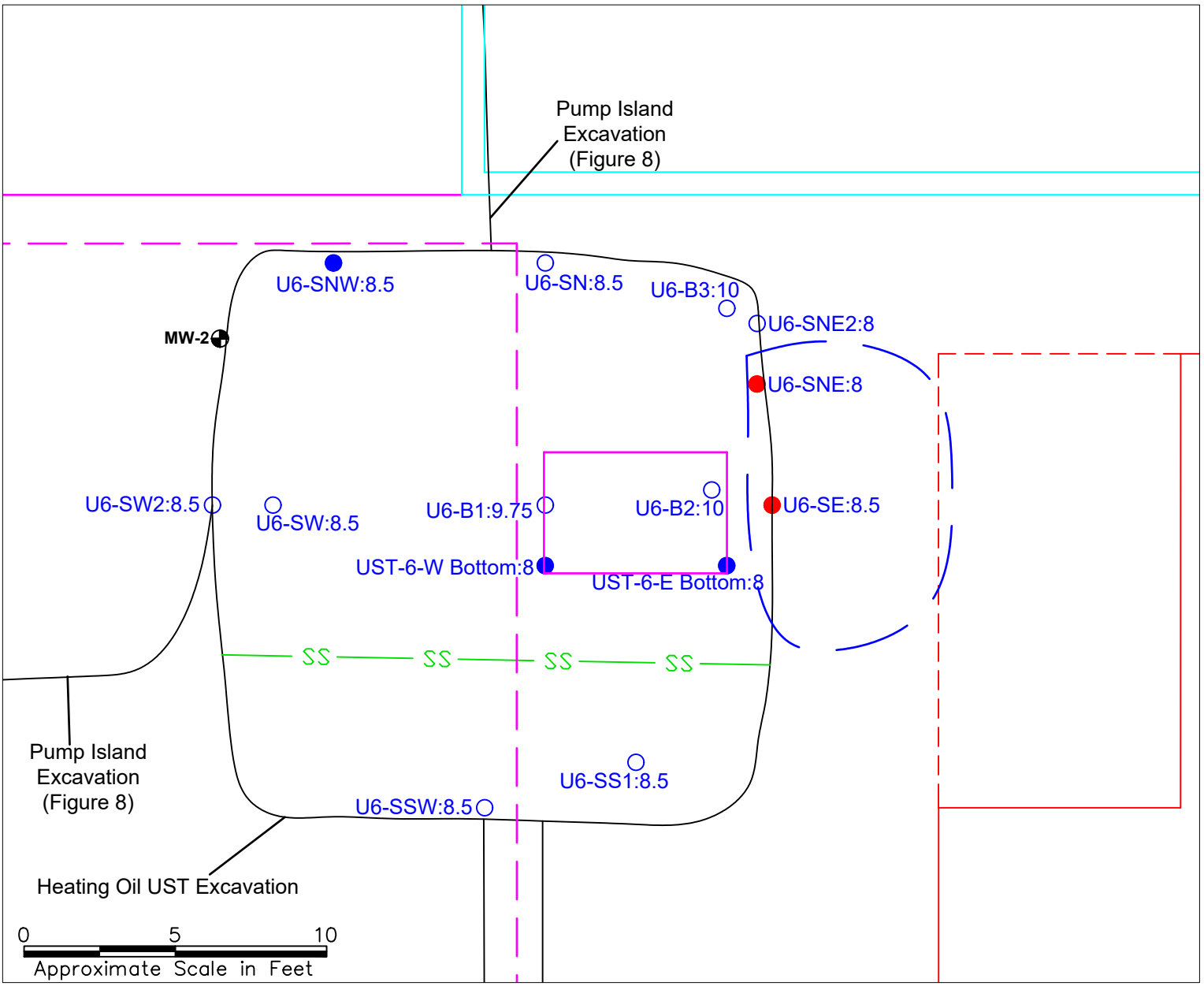
MTCA = Washington State Model Toxics Control Act
bgs = Below Ground Surface

All Locations are Approximate

KANE ENVIRONMENTAL INC
Project No. 103701

1110 Martin Luther King Jr. Way
Seattle, Washington

Figure 5
Gas Station USTs
Excavation Boundaries and
Sampling Locations



LEGEND

- Property Boundary
- Eastern Fence Line
- Former Building Boundary
- Former Pump Island Boundary
- Underground Storage Tank (UST-6)
- Groundwater Monitoring Well Location (2022)
- Excavation Soil Clearance Sample - In Compliance with MTCA Method A
- Excavation Sample - Soil Exceeding MTCA Method A - Overexcavated to 10 Feet bgs
- Excavation Sample Location - Soil Exceeding MTCA Method A - Soil Left In Place
- Excavation Boundary
- Potential Petroleum-Contaminated Soil Remaining In Place
- SS — Sanitary Sewer Line Encountered
- Former Fuel Transfer Lines

N

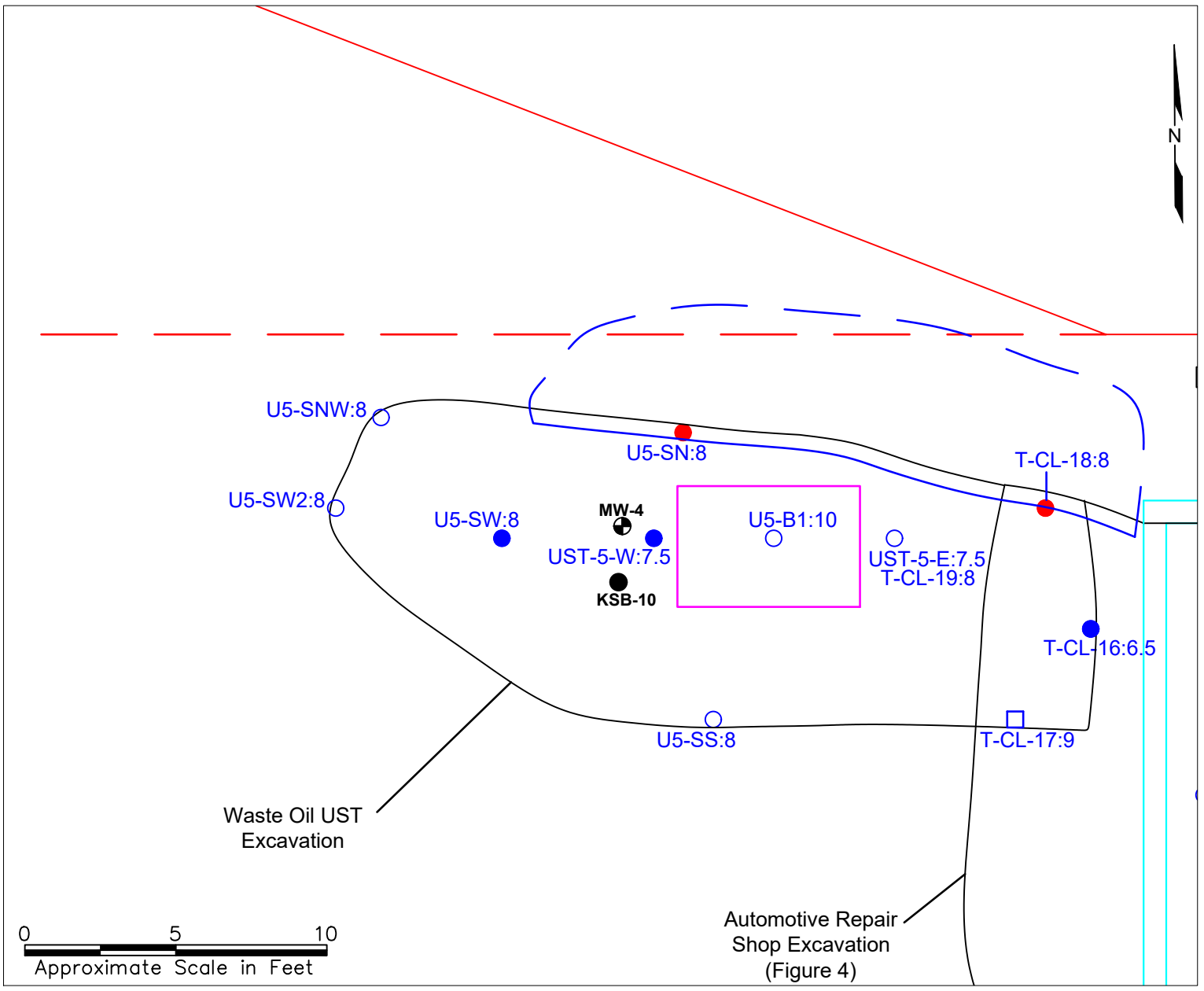
MTCA = Washington State Model Toxics Control Act
bgs = Below Ground Surface

All Locations are Approximate

KANE ENVIRONMENTAL INC
Project No. 103701

1110 Martin Luther King Jr. Way
Seattle, Washington

Figure 6
Heating Oil UST Excavation Boundaries and Sampling Locations



LEGEND

- Property Boundary
- Former Automotive Repair Shop
- Historical Northern Fence Line
- Underground Storage Tank (UST-5)
- Direct Push Boring (2015)
- Groundwater Monitoring Well Location (2022)
- Excavation Soil Clearance Sample - In Compliance with MTCA Method A
- Excavation Sample - Soil Exceeding MTCA Method A - Overexcavated to 10 Feet bgs
- Excavation Sample Location - Soil Exceeding MTCA Method A - Soil Left In Place
- Excavation Boundary
- Potential Petroleum-Contaminated Soil Remaining In Place

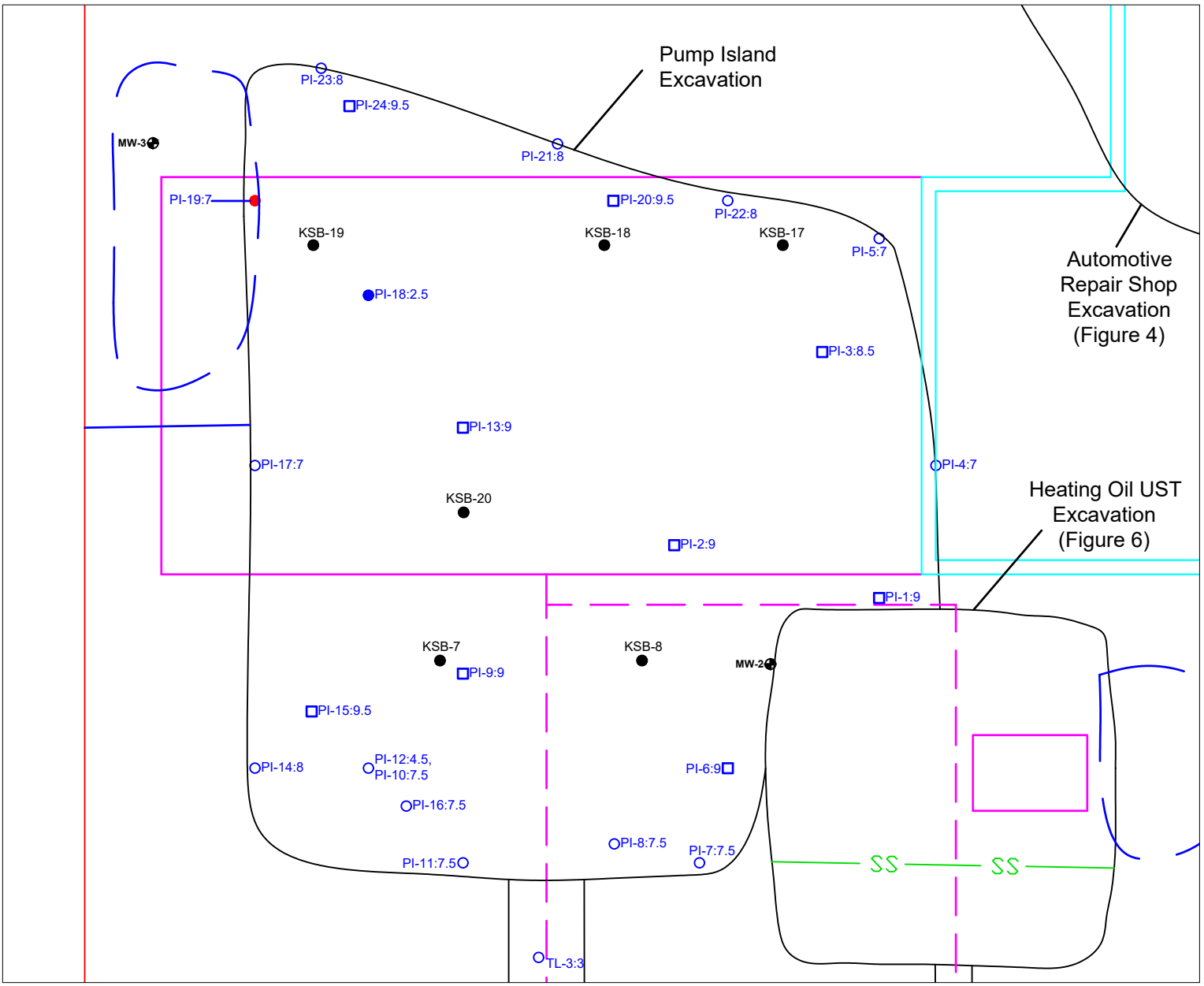
MTCA = Washington State Model Toxics Control Act
bgs = Below Ground Surface

All Locations are Approximate

KANE ENVIRONMENTAL INC
Project No. 103701

1110 Martin Luther King Jr. Way
Seattle, Washington

Figure 7
Waste Oil UST Excavation Boundaries and Sampling Locations



LEGEND

- Property Boundary
- Former Fuel Transfer Lines
- Former Building Boundary
- Former Pump Island Boundary
- Underground Storage Tank (UST-6)
- Direct Push Boring (2015, 2022)
- Excavation Soil Clearance Sample - In Compliance with MTCA Method A, Square Indicates Bottom Sample
- Excavation Sample - Soil Exceeding MTCA Method A - Overexcavated
- Excavation Sample Location - Soil Exceeding MTCA Method A - Soil Left In Place
- Excavation Boundary
- Potential Petroleum-Contaminated Soil Remaining In Place
- SS — Sanitary Sewer Line Encountered
- Groundwater Monitoring Well (2022)

MTCA = Washington State Model Toxics Control Act
bgs = Below Ground Surface

0 8 16
Approximate Scale in Feet

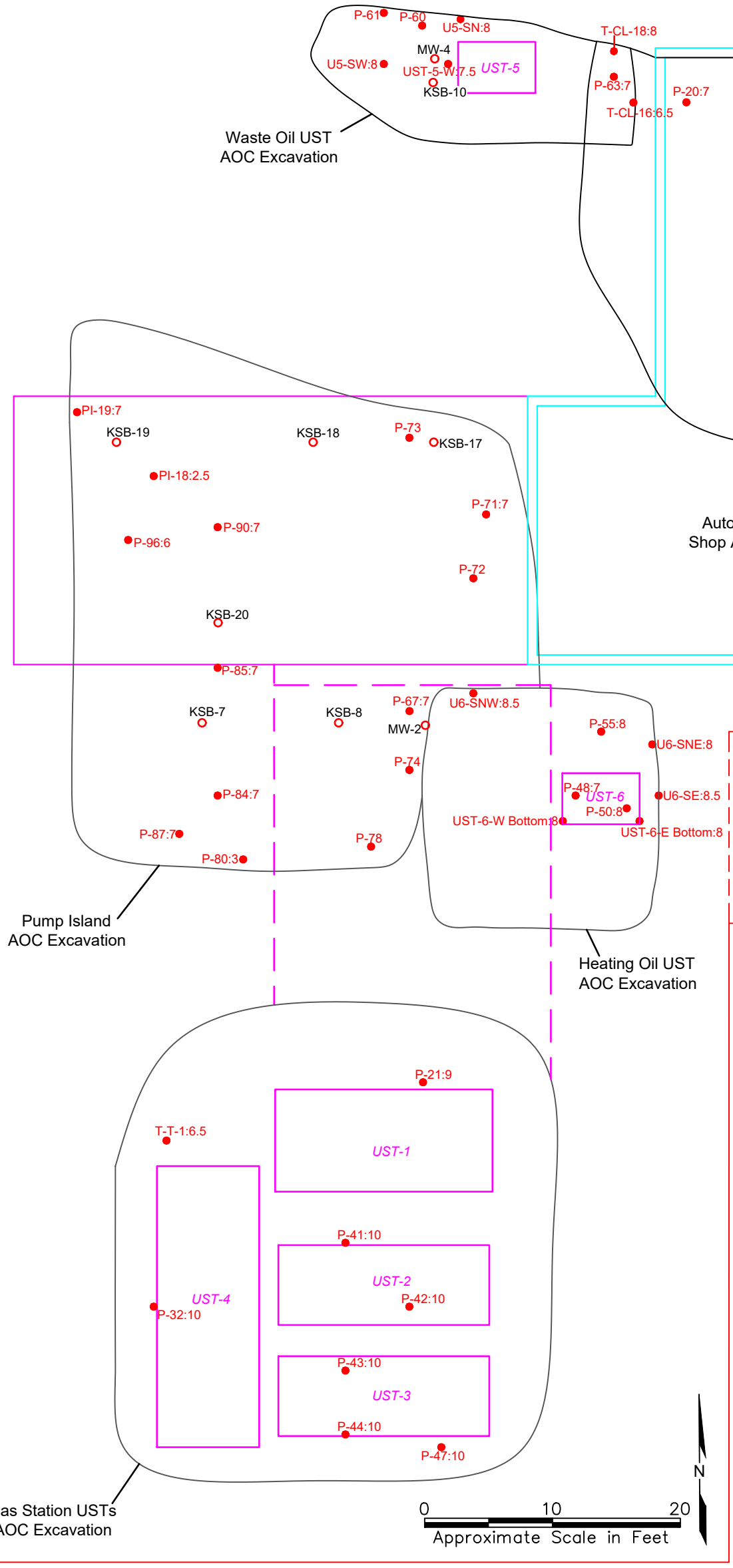
N

All Locations are Approximate

KANE ENVIRONMENTAL INC
Project No. 103701

1110 Martin Luther King Jr. Way
Seattle, Washington

Figure 8
Pump Islands Excavation Boundaries and Sampling Locations



Soil Results (mg/kg)

ID	Date	GRO	DRO	ORO	Benzene
KSB-1:6	8/7/15	87.7	<23.1	170	0.140
KSB-2:6	8/7/15	149	<22.8	343	0.0427
KSB-7:8	8/7/15	658	<21.5	<53.7	0.0258
KSB-8:3	8/7/15	1,220	<22.7	<56.8	0.0258
KSB-8:8	8/7/15	50.2	<22.5	<56.3	<0.0090
KSB-10:8	8/7/15	77.5	<26.1	<65.2	<0.0140
Ves-SB6	7/16/18	880	69	250	<0.14
KSB-17:6.5	6/3/22	250	43	120	<0.046
KSB-18:5.5	6/3/22	4,900	620	100	<0.24
KSB-19:6.5	6/3/22	290	81	<58	<0.046
KSB-20:6	6/3/22	340	<24	<59	<0.00086
MW-2:5.5	6/7/22	100	64	160	<0.061
MW-3:6.5	6/8/22	43	<30	<61	<0.00091
MW-4:6.5	6/8/22	1,100	390	260	<0.073
KB-4:5.5	6/27/23	---	5,200	16,600	---
KB-6:6	6/27/23	---	6,790	30,500	---
UST-5-W:7.5	12/29/23	820	150	<250	<0.02
UST-6-E:8	12/29/23	720	9,500	1,200	<0.02
UST-6-W:8	12/29/23	460	6,400	830	<0.02
P-1:6.5	1/5/24	2,100	15,000	38,000	<0.02
P-2:7.5	1/5/24	270	270	570	<0.02
P-6:6	1/8/24	76	860	1,800	<0.02
P-9:7	1/9/24	98	98	<250	<0.02
P-15:7	1/10/24	700	10,000	13,000	0.25
P-16:6	1/10/24	850	7,100	13,000	<0.02
P-20:7	1/12/24	450	350	640	<0.02
D-TP-1:1.5	1/12/24	43	740	3,500	<0.02
P-21:9	1/16/24	770	<60	<300	<0.016
T-T-1:6.5	1/28/24	35	<58	<290	<0.015
P-32:10	1/22/24	91	<50	<250	<0.02
P-41:10	1/24/24	680	180	<250	<0.02
P-42:10	1/24/24	97	<50	<250	<0.02
P-43:10	1/25/24	1,000	400	<250	<0.02
P-44:10	1/25/24	580	590	440	<0.02
P-47:10	1/25/24	480	55	<250	<0.02
P-48:7	2/27/24	150	7,100	820	<0.02
P-50:8	2/27/24	210	4,200	460	<0.02
P-55:8	3/1/24	38	530	<250	<0.02
U6-SNW:8.5	3/1/24	52	<50	<250	<0.02
U6-SE:8.5	3/1/24	210	2,100	<250	<0.02
U6-SNE:8	3/1/24	250	1,900	<250	<0.02
P-60	3/4/24	270	<50	<250	<0.02
P-61	3/4/34	1,300	450	600	<0.02
U5-SW:8	3/4/24	63	<50	<250	0.034
U5-SN:8	3/4/24	600	<50	<250	0.046
P-63:7	3/5/24	91	250	610	<0.02
T-CL-18:8	3/5/24	340	760	1,400	<0.02
P-67:7	3/7/24	280	120	<250	<0.02
P-71:7	3/8/24	210	180	<250	<0.02
P-72	3/8/24	310	87	<250	<0.02
P-73	3/8/24	380	<50	<250	<0.02
P-74	3/8/24	460	95	<250	<0.02
P-78	3/11/24	320	140	<250	<0.02
P-80:3	3/12/24	110	<50	<250	<0.02
P-84:7	3/12/24	54	320	<250	<0.02
P-85:7	3/12/24	370	<50	<250	<0.02
P-87:7	3/13/24	460	180	<250	<0.02
P-90:7	3/13/24	340	210	<250	<0.02
P-96:7	3/14/24	270	180	<250	<0.02
PI-18:2.5	3/18/24	270	180	<250	3.9
PI-19:7	3/18/24	92	<50	<250	<0.02

LEGEND

- Property Boundary
- Historical Northern Fence Line and Current Eastern Fence Line
- Excavation Boundary
- Former Fuel Transfer Lines
- Former Building Boundary
- Former Pump Island Boundary
- Underground Storage Tank (UST))
- ●○ Petroleum-Contaminated Soil Encountered (FIlled Circle Indicates Excavation Sample)

mg/kg = milligrams per kilogram (equivalent to parts per million [ppm])

--- = Not Analyzed

GRO = Gasoline Range Organics, Cleanup Level 30 mg/kg, Exceedances in Red

DRO = Diesel Range Organics, Cleanup Level 2,000 mg/kg (combined with ORO), Exceedances in Red

ORO = Heavy Oil Range Organics, Cleanup Level 2,000 mg/kg (combined with DRO), Exceedances in Red

Benzene Cleanup Level 0.03 mg/kg

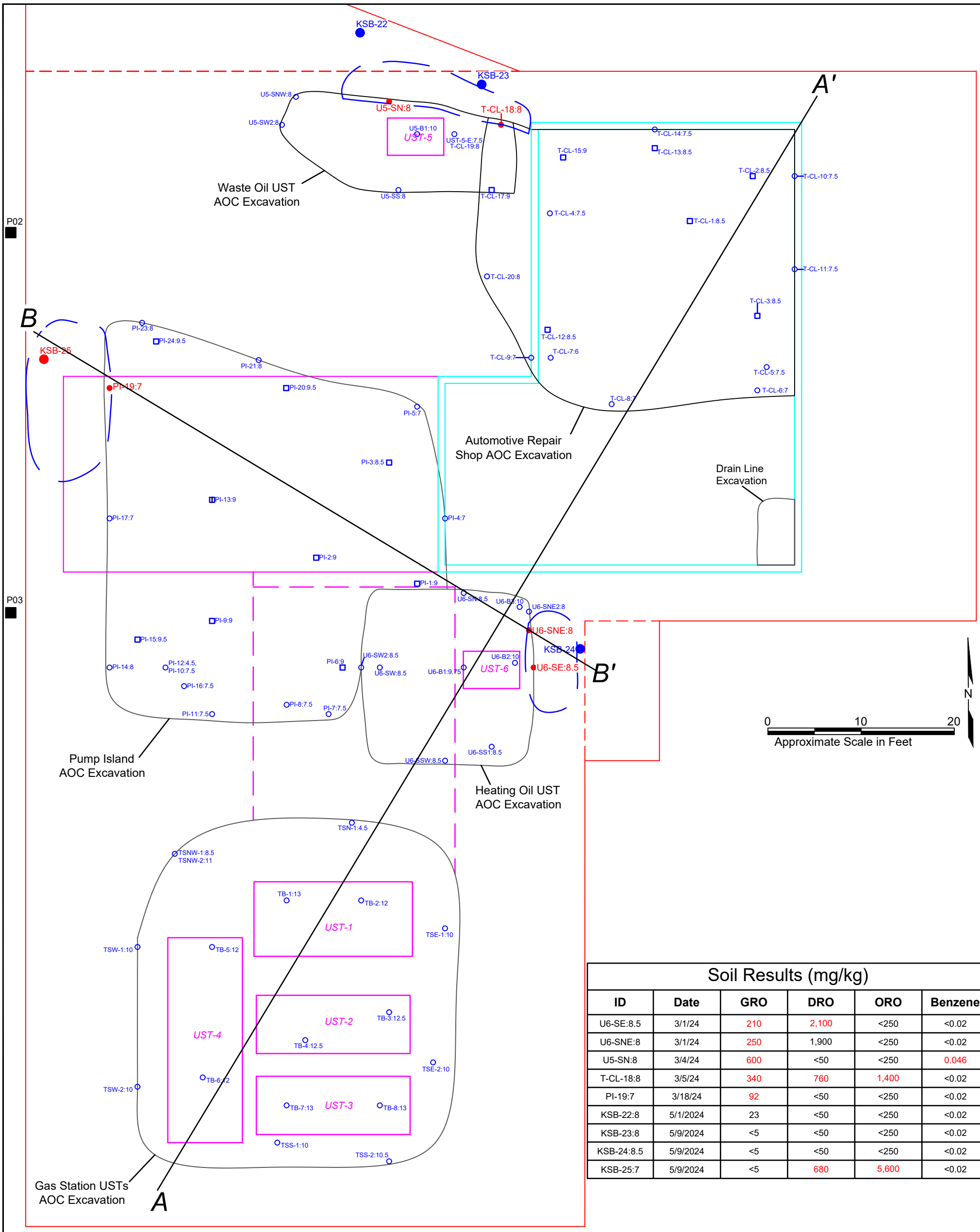
All Locations are Approximate

KANE ENVIRONMENTAL INC

Project No. 103701

1110 Martin Luther King Jr. Way
Seattle, Washington

Figure 9
Soil Samples with Petroleum Concentrations Exceeding Cleanup Levels



Soil Results (mg/kg)

ID	Date	GRO	DRO	ORO	Benzene
U6-SE:8.5	3/1/24	210	2,100	<250	<0.02
U6-SNE:8	3/1/24	250	1,900	<250	<0.02
U5-SN:8	3/4/24	600	<50	<250	0.046
T-CL-18:8	3/5/24	340	760	1,400	<0.02
PI-19:7	3/18/24	92	<50	<250	<0.02
KSB-22:8	5/1/2024	23	<50	<250	<0.02
KSB-23:8	5/9/2024	<5	<50	<250	<0.02
KSB-24:8.5	5/9/2024	<5	<50	<250	<0.02
KSB-25:7	5/9/2024	<5	680	5,600	<0.02

LEGEND

- Property Boundary
- Historical Northern Fence Line and Current Eastern Fence Line
- Excavation Boundaries
- Soil Clearance Sampling Location - No Petroleum-Contaminated Soil Remaining In Place
- Soil Sampling Location - Petroleum-Contaminated Soil Remaining In Place
- Soil Boring Location - No Petroleum-Contaminated Soil Encountered
- Former Fuel Transfer Lines
- Former Building Boundary
- Former Pump Island Boundary
- Potential Petroleum-Contaminated Soil Remaining In Place
- Former Underground Storage Tank (UST))
- Soil Sampling Location (SoundEarth 2021)
- A — A′ Path of Cross Section A (See Figure 11)
- B — B′ Path of Cross Section B (See Figure 12)

mg/kg = Milligrams per Kilogram (Equivalent to Parts per Million [ppm])

GRO = Gasoline Range Organics, Cleanup Level 30 mg/kg in soil, Exceedances in Red

DRO = Diesel Range Organics, Cleanup Level 2,000 mg/kg in soil, (combined with ORO), Exceedances in Red

ORO = Heavy Oil Range Organics, Cleanup Level 2,000 mg/kg in soil (combined with DRO), Exceedances in Red

Benzene Cleanup Level 0.03 mg/kg in soil, Exceedances in Red

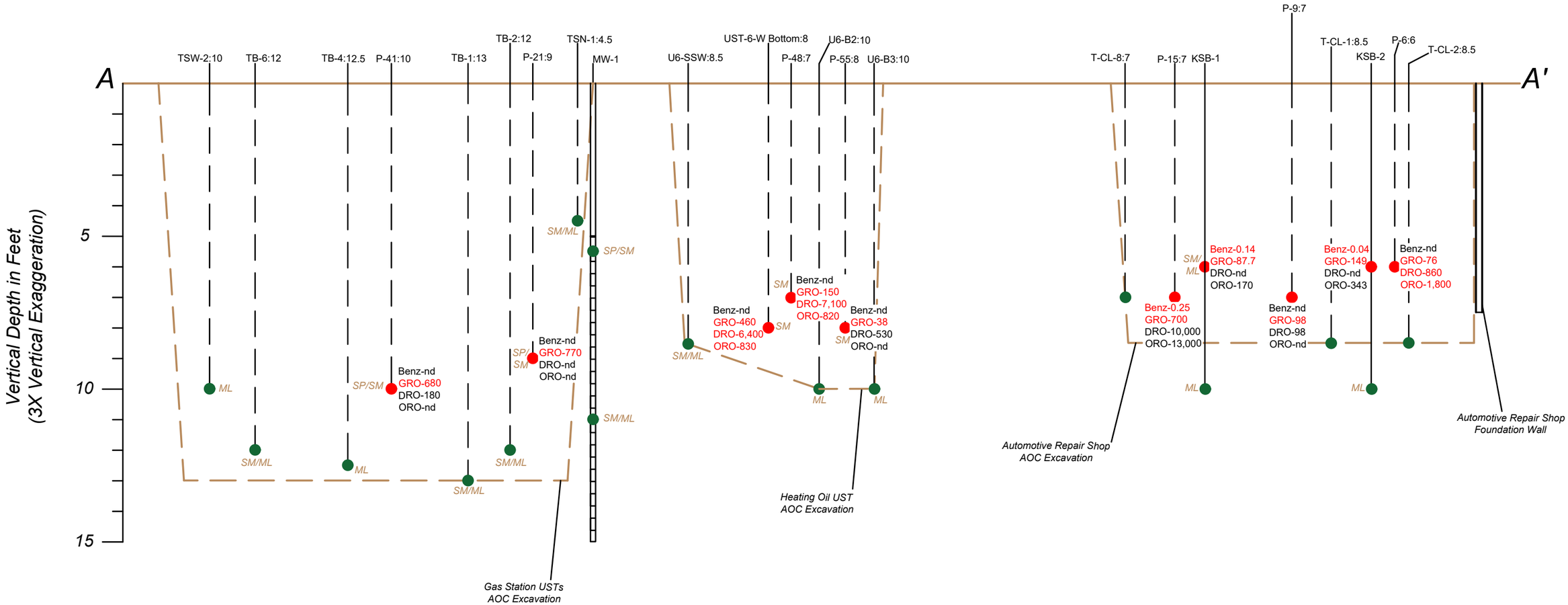
All Locations are Approximate

KANE ENVIRONMENTAL INC

Project No. 103701

1110 Martin Luther King Jr. Way
Seattle, Washington

Figure 10
Supplemental Soil Sampling



LEGEND

- Ground Surface
- Excavation Boundary
- Temporary Boring Pathway
- Soil Grab Sample from Excavation
- Groundwater Monitoring Well Pathway
- Soil Sampling Location - No Benzene, GRO, DRO, or ORO Ecxeedances
- Soil Sampling Location - Benzene, GRO, DRO, and ORO Results Shown

nd = Not Detected at Laboratory Reporting Limit
mg/kg = Milligrams per Kilogram (Equivalent to Parts per Million [ppm])
GRO = Gasoline Range Organics, Cleanup Level 30 mg/kg in soil, Exceedances in Red
DRO = Diesel Range Organics, Cleanup Level 2,000 mg/kg in soil, (combined with ORO), Exceedances in Red
ORO = Heavy Oil Range Organics, Cleanup Level 2,000 mg/kg in soil (combined with DRO), Exceedances in Red
Benzene Cleanup Level 0.03 mg/kg in soil, Exceedances in Red

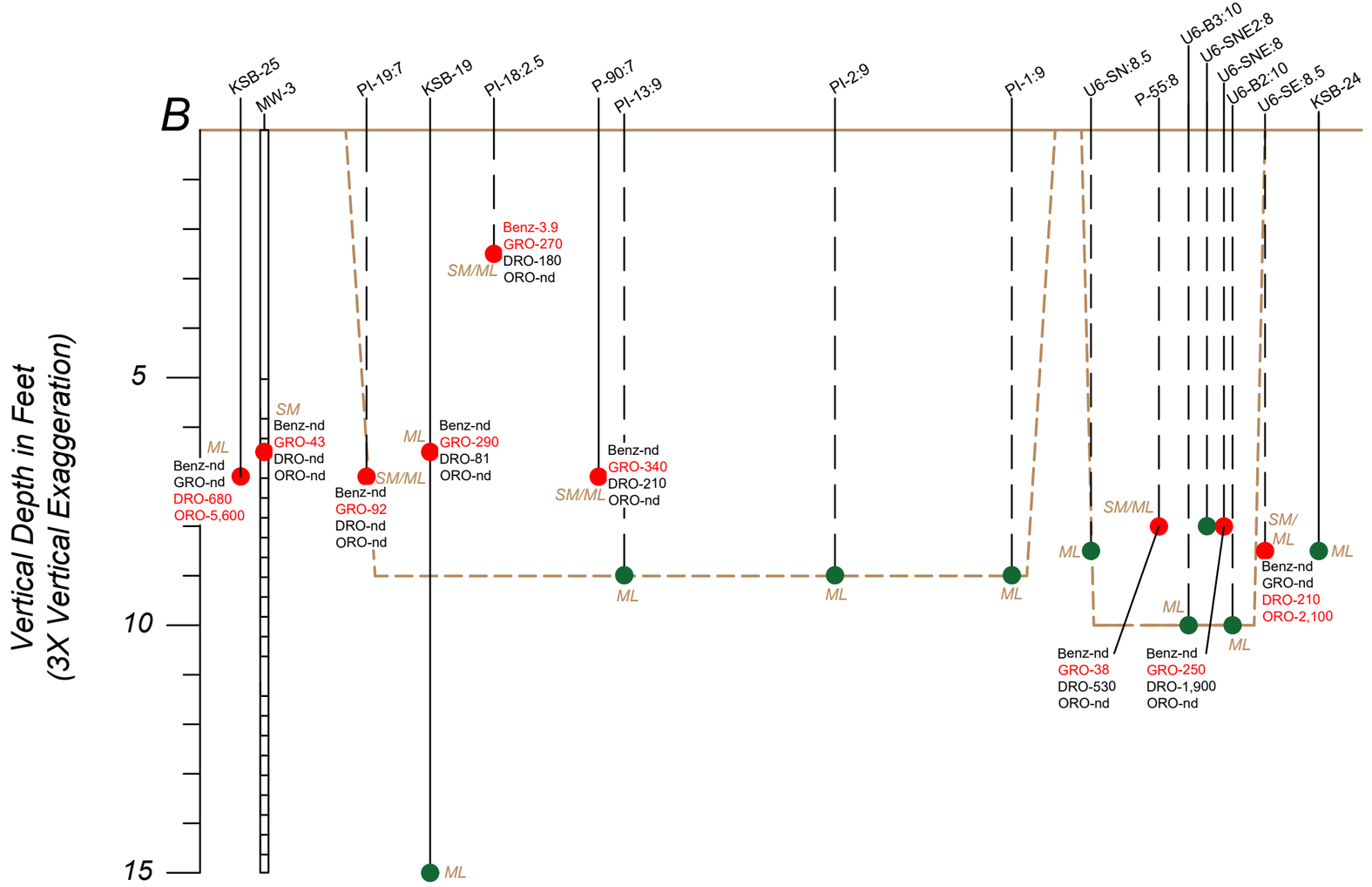
All Locations are Approximate

0 10 20
Approximate Horizontal Scale in Feet

KANE ENVIRONMENTAL INC
Project No. 103701

1110 Martin Luther King Jr. Way
Seattle, Washington

Figure 11
Cross Section A-A'



LEGEND

- Ground Surface
- Excavation Boundary
- Temporary Boring Pathway
- Soil Grab Sample from Excavation
- Groundwater Monitoring Well Pathway
- Soil Sampling Location - No Benzene, GRO, DRO, or ORO Ecxeedances
- Soil Sampling Location - Benzene, GRO, DRO, and ORO Results Shown

nd = Not Detected at Laboratory Reporting Limit
mg/kg = Milligrams per Kilogram (Equivalent to Parts per Million [ppm])
GRO = Gasoline Range Organics, Cleanup Level 30 mg/kg in soil, Exceedances in Red
DRO = Diesel Range Organics, Cleanup Level 2,000 mg/kg in soil, (combined with ORO), Exceedances in Red
ORO = Heavy Oil Range Organics, Cleanup Level 2,000 mg/kg in soil (combined with DRO), Exceedances in Red
Benzene Cleanup Level 0.03 mg/kg in soil, Exceedances in Red

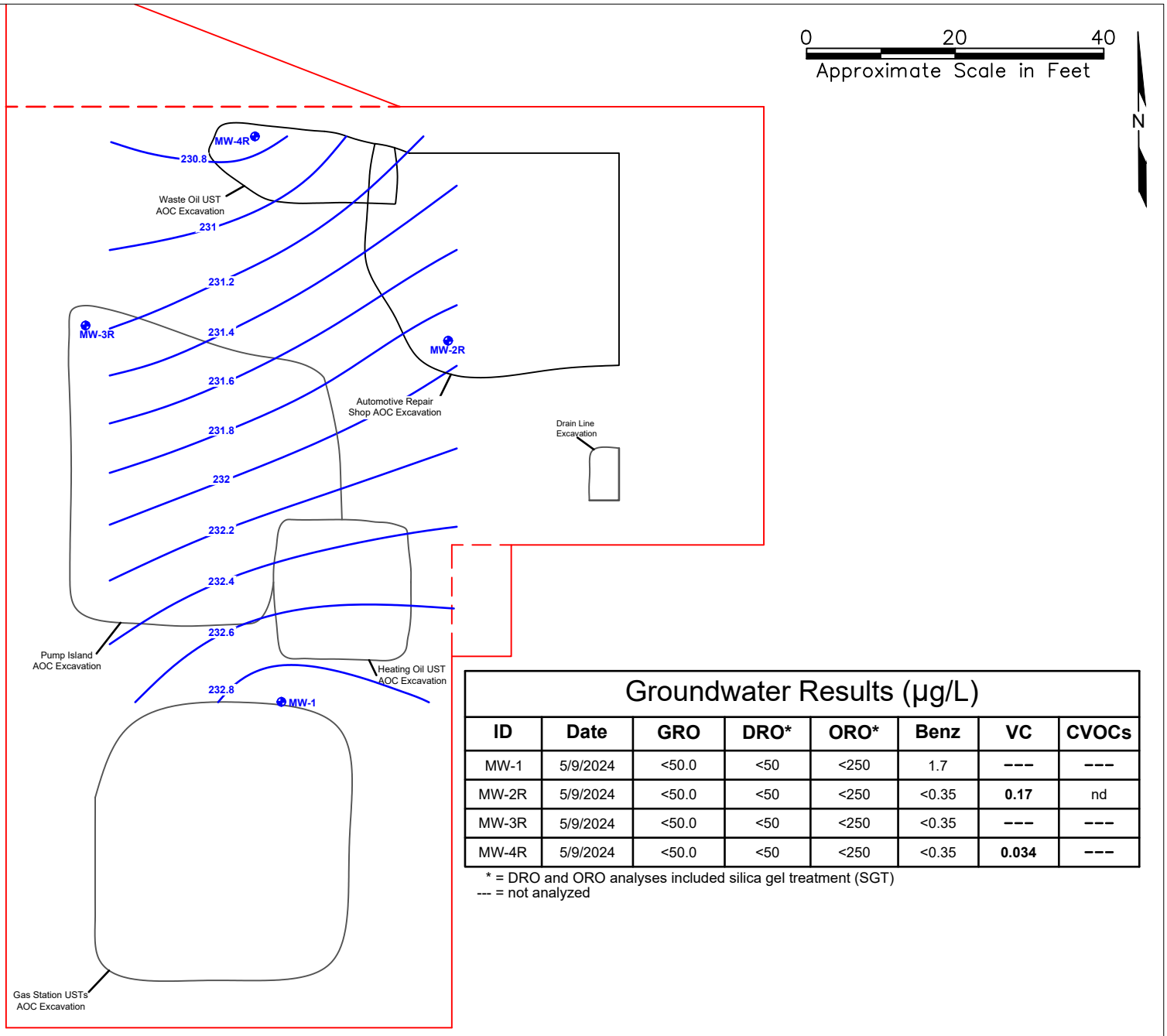
All Locations are Approximate

0 8 16
Approximate Horizontal Scale in Feet

KANE ENVIRONMENTAL INC
Project No. 103701

1110 Martin Luther King Jr. Way
Seattle, Washington

Figure 12
Cross Section B-B'



Groundwater Results (µg/L)

ID	Date	GRO	DRO*	ORO*	Benz	VC	CVOCs
MW-1	5/9/2024	<50.0	<50	<250	1.7	---	---
MW-2R	5/9/2024	<50.0	<50	<250	<0.35	**0.17**	nd
MW-3R	5/9/2024	<50.0	<50	<250	<0.35	---	---
MW-4R	5/9/2024	<50.0	<50	<250	<0.35	**0.034**	---

* = DRO and ORO analyses included silica gel treatment (SGT)
--- = not analyzed

LEGEND

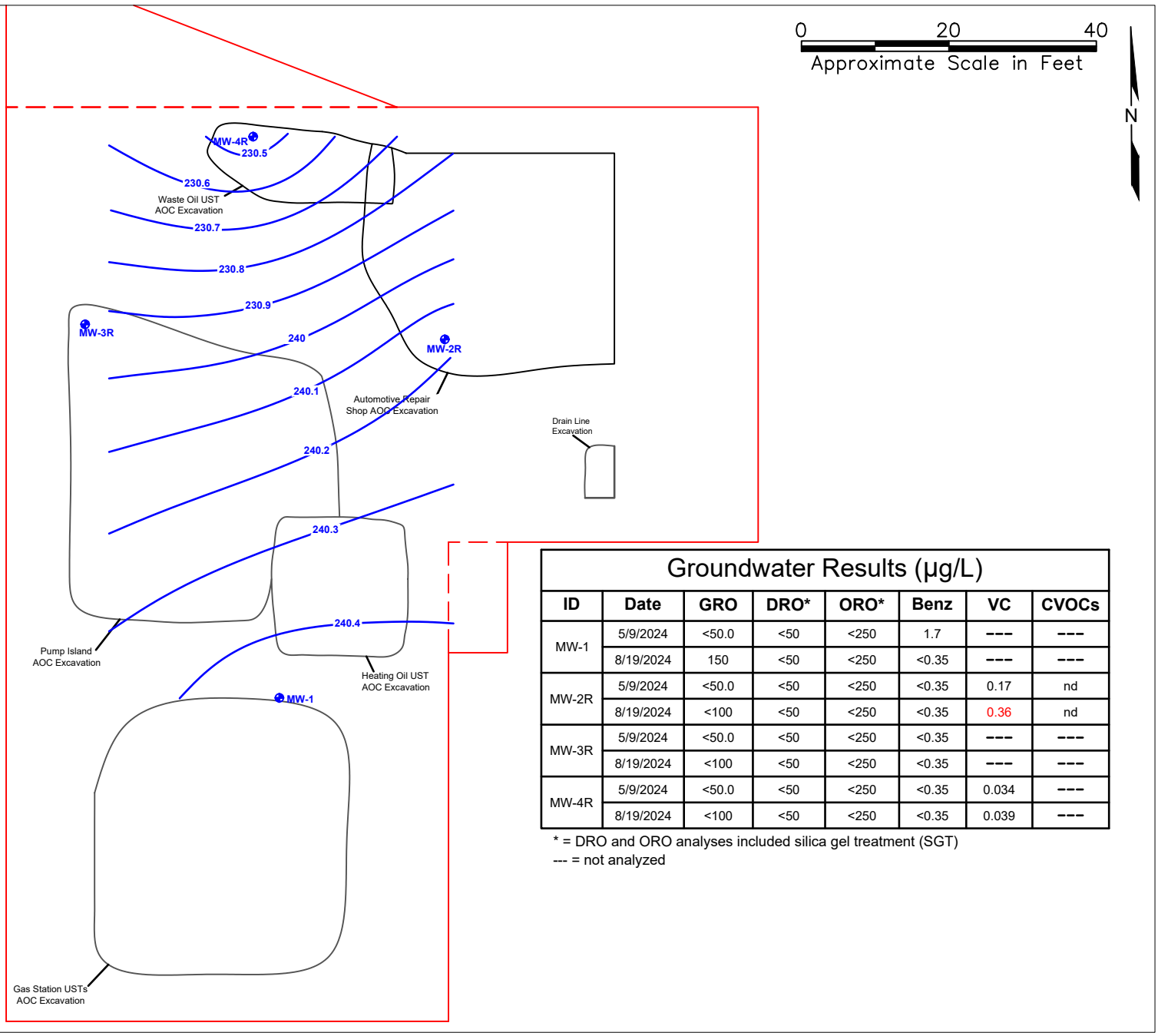
- Property Boundary
- Historical Northern and Current Eastern Fence Lines
- Remedial Excavation Boundaries
- Groundwater Elevations 2024-08-19, Elevations in Feet above Mean Sea Level
- Groundwater Monitoring Wells

µg/L = Micrograms per Liter (Equivalent to Parts per Billion [ppb])
GRO = Gasoline Range Organics, Cleanup Level 800 µg/L in Groundwater, Exceedances in Red
DRO = Diesel Range Organics, Cleanup Level 500 µg/L in Groundwater (combined with ORO), Exceedances in Red
ORO = Heavy Oil Range Organics, Cleanup Level 500 µg/L in Groundwater (combined with DRO), Exceedances in Red
Benz = Benzene, Cleanup Level 5 µg/L in Groundwater, Exceedances in Red
VC = Vinyl Chloride, Cleanup Level 0.2 µg/L in Groundwater, Exceedances in Red
CVOCs = Chlorinated Volatile Organic Compounds
nd = Not Detected at Laboratory Reporting Limits, See Analytical Laboratory Report for Compound List and Reporting Limits
All Locations are Approximate

KANE ENVIRONMENTAL INC
Project No. 103701

1110 Martin Luther King Jr. Way
Seattle, Washington

Figure 13
Groundwater Compliance Monitoring - May 2024



Groundwater Results (µg/L)

ID	Date	GRO	DRO*	ORO*	Benz	VC	CVOCs
MW-1	5/9/2024	<50.0	<50	<250	1.7	---	---
	8/19/2024	150	<50	<250	<0.35	---	---
MW-2R	5/9/2024	<50.0	<50	<250	<0.35	0.17	nd
	8/19/2024	<100	<50	<250	<0.35	0.36	nd
MW-3R	5/9/2024	<50.0	<50	<250	<0.35	---	---
	8/19/2024	<100	<50	<250	<0.35	---	---
MW-4R	5/9/2024	<50.0	<50	<250	<0.35	0.034	---
	8/19/2024	<100	<50	<250	<0.35	0.039	---

* = DRO and ORO analyses included silica gel treatment (SGT)
--- = not analyzed

LEGEND

- Property Boundary
- Historical Northern and Current Eastern Fence Lines
- Remedial Excavation Boundaries
- Groundwater Elevations 2024-08-19, Elevations in Feet above Mean Sea Level
- Groundwater Monitoring Wells

µg/L = Micrograms per Liter (Equivalent to Parts per Billion [ppb])
GRO = Gasoline Range Organics, Cleanup Level 800 µg/L in Groundwater, Exceedances in Red
DRO = Diesel Range Organics, Cleanup Level 500 µg/L in Groundwater (combined with ORO), Exceedances in Red
ORO = Heavy Oil Range Organics, Cleanup Level 500 µg/L in Groundwater (combined with DRO), Exceedances in Red
Benz = Benzene, Cleanup Level 5 µg/L in Groundwater, Exceedances in Red
VC = Vinyl Chloride, Cleanup Level 0.2 µg/L in Groundwater, Exceedances in Red
CVOCs = Chlorinated Volatile Organic Compounds
nd = Not Detected at Laboratory Reporting Limits, See Analytical Laboratory Report for Compound List and Reporting Limits

All Locations are Approximate

KANE ENVIRONMENTAL INC
Project No. 103701

1110 Martin Luther King Jr. Way
Seattle, Washington

Figure 14
Groundwater Compliance Monitoring - August 2024

TABLES

TABLE 1
UST Content Testing
Summary of Petroleum Products, Heavy Metals, and VOCs in UST Contents
1110 Martin Luther King Jr. Way
Seattle, Washington

Sample ID	Sample Date	Gasoline Range Organics (GRO)	Diesel Range Organics (DRO)	Heavy Oil Range Organics (ORO)	Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver	Vinyl Chloride	Chloroethane	1,1-Dichloroethene	Methylene Chloride	trans-1,2-Dichloroethene	1,1-Dichloroethane	cis-1,2-Dichloroethene	1,2-Dichloroethane (EDC)	1,1,1-Trichloroethene	Trichloroethene (TCE)	Tetrachloroethene (PCE)
		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
"Hydraulic Tank"	11/29/2023	**>200**	**390,000**	**730,000**	---	---	---	---	**28.5**	---	---	---	---	---	---	---	---	---	---	---	---	---	---
UST-1	11/29/2023	<200	**>500**	<2,500	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
UST-2	11/3/2023	**3,600**	<10,000	**>50,000**	<1	<1	<1	<1	**6.33**	<1	<1	<1	<2.5	<50	<5	<50	<5	<5	<5	<5	<5	<2	<2.5
UST-5	11/3/2023	<4000	<10,000	**>50,000**	<1	<1	<1	<1	**120**	<1	<1	<1	<2.5	<50	<5	<50	<5	<5	<5	<5	<5	<2	<2.5
UST-6	11/29/2023	<200	**>500**	<2,500	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Sample ID	Sample Date	Gasoline Range Organics (GRO)	Diesel Range Organics (DRO)	Heavy Oil Range Organics (ORO)	Arsenic	Barium	Cadmium	Chromium	Lead	Mercury	Selenium	Silver	Vinyl Chloride	Chloroethane	1,1-Dichloroethene	Methylene Chloride	trans-1,2-Dichloroethene	1,1-Dichloroethane	cis-1,2-Dichloroethene	1,2-Dichloroethane (EDC)	1,1,1-Trichloroethene	Trichloroethene (TCE)	Tetrachloroethene (PCE)
		µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
UST-3	11/3/2023	**2,700**	<10,000	**>10,000**	**36.0**	**205**	**27.1**	<10	**134**	<2	**82.1**	<5	<0.2	<10	<10	**84** lc	<10	<10	<10	**2.4**	<10	<5	<10

Notes:
UST = underground storage tank.
VOCs = chlorinated volatile organic compounds.
mg/kg = milligrams per kilogram (equivalent to parts per million [ppm]).
µg/L = micrograms per liter (equivalent to parts per billion [ppb]).
Bold concentrations are detectable concentrations.
lc = the presence of the analyte is likely due to laboratory contamination.

TABLE 2
Automotive Repair Shop Area of Concern
Summary of Petroleum Products and VOCs in Soil
1110 Martin Luther King Jr. Way
Seattle, Washington 98122

Sample ID	Sample Depth (below ground surface)	Sample Date	Gasoline Range Organics (GRO)	Diesel Range Organics (DRO)	Heavy Oil Range Organics (ORO)	Benzene	Toluene	Ethylbenzene	Xylenes	Vinyl Chloride	1,1-Dichloroethene	trans-1,2-Dichloroethene	cis-1,2-Dichloroethene	Trichloroethene (TCE)	Tetrachloroethene (PCE)
	(feet)		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
KSB-1:6	6	8/7/2015	**87.7**	<23.1	**170**	**0.140**	**0.175**	**0.816**	**1.50**	**0.0261**	<0.013	**0.0287**	**1.09**	<0.013	<0.013
KSB-1:10	10	8/7/2015	<2.92	<24.3	<60.7	<0.0117	<0.0117	<0.0175	<0.0117	<0.00117	<0.0292	<0.0117	<0.0117	<0.0117	<0.0117
KSB-2:6	6	8/7/2015	**149**	<22.8	**343**	**0.0427**	<0.0135	**1.43**	**1.83**	<0.00135	<0.0339	<0.0135	<0.0135	<0.0135	<0.0135
KSB-2:10	10	8/7/2015	<3.02	<26.0	<65.1	<0.0121	<0.0121	<0.0181	<0.0121	---	---	---	---	---	---
KB-1:3	3	6/27/2023	---	---	---	---	---	---	---	<0.0161	<0.0644	<0.00644	<0.00965	<0.00965	**0.0360**
KB-1:6	6	6/27/2023	---	---	---	---	---	---	---	<0.0133	<0.0532	<0.00532	<0.00798	<0.00798	<0.00798
KB-1:10	10	6/27/2023	---	---	---	---	---	---	---	<0.0158	<0.0632	<0.00632	<0.00948	<0.00948	<0.00948
KB-2:3	3	6/27/2023	---	---	---	<0.0128	<0.0219	<0.0183	<0.0366	<0.0183	<0.0732	<0.00732	<0.0110	<0.0110	**0.0485**
KB-2:5.5	5.5	6/27/2023	---	---	---	---	---	---	---	<0.0202	<0.0808	<0.00808	<0.0121	<0.0121	<0.0121
KB-2:11	11	6/27/2023	---	---	---	---	---	---	---	<0.0138	<0.0552	<0.00552	<0.00828	<0.00828	<0.00828
KB-3:3.5	3.5	6/27/2023	---	---	---	---	---	---	---	<0.0179	<0.0716	<0.00716	<0.0107	<0.0107	**0.0329**
KB-3:6	6	6/27/2023	---	---	---	---	---	---	---	<0.0154	<0.0615	<0.00615	<0.00922	<0.00922	<0.00922
KB-3:13	13	6/27/2023	---	---	---	---	---	---	---	<0.0138	<0.0553	<0.00553	<0.00829	<0.00829	<0.00829
KB-4:3.5	3.5	6/27/2023	---	---	---	---	---	---	---	<0.0141	<0.0563	<0.00563	<0.00844	<0.00844	**0.0130**
KB-4:5.5	5.5	6/27/2023	---	**5,200**	**16,600**	<0.0926	<0.159	**1.81**	**1.108**	<0.132	<0.529	<0.0529	<0.0794	<0.0794	<0.0794
KB-4:10	10	6/27/2023	---	---	---	---	---	---	---	<0.0133	<0.0531	<0.00531	<0.00796	<0.00796	<0.00796
KB-5:2.5	2.5	6/27/2023	---	---	---	---	---	---	---	<0.0176	<0.0702	<0.00702	<0.0105	<0.0105	**0.0227**
KB-5:6	6	6/27/2023	---	---	---	---	---	---	---	<0.0179	<0.0717	<0.00717	<0.0108	<0.0108	<0.0108
KB-5:9	9	6/27/2023	---	---	---	---	---	---	---	<0.0174	<0.0696	<0.00696	<0.0104	<0.0104	<0.0104
KB-6:3.5	3.5	6/27/2023	---	---	---	---	---	---	---	<0.0136	<0.0543	<0.00543	<0.00815	<0.00815	**0.0430**
KB-6:6	6	6/27/2023	---	**6,790**	**30,500**	---	---	---	---	<0.0179	<0.0716	<0.00716	<0.0107	<0.0107	<0.0107
KB-6:9.5	9.5	6/27/2023	---	---	---	---	---	---	---	<0.0151	<0.0603	<0.00603	<0.00904	<0.00904	<0.00904
KB-7:6	6	6/27/2023	---	---	---	---	---	---	---	<0.0182	<0.0730	<0.00730	<0.0109	<0.0109	<0.0109
KB-7:10	10	6/27/2023	---	---	---	---	---	---	---	<0.0179	<0.0715	<0.00715	<0.0107	<0.0107	<0.0107
CI-TP-1:3	3.5[s]	1/2/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
CI-TP-2:3	3.5[s]	1/2/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	**0.29**
CI-TP-3:3	3.5[s]	1/2/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
CI-TP-4:3	3.5[s]	1/2/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
CI-TP-5:3	3.5[s]	1/2/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
CI-TP-6:4	4.5[s]	1/2/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
CI-CL-1:4	4.5[s]	1/3/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
CI-CL-2:3	3.5[s]	1/3/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
CI-CL-3:3	3.5[s]	1/3/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
CI-CL-4:3.5	4[s]	1/3/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
CI-CL-5:7.5	7.5	1/4/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
CI-CL-6:6	6	1/4/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	**0.033**
CI-CL-7:6	6	1/4/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
CI-CL-8:6	6	1/4/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
CI-CL-9:4.5	4.5	1/4/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
CI-CL-10:4.5	4.5	1/4/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	**0.034**
CI-CL-11:4.5	4.5	1/4/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
CI-CL-12:6	6	1/5/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
CI-CL-13:7.5	7.5	1/5/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
CI-CL-14:7.5	7.5	1/5/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
CI-CL-15:5.5	5.5	1/5/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
CI-CL-16:5.5	5.5	1/5/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
CI-CL-17:4.5	4.5	1/8/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
CI-CL-18:4.5	4.5	1/8/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
CI-CL-19:3.5	3.5	1/8/2024	---	---	---	---	---	---	---	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025

TABLE 2
Automotive Repair Shop Area of Concern
Summary of Petroleum Products and VOCs in Soil
1110 Martin Luther King Jr. Way
Seattle, Washington 98122

Sample ID	Sample Depth (below ground surface)	Sample Date	Gasoline Range Organics (GRO)	Diesel Range Organics (DRO)	Heavy Oil Range Organics (ORO)	Benzene	Toluene	Ethylbenzene	Xylenes	Vinyl Chloride	1,1-Dichloroethene	trans-1,2-Dichloroethene	cis-1,2-Dichloroethene	Trichloroethene (TCE)	Tetrachloroethene (PCE)
	(feet)		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
T-CL-1:8.5	8.5	1/5/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	---	---
T-CL-2:8.5	8.5	1/8/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	---	---
T-CL-3:8.5	8.5	1/9/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	---	---
T-CL-4:7.5	7.5	1/9/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	---	---
T-CL-5:7.5	7.5	1/9/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	---	---
T-CL-6:7	7	1/10/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	---	---
T-CL-7:6	6	1/10/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	---	---
T-CL-8:7	7	1/10/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	---	---
T-CL-9:7	7	1/10/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	---	---
T-CL-10:7.5	7.5	1/10/2024	**7.4**	**280**	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	---	---
T-CL-11:7.5	7.5	1/10/2024	**28**	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	---	---
T-CL-12:8.5	8.5	1/10/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	---	---
T-CL-13:8.5	8.5	1/11/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	---	---
T-CL-14:7.5	7.5	1/11/2024	**20**	**230**	**530**	<0.02	<0.02	**0.027**	**0.069**	---	---	---	---	---	---
T-CL-15:9	9	1/12/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	---	---
T-CL-16:6.5	6.5	1/12/2024	**3,500**	**9,300**	**13,000**	<0.02	<0.1	**7.5**	**18**	---	---	---	---	---	---
T-CL-17:9	9	3/5/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	---	---
T-CL-18:8	8	3/5/2024	**340**	**760**	**1,400**	<0.02	<0.02	**0.31**	**0.56**	---	---	---	---	---	---
T-CL-19:8	8	3/5/2024	<5	<50	<250	<0.02	**0.45**	<0.02	<0.06	---	---	---	---	---	---
T-CL-20:8	8	3/5/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	---	---
D-TP-1:1.5	1.5	1/12/2024	**43**	**740**	**3,500**	<0.02	**0.33**	**0.12**	**1.2**	<0.05	<0.05	<0.05	<0.05	<0.02	<0.025
T-CL-17:4	4	1/22/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	---	---
T-CL-18:4	4	1/22/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	---	---
T-CL-19:5	5	1/22/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	---	---
MTCA Soil Cleanup Level			30/100[a]*	2,000*	2,000*	0.03*	7*	6*	9*	0.67	180	1,600	160	0.03*	0.05*

Notes:
VOCs = volatile organic compounds.
mg/kg = milligrams per kilogram (equivalent to parts per million [ppm]).
--- = not analyzed.
MTCA = Washington State Model Toxics Control Act.
Bold concentrations are detectable concentrations, below their cleanup level.
Shaded and Bold concentrations are detectable concentrations, exceeding their cleanup level.
a = use lower value when benzene is present, or when the total of ethylbenzene, toluene and xylenes is greater than 1% of GRO concentration.
* = MTCA Method A Soil Cleanup Level for Unrestricted Land Uses shown. All others are Method B, with cancer values reported (when present).
S = sample depths adjusted 0.5 feet downward to reflect depth relative to elevation of surface of former concrete slab.

TABLE 3
Automotive Repair Shop Area of Concern
Summary of Petroleum Products, BTEX, and Detected CVOCs in Groundwater
1110 Martin Luther King Jr. Way
Seattle, Washington

Sample ID	Sample Date	Gasoline Range Organics (GRO)	Diesel Range Organics (DRO)	Heavy Oil Range Organics (ORO)	Benzene	Toluene	Ethylbenzene	Xylenes	Vinyl Chloride	cis-1,2-Dichloroethene
		µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
KSB-1:W	8/7/2015	**369**	<50.0	**68,100**	**1.33**	<1.00	**1.31**	**4.29**	**11.3**	**1.89**
KSB-2:W	8/7/2015	**1,960**	**536**	**2,230**	<1.00	<1.00	**22.7**	**29.1**	<0.200	<1.00
MTCA Method A Cleanup Level for Groundwater		800[a]/1,000*	500*	500*	5*	1,000*	700*	1,000*	0.2*	16

Notes:
BTEX = benzene, toluene, ethylbenzene, and xylenes.
CVOCs = chlorinated volatile organic compounds.
µg/L = micrograms per liter (equivalent to parts per billion [ppb]).
--- = not analyzed.
MTCA = Washington State Model Toxics Control Act.
Bold concentrations are detectable concentrations, below their cleanup level.
Shaded and Bold concentrations are detectable concentrations, exceeding their cleanup level.
a = use lower value when benzene is present, or when the total of ethylbenzene, toluene and xylenes is greater than 1% of GRO concentration.
* = MTCA Method A Cleanup Level For Groundwater shown. All others are Method B, with Cancer values reported (when present).

TABLE 4
Gas Station USTs Area of Concern
Summary of Petroleum Products, VOCs, and Lead in Soil
1110 Martin Luther King Jr. Way
Seattle, Washington 98122

Sample ID	Sample Depth (below ground surface)	Sample Date	Gasoline Range Organics (GRO)	Diesel Range Organics (DRO)	Heavy Oil Range Organics (ORO)	Benzene	Toluene	Ethylbenzene	Xylenes	1,2-Dichloroethane (EDC)	Methyl tert-Butyl Ether (MTBE)	1,2-Dibromoethane (EDB)	Naphthalene	Lead
	(feet)		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
KSB-3:9	9	8/7/2015	<3.29	<22.3	<55.8	<0.0132	<0.0132	<0.0197	<0.0132	---	---	---	---	---
KSB-3:14	14	8/7/2015	<2.80	<21.4	<53.5	<0.0112	<0.0112	<0.0168	<0.0112	---	---	---	---	---
KSB-4:9	9	8/7/2015	<2.59	<22.0	<55.0	<0.0104	<0.0104	<0.0156	<0.0104	---	---	---	---	---
KSB-4:14	14	8/7/2015	<2.58	<21.4	<53.4	<0.0103	<0.0103	<0.0155	<0.0103	---	---	---	---	---
KSB-5:5	5	8/7/2015	<3.03	<20.5	<51.3	<0.0121	<0.0121	<0.0182	<0.0121	---	---	---	---	---
KSB-5:14	14	8/7/2015	<2.81	<21.4	<53.5	<0.0112	<0.0112	<0.0168	<0.0112	---	---	---	---	---
KSB-6:8	8	8/7/2015	<3.95	<26.9	<67.2	<0.0158	<0.0158	<0.0237	**0.0699**	---	---	---	---	---
KSB-6:14	14	8/7/2015	<2.56	<21.9	<54.6	<0.0102	<0.0102	<0.0154	<0.0102	---	---	---	---	---
MW-1:5.5	5.5	6/7/2022	<6.0	<28	<56	<0.00098	<0.0049	<0.00098	<0.0020	---	---	---	---	**13**
MW-1:11	11	6/7/2022	<6.5	<30	<61	<0.00093	<0.0047	<0.00093	<0.0019	---	---	---	---	<6.1
TB-1:13	13	1/16/2024	**11**	<54	<270	<0.013	<0.063	<0.031	<0.094	<0.019	<0.031	<0.0016	<0.063	<5.4
TSN-1:4.5	4.5	1/17/2024	<6.6	<55	<280	<0.013	<0.066	<0.033	<0.099	---	---	---	---	**---**
TSE-1:10	10	1/18/2024	**9.6**	<57	<280	<0.014	<0.071	<0.035	<0.11	---	---	---	---	**---**
TB-2:12	12	1/18/2024	**17**	<57	<290	<0.014	<0.072	<0.036	<0.11	<0.022	<0.036	<0.0018	<0.072	**30**
TB-3:12.5	12.5	1/18/2024	**29**	<72	<360	<0.023	<0.12	<0.059	**1.8**	---	---	---	---	**---**
TSE-2:10	10	1/18/2024	**9.7**	<57	<290	<0.014	<0.072	<0.036	<0.11	<0.021	<0.036	<0.0018	<0.071	**9.8**
TB-4:12.5	12.5	1/18/2024	<11	<68	<340	<0.021	<0.11	<0.053	<0.16	<0.031	<0.052	<0.0026	<0.10	<6.8
T-T-1:6.5	6.5	1/18/2024	**35**	<58	<290	<0.015	<0.075	<0.037	<0.11	---	---	---	---	**---**
TB-5:12	12	1/18/2024	**15**	<58	<290	<0.015	<0.075	<0.038	<0.11	---	---	---	---	**---**
TSW-1:10	10	1/18/2024	<8.7	<62	<310	<0.017	<0.087	<0.044	<0.13	<0.026	<0.044	<0.0022	<0.087	**10**
TSW-2:10	10	1/18/2024	<11	<69	<340	<0.022	<0.11	<0.054	<0.16	---	---	---	---	**---**
TB-6:12	12	1/18/2024	<8.8	<62	<310	<0.018	<0.088	<0.044	<0.13	---	---	---	---	**---**
TSNW-1:8.5	8.5	1/18/2024	<7.9	<60	<300	<0.016	<0.079	<0.040	<0.12	<0.024	<0.040	<0.0020	<0.079	**9.8**
TSNW-2:11	11	1/18/2024	<7.4	<58	<290	<0.015	<0.074	<0.037	<0.11	---	---	---	---	**---**
TB-7:13	13	1/25/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	**---**
TSS-1:10	10	1/25/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	**---**
TB-8:13	13	1/25/2024	<5	<50	<250	<0.02	**0.035**	<0.02	<0.06	---	---	---	---	**---**
TSS-2:10.5	10.5	1/25/2024	**15**	<50	<250	<0.02	**0.040**	<0.02	<0.06	---	---	---	---	**---**
TL-3:3	3	3/11/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	**---**
SP-1	---	1/16/2024	**110**	<58	<290	<0.015	<0.073	**0.54**	**1.4**	**---**	**---**	---	---	**---**
SP-2	---	1/17/2024	**54**	<59	<290	<0.015	<0.077	**0.24**	**0.56**	**---**	**---**	---	---	**---**
SP-3	---	1/17/2024	<6.2	<59	<290	<0.012	<0.062	<0.031	<0.093	---	---	---	---	**---**
SP-4	---	1/17/2024	**36**	<57	<290	<0.014	<0.072	**0.10**	**0.28**	---	---	---	---	**---**
SP-5	---	1/17/2024	**12**	<57	<290	<0.014	<0.072	**0.051**	**0.12**	**---**	**---**	---	---	**---**
SP-6	---	1/17/2024	**120**	<57	<280	<0.014	<0.070	**0.31**	**0.7**	**---**	**---**	---	---	**---**
SP-7	---	1/17/2024	<7.0	<57	<280	<0.014	<0.070	<0.035	<0.10	---	---	---	---	**---**
SP2-1	---	1/24/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---	**---**
SP2-2	---	1/24/2024	**7.7**	<50	<250	<0.02	**0.040**	<0.02	<0.06	---	---	---	---	**---**
SP2-3	---	1/24/2024	**7.3**	<50	<250	<0.02	**0.032**	<0.02	<0.06	---	---	---	---	**---**
MTCA Soil Cleanup Level			30/100[a]*	2,000*	2,000*	0.03*	7*	6*	9*	11	0.1*	0.005*	5*	250*

Notes:
VOCs = volatile organic compounds.
mg/kg = milligrams per kilogram (equivalent to parts per million [ppm]).
--- = not analyzed or not applicable.
MTCA = Washington State Model Toxics Control Act.
Bold concentrations are detectable concentrations, below their cleanup level.
Shaded and Bold concentrations are detectable concentrations, exceeding their cleanup level.
a = use lower value when benzene is present, or when the total of ethylbenzene, toluene and xylenes is greater than 1% of GRO concentration.
* = MTCA Method A Soil Cleanup Level for Unrestricted Land Uses shown. All other cleanup levels are Method B, with cancer values reported (when present).

TABLE 5
Gas Station USTs Area of Concern
Summary of Petroleum Products, BTEX, and Lead in Groundwater
1110 Martin Luther King Jr. Way
Seattle, Washington

Sample ID	Sample Date	Gasoline Range Organics (GRO)	Diesel Range Organics (DRO)	Heavy Oil Range Organics (ORO)	Benzene	Toluene	Ethylbenzene	Xylenes	Total Lead	Dissolved Lead
		µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
KSB-3:W	8/7/2015	<50.0	<49.9	<99.8	<1.00	<1.00	<1.00	<1.00	---	---
KSB-4:W	8/7/2015	<50.0	<50.0	<100	<1.00	<1.00	<1.00	<1.00	---	---
KSB-5:W	8/7/2015	**334**	<50.0	<99.9	<1.00	<1.00	<1.00	<1.00	---	---
KSB-6:W	8/7/2015	<50.0	<50.0	<99.9	<1.00	<1.00	<1.00	<1.00	---	---
MW-1	6/13/2022	**410**	**240**	<230	<0.20	<1.0	<0.20	**0.50**	<1.1	<1.0
MTCA Method A Cleanup Level for Groundwater		800[a]/1,000	500	500	5	1,000	700	1,000	15	15

Notes:
BTEX = benzene, toluene, ethylbenzene, and xylenes.
µg/L = micrograms per liter (equivalent to parts per billion [ppb]).
--- = not analyzed.
MTCA = Washington State Model Toxics Control Act.
Bold concentrations are detectable concentrations, below their cleanup level.
Shaded and Bold concentrations are detectable concentrations, exceeding their cleanup level.
a = use lower value when benzene is present, or when the total of ethylbenzene, toluene and xylenes is greater than 1% of GRO concentration.

TABLE 6
Heating Oil UST Area of Concern
Summary of Petroleum Products and BTEX in Soil
1110 Martin Luther King Jr. Way
Seattle, Washington 98122

Sample ID	Sample Depth (below ground surface)	Sample Date	Gasoline Range Organics (GRO)	Diesel Range Organics (DRO)	Heavy Oil Range Organics (ORO)	Benzene	Toluene	Ethylbenzene	Xylenes	Lead
	(feet)		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
MW-2:5.5	5.5	6/7/2022	**100**	**64**	**160**	<0.061	<0.31	<0.061	<0.12	**28**
UST-6:E Bottom:8	8	12/29/2023	**720**	**9,500**	**1,200**	<0.02	<0.1	**1.3**	**0.52**	---
UST-6:W.Bottom:8	8	12/29/2023	**460**	**6,400**	**830**	<0.02	<0.1	**1.1**	**0.40**	---
U6-B1:9.75	9.75	2/27/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---
U6-SS1:8.5	8.5	2/29/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---
U6-SSW:8.5	8.5	2/29/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---
U6-SW:8.5	8.5	2/29/2024	**7.5**	<50	<250	<0.02	<0.02	<0.02	<0.06	---
U6-SW2:8.5	8.5	2/29/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---
U6-SNW:8.5	8.5	3/1/2024	**52**	<50	<250	<0.02	<0.02	<0.02	**0.16**	---
U6-SN:8.5	8.5	3/1/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---
U6-B2:10	10	3/1/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---
U6-SE:8.5	8.5	3/1/2024	**210**	**2,100**	<250	<0.02	<0.02	**0.73**	**1.4**	---
U6-SNE:8	8	3/1/2024	**250**	**1,900**	<250	<0.02	**0.030**	**0.81**	**1.4**	---
U6-SNE2:8	8	3/1/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---
U6-B3:10	10	3/1/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---
U6-SP-1	---	2/29/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---
U6-SP-2	---	2/29/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---
U6-SP-3	---	2/29/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---
U6-SP-4	---	2/29/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---
MTCA Method A Soil Cleanup Level for Unrestricted Land Uses			30/100[a]	2,000	2,000	0.03	7	6	9	250

Notes:
BTEX = benzene, toluene, ethylbenzene, and xylenes.
mg/kg = milligrams per kilogram (equivalent to parts per million [ppm]).
--- = not analyzed or not applicable.
MTCA = Washington State Model Toxics Control Act.
Bold concentrations are detectable concentrations, below their cleanup level.
Shaded and Bold concentrations are detectable concentrations, exceeding their cleanup level.
a = use lower value when benzene is present, or when the total of ethylbenzene, toluene and xylenes is greater than 1% of GRO concentration.

TABLE 7
Heating Oil UST Area of Concern
Summary of Petroleum Products, BTEX, and Lead in Groundwater
1110 Martin Luther King Jr. Way
Seattle, Washington

Sample ID	Sample Date	Gasoline Range Organics (GRO)	Diesel Range Organics (DRO)	Heavy Oil Range Organics (ORO)	DRO +ORO	Benzene	Toluene	Ethylbenzene	Xylenes	Total Lead	Dissolved Lead
		µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
MW-2	6/13/2022	**160**	**290**	**300**	**590**	<0.20	<1.0	<0.20	<0.40	<1.1	<1.0
MTCA Method A Cleanup Level for Groundwater		800[a]/1,000	500	500	500	5	1,000	700	1,000	15	15

Notes:
BTEX = benzene, toluene, ethylbenzene, and xylenes.
µg/L = micrograms per liter (equivalent to parts per billion [ppb]).
--- = not analyzed.
MTCA = Washington State Model Toxics Control Act.
Bold concentrations are detectable concentrations, below their cleanup level.
Shaded and Bold concentrations are detectable concentrations, exceeding their cleanup level.
a = use lower value when benzene is present, or when the total of ethylbenzene, toluene and xylenes is greater than 1% of GRO concentration.

TABLE 8
Waste Oil UST Area of Concern
Summary of Petroleum Products, BTEX, and Lead in Soil
1110 Martin Luther King Jr. Way
Seattle, Washington 98122

Sample ID	Sample Depth (below ground surface)	Sample Date	Gasoline Range Organics (GRO)	Diesel Range Organics (DRO)	Heavy Oil Range Organics (ORO)	DRO +ORO	Benzene	Toluene	Ethylbenzene	Xylenes	Lead
	(feet)		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
KSB-10:8	8	8/7/2015	**77.5**	<26.1	<65.2	---	<0.0140	<0.0140	<0.0210	**0.0310**	---
KSB-10:14	14	8/7/2015	<2.83	<21.1	<52.8	---	<0.0113	<0.0113	<0.0170	<0.0113	---
MW-4:6.5	6.5	6/8/2022	**1,100**	**390**	**260**	**650**	<0.073	<0.37	**0.13**	<0.15	**120**
UST-5:E.Bottom:7.5	7.5	12/29/2023	<5	<50	<250	---	<0.02	<0.02	<0.02	<0.06	---
UST-5:W.Bottom:7.5	7.5	12/29/2023	**820**	**150**	<250	**150**	<0.02	**3.6**	**1.3**	**5.1**	**50.6**
T-CL-16:6.5	6.5	1/12/2024	**3,500**	**9,300**	**13,000**	**22,300**	<0.02	<0.1	**7.5**	**18**	---
U5-B1:10	10	3/4/2024	<5	<50	<250	---	<0.02	**0.043**	<0.02	<0.06	---
U5-SW:8	8	3/4/2024	**63**	<50	<250	---	**0.034**	**0.10**	<0.02	**0.26**	---
U5-SS:8	8	3/4/2024	**8.4**	<50	<250	---	<0.02	<0.02	<0.02	<0.06	---
U5-SN:8	8	3/4/2024	**600**	<50	<250	---	**0.046**	**3.3**	**0.66**	**3.7**	---
U5-SW2:8	8	3/5/2024	<5	<50	<250	---	<0.02	<0.02	<0.02	<0.06	---
U5-SNW:8	8	3/5/2024	<5	<50	<250	---	<0.02	<0.02	<0.02	<0.06	---
T-CL-17:9	9	3/5/2024	<5	<50	<250	---	<0.02	<0.02	<0.02	<0.06	---
T-CL-18:8	8	3/5/2024	**340**	**760**	**1,400**	**2,160**	<0.02	<0.02	**0.31**	**0.56**	---
T-CL-19:8	8	3/5/2024	<5	<50	<250	---	<0.02	**0.45**	<0.02	<0.06	---
MTCA Method A Soil Cleanup Level			30/100[a]	2,000	2,000	2,000	0.03	7	6	9	250

Notes:

BTEX = benzene, toluene, ethylbenzene, and xylenes.

mg/kg = milligrams per kilogram (equivalent to parts per million [ppm]).

--- = not analyzed or not applicable.

MTCA = Washington State Model Toxics Control Act.

Bold concentrations are detectable concentrations, below their cleanup level.

Shaded and Bold concentrations are detectable concentrations, exceeding their cleanup level.

a = use lower value when benzene is present, or when the total of ethylbenzene, toluene and xylenes is greater than 1% of GRO concentration.

TABLE 9
Waste Oil UST Area of Concern
Summary of cPAHs in Soil
1110 Martin Luther King Jr. Way
Seattle, Washington

		UST-5:W.Bottom:7.5	Toxicioty Equivalency Factor[a]	MTCA Method A Cleanup Level
Depth (feet)		7.5		
Date Sampled		12/29/23		
Benzo(a)anthracene	mg/kg	**0.012**	0.1	NV
Chrysene	mg/kg	**0.023**	0.01	NV
Benzo(a)pyrene	mg/kg	**0.040**	1	0.1
Benzo(b)fluoranthene	mg/kg	**0.043**	0.1	NV
Benzo(k)fluoranthene	mg/kg	**0.017**	0.1	NV
Indeno(1,2,3-cd)pyrene	mg/kg	**0.035**	0.1	NV
Dibenz(a,h)anthracene	mg/kg	<0.01	0.1	NV
Weighted Concentration		**0.051**		0.1

Notes:

cPAHs = carcinogenic polycyclic aromatic hydrocarbons.

mg/kg = milligrams per kilogram (equivalent to parts per million [ppm]).

MTCA = Washington State Model Toxics Control Act.

NV = no cleanup value under this criteria.

Bold concentrations are detectable concentrations, below their cleanup level.

Shaded and Bold concentrations are detectable concentrations, exceeding their cleanup level.

a = Toxicity Equivalency Factors reported in WAC 173-340-900, Table 708-2.

TABLE 10
Waste Oil UST Area of Concern
Summary of VOCs and PCBs in Soil
1110 Martin Luther King Jr. Way
Seattle, Washington

		MW-4:6.5	UST-5:W.Bottom:7.5	MTCA Method A or B Cleanup Level
Depth (feet)		6.5	7.5	
Date Sampled		6/8/22	12/29/23	
Vinyl Chloride	mg/kg	<0.073	<0.002	0.67
Chloroethane	mg/kg	<0.37	<0.1	NV
1,1-Dichloroethene	mg/kg	<0.073	<0.002	180
Methylene Chloride	mg/kg	<0.37	<0.2	0.02*
Methyl tert-Butyl Ether (MTBE)	mg/kg	---	<0.002	0.1*
trans-1,2-Dichloroethene	mg/kg	<0.073	<0.002	1,600
1,1-Dichloroethane	mg/kg	<0.073	<0.002	180
cis-1,2-Dichloroethene	mg/kg	<0.073	<0.002	160
1,2-Dichloroethane (EDC)	mg/kg	<0.073	<0.002	11
1,1,1-Triichloroethane	mg/kg	<0.073	<0.002	2*
Trichloroethene (TCE)	mg/kg	<0.073	<0.002	0.03*
Tetrachloroethene (PCE)	mg/kg	<0.073	<0.002	0.05*
1,2-Dibromoethane (EDB)	mg/kg	<0.073	<0.005	0.005*
Aroclor 1221	mg/kg	---	<0.02	1*
Aroclor 1232	mg/kg	---	<0.02	1*
Aroclor 1016	mg/kg	---	<0.02	1*
Aroclor 1242	mg/kg	---	<0.02	1*
Aroclor 1248	mg/kg	---	<0.02	1*
Aroclor 1254	mg/kg	---	<0.02	1*
Aroclor 1260	mg/kg	---	<0.02	1*
Aroclor 1262	mg/kg	---	<0.02	1*
Aroclor 1268	mg/kg	---	<0.02	1*
Total PCB Concentration	mg/kg	---	<0.02	1*

Notes:

VOCs = volatile organic compounds.

PCBs = polychlorinated biphenyls.

mg/kg = milligrams per kilogram (equivalent to parts per million [ppm]).

MTCA = Washington State Model Toxics Control Act.

NV = no cleanup value under this criteria.

Bold concentrations are detectable concentrations, below their cleanup level.

Shaded and Bold concentrations are detectable concentrations, exceeding their cleanup level.

* = MTCA Method A Soil Cleanup Level for Unrestricted Land Uses shown. All others are Method B, with cancer values reported (when present).

--- = not analyzed.

TABLE 11
Waste Oil UST Area of Concern
Summary of Petroleum Products, BTEX, and Lead in Groundwater
1110 Martin Luther King Jr. Way
Seattle, Washington

Sample ID	Sample Date	Gasoline Range Organics (GRO)	Diesel Range Organics (DRO)	Heavy Oil Range Organics (ORO)	DRO +ORO	Benzene	Toluene	Ethylbenzene	Xylenes	Total Lead	Dissolved Lead
		µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
KSB-10:W	8/7/2015	<50.0	<50.0	<99.9	---	<1.00	<1.00	<1.00	<1.00	---	---
MW-4	6/13/2022	**110**	**230**	**310**	**540**	<0.20	<1.0	<0.20	<0.40	<1.1	<1.0
MTCA Method A Cleanup Level for Groundwater		800[a]/1,000	500	500	500	5	1,000	700	1,000	15	15

Notes:
BTEX = benzene, toluene, ethylbenzene, and xylenes.
µg/L = micrograms per liter (equivalent to parts per billion [ppb]).
--- = not analyzed or not applicable.
MTCA = Washington State Model Toxics Control Act.
Bold concentrations are detectable concentrations, below their cleanup level.
Shaded and Bold concentrations are detectable concentrations, exceeding their cleanup level.
a = use lower value when benzene is present, or when the total of ethylbenzene, toluene and xylenes is greater than 1% of GRO concentration.

TABLE 12
Pump Island Area of Concern
Summary of Petroleum Products, BTEX, and Lead in Soil
1110 Martin Luther King Jr. Way
Seattle, Washington 98122

Sample ID	Sample Depth (below ground surface)	Sample Date	Gasoline Range Organics (GRO)	Diesel Range Organics (DRO)	Heavy Oil Range Organics (ORO)	Benzene	Toluene	Ethylbenzene	Xylenes	1,2-Dichloroethane (EDC)	1,2-Dibromoethane (EDB)	Methyl tert-Butyl Ether (MTBE)	Lead
	(feet)		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
KSB-7:3	3	8/7/2015	<2.41	<21.5	<53.7	<0.00965	<0.00965	<0.0145	<0.00965	---	---	---	**3.79**
KSB-7:8	8	8/7/2015	**658**	<21.5	<53.7	<0.00985	<0.00985	**0.0332**	**0.0305**	**---**	**---**	**---**	**10.9**
KSB-8:3	3	8/7/2015	**1,220**	<22.7	<56.8	**0.0258**	**0.185**	**6.56**	**38.1**	**---**	**---**	**---**	**293**
KBB-8:8	8	8/7/2015	**50.2**	<22.5	<56.3	<0.00902	<0.00902	**0.145**	**0.0756**	**---**	**---**	**---**	**7.39**
KSB-17:6.5	6.5	6/3/2022	**250**	**43**	**120**	<0.046	<0.23	<0.046	<0.092	<0.046	<0.046	---	---
KSB-18:5.5	5.5	6/3/2022	**4,900**	**620**	**100**	<0.24	<1.2	**2.7**	**18.6**	<0.24	<0.24	**---**	---
KSB-18:10.5	10.5	6/3/2022	<5.7	<24	<59	---	---	---	---	---	---	---	---
KSB-19:6.5	6.5	6/3/2022	**290**	**81**	<58	<0.046	<0.23	<0.046	<0.093	<0.046	<0.046	---	---
KSB-19:15	15	6/3/2022	<11	<25	<61	---	---	---	---	---	---	---	---
KSB-20:6	6	6/3/2022	**340**	<24	<59	<0.00086	<0.0043	<0.0016	<0.0027	<0.00086	<0.00086	---	---
KSB-20:12.5	12.5	6/3/2022	<11	<24	<61	---	---	---	---	---	---	---	---
MW-2:5.5	5.5	6/7/2022	**100**	**64**	**160**	<0.061	<0.31	<0.12	<0.061	---	---	---	**28**
MW-3:6.5	6.5	6/8/2022	**43**	<30	<61	<0.00091	<0.0046	<0.00091	<0.0018	---	---	---	<6.1
PI-1:9	9	3/7/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---
PI-2:9	9	3/7/2024	**7.0**	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---
PI-3:8.5	8.5	3/8/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---
PI-4:7	7	3/8/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---
PI-5:7	7	3/8/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---
PI-6:9	9	3/8/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	<0.002	<0.005	<0.002	**4.1**
PI-7:7.5	7.5	3/11/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---
PI-8:7.5	7.5	3/12/2024	<5	<50	<250	<0.02	<0.02	<0.02	**0.079**	**---**	**---**	**---**	---
PI-9:9	10	3/12/2024	**29**	<100	<500	<0.02	**0.056**	<0.04	<0.12	---	---	---	---
PI-10:7.5	7.5	3/13/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---
PI-11:7.5	7.5	3/13/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	<0.002	<0.005	<0.002	**9.1**
PI-12:4.5	4.5	3/13/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---
PI-13:9	9	3/13/2024	**9.9**	<50	<250	<0.02	<0.02	<0.02	<0.06	<0.002	<0.005	<0.002	**9.0**
PI-14:8	8	3/14/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---
PI-15:9.5	9.5	3/14/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---
PI-16:7.5	7.5	3/14/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---
PI-17:7	7	3/14/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	<0.002	<0.005	<0.002	**7.0**
PI-18:2.5	2.5	3/18/2024	**270**	**180**	<250	**3.9**	**13**	**2.1**	**13**	**---**	**---**	**---**	---
PI-19:7	7	3/18/2024	**92**	<50	<250	<0.02	**0.038**	**0.079**	**0.47**	**---**	**---**	**---**	---
PI-20:9.5	9.5	3/18/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---
PI-21:8	8	3/19/2024	<5	<50	<250	<0.02	**0.031**	<0.02	<0.06	---	---	---	---
PI-22:8	8	3/19/2024	**21**	<50	<250	<0.02	**0.19**	**0.033**	**0.17**	<0.002	<0.005	<0.002	**40**
PI-23:8	8	3/19/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	<0.002	<0.005	<0.002	**11**
PI-24:9.5	9.5	3/19/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---
TL-2:2.5	2.5	3/5/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---
TL-3:3	3	3/11/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---
PI-SP-1	---	3/8/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---
PI-SP-2	---	3/8/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---
PI-SP-3	---	3/8/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---
SP19-1	---	3/19/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---
SP19-2	---	3/19/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---
SP19-3	---	3/19/2024	<5	<50	<250	<0.02	<0.02	<0.02	<0.06	---	---	---	---
MTCA Soil Cleanup Level			30/100[a]*	2,000*	2,000*	0.03*	7*	6*	9*	11	0.005*	0.1*	250*

Notes:
BTEX = benzene, toluene, ethylbenzene, and xylenes.
mg/kg = milligrams per kilogram (equivalent to parts per million [ppm]).
--- = not analyzed or not applicable.
MTCA = Washington State Model Toxics Control Act.
Bold concentrations are detectable concentrations, below their cleanup level.
Shaded and Bold concentrations are detectable concentrations, exceeding their cleanup level.
a = use lower value when benzene is present, or when the total of ethylbenzene, toluene and xylenes is greater than 1% of GRO concentration.
* = MTCA Method A Soil Cleanup Level for Unrestricted Land Uses shown. All others are Method B, with cancer values reported (when present).

TABLE 13
Pump Island Area of Concern
Summary of Petroleum Products, BTEX, and Lead in Groundwater
1110 Martin Luther King Jr. Way
Seattle, Washington

Sample ID	Sample Date	Gasoline Range Organics (GRO)	Diesel Range Organics (DRO)	Heavy Oil Range Organics (ORO)	DRO +ORO	Benzene	Toluene	Ethylbenzene	Xylenes	Total Lead	Dissolved Lead
		µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
KSB-7:W	8/7/2015	**345**	<49.9	<99.8	---	<1.00	<1.00	<1.00	<1.00	---	<1.00
KSB-8:W	8/7/2015	**1,360**	<49.9	<99.8	---	**1.72**	**2.36**	**29.6**	**55.4**	---	<1.00
KSB-18:W	6/3/2022	**1,300**	**770**	**240**	**1,010**	<0.40	<2.0	**5.4**	**41**	---	---
KSB-19:W	6/3/2022	**630**	**850**	**340**	**1,190**	<0.20	<1.0	<0.20	**0.89**	---	---
KSB-20:W	6/3/2022	**670**	**690**	**230**	**920**	<0.20	<1.0	**0.36**	**0.76**	---	---
MW-2	6/13/2022	**160**	**290**	**300**	**590**	<0.20	<1.0	<0.20	<0.40	<1.1	<1.0
MW-3	6/13/2022	<100	**650**	**520**	**1,170**	<0.20	<1.0	<0.20	<0.40	<1.1	<1.0
MTCA Method A Cleanup Level for Groundwater		800[a]/1,000	500	500	500	5	1,000	700	1,000	15	15

Notes:
BTEX = benzene, toluene, ethylbenzene, and xylenes.
µg/L = micrograms per liter (equivalent to parts per billion [ppb]).
--- = not analyzed or not applicable.
MTCA = Washington State Model Toxics Control Act.
Bold concentrations are detectable concentrations, below their cleanup level.
Shaded and Bold concentrations are detectable concentrations, exceeding their Cleanup Level.
a = use lower value when benzene is present, or when the total of ethylbenzene, toluene and xylenes is greater than 1% of GRO concentration.

TABLE 14
Supplemental Sampling
Summary of Petroleum Products and BTEX in Soil
1110 Martin Luther King Jr. Way
Seattle, Washington 98122

Sample ID	Sample Depth (below ground surface)	Sample Date	Gasoline Range Organics (GRO)	Diesel Range Organics (DRO)	Heavy Oil Range Organics (ORO)	Benzene	Toluene	Ethylbenzene	Xylenes
	(feet)		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
KSB-22:8	8	5/1/2024	**23**	<50	<250	<0.02	**0.29**	**0.051**	**0.19**
KSB-23:8	8	5/9/2024	<5	<50	**340**	<0.02	<0.02	<0.06	<0.06
KSB-24:8.5	8.5	5/9/2024	<5	<50	<250	<0.02	<0.02	<0.06	<0.06
KSB-25:7	7	5/9/2024	<5	**680x**	**5,600**	<0.02	<0.02	<0.06	<0.06
MTCA Soil Cleanup Level			30/100[a]	2,000	2,000	0.03	7	6	9

Notes:
BTEX = benzene, toluene, ethylbenzene, and xylenes.
mg/kg = milligrams per kilogram (equivalent to parts per million [ppm]).
MTCA = Washington State Model Toxics Control Act.
Bold concentrations are detectable concentrations, below their cleanup level.
Shaded and Bold concentrations are detectable concentrations, exceeding their cleanup level.
a = use lower value when benzene is present, or when the total of ethylbenzene, toluene and xylenes is greater than 1% of GRO concentration.
X = laboratory qualifier: "The sample chromatographic pattern does not resemble the fuel standard used for quantitation."

TABLE 15
Compliance Sampling
Summary of Petroleum Products, VOCs, and cPAHs in Groundwater
1110 Martin Luther King Jr. Way
Seattle, Washington

Sample ID	Sample Date	Gasoline Range Organics (GRO)	Diesel Range Organics (DRO)	Diesel Range Organics (DRO) with SGT	Heavy Oil Range Organics (ORO)	Heavy Oil Range Organics (ORO) with SGT	Sum of DRO + ORO	Sum of DRO + ORO with SGT	Benzene	Toluene	Ethylbenzene	Xylenes	Methyl t-butyl ether (MTBE)	1,2-Dichloroethane (EDC)	1,2-Dibromoethane (EDB)	Vinyl Chloride	Other Chlorinated VOCs [c]	cPAHs
		µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
MW-1:W	5/9/2024	<50.0 VPH	**160x**	<50	<250	<250	**160x**	<300	**1.7**	<1	**1.5**	<3	<1	**0.43**	<0.01	---	---	<0.02
	8/16/2024	**150**	**140x**	<50	<250	<250	**140x**	<300	<0.35	<1	<1	<3	<1	**0.22**	<0.01	---	---	<0.02
MW-2R:W	5/9/2024	<50.0 VPH	**100x**	<50	<250	<250	**100x**	<300	<0.35	<1	<1	<3	<1	<0.2	<0.01	**0.17**	nd	<0.02
	8/19/2024	<100	**54x**	<50	<250	<250	**54x**	<300	<0.35	<1	<1	<3	<1	<0.2	<0.01	**0.36**	nd	<0.02
MW-3R:W	5/9/2024	<50.0 VPH	<50	<50	<250	<250	<300	<300	<0.35	<1	<1	<3	<1	<0.2	<0.01	---	---	<0.02
	8/19/2024	<100	<50	<50	<250	<250	<300	<300	<0.35	<1	<1	<3	<1	<0.2	<0.01	---	---	<0.02
MW-4R:W	5/9/2024	<50.0 VPH	**400x**	<50	<250	<250	**400x**	<300	<0.35	<1	<1	<3	<1	<0.2	<0.01	**0.034**	---	<0.02
	8/19/2024	<100	**280x**	<50	<250	<250	**280x**	<300	<0.35	<1	<1	<3	<1	<0.2	<0.01	**0.039**	---	<0.02
MTCA Method A Level for Groundwater		800 [a]/1,000	500	500	500	500	500	500	5	1,000	700	1,000	20	5	0.01	0.2	Varies	0.1b

Notes:
VOCs = volatile organic compounds.
--- - not analyzed.
cPAHs = carcinogenic polycyclic aromatic hydrocarbons: benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenz(a,h)anthracene, and ideno(1,2,3-cd)pyrene.
SGT = silica gel treatment.
µg/L = micrograms per liter (equivalent to parts per billion [ppb]).
MTCA = Washington State Model Toxics Control Act.
Bold concentrations are detectable concentrations, below their cleanup level.
Shaded and Bold concentrations are detectable concentrations, exceeding their cleanup level.
nd = not detected at laboratory reporting limit. See analytical laboratory reports for compound list and reproting limits.
VPH = value reported from Volatile Petroleum Hydrocarbons analyses.
X = laboratory qualifier: "The sample chromatographic pattern does not resemble the fuel standard used for quantitation."
a = use lower value when benzene is present, or when the total of ethylbenzene, toluene and xylenes is greater than 1% of GRO concentration.
b = MTCA Method A Cleanup Level for Groundwater based on adjusted concentrations using toxicity equivalency methodology in WAC173-340-708(8).
c = chlorinated VOCs were analyzed. See analytical laboratory report for compound list and reporting limits.

APPENDIX A
SITE PHOTOGRAPHS

Photograph 1 – View east of the northern portion of the Property, showing the automotive repair shop and pump island canopy as they appeared in 2015. The billboard in the northern extent of the Property is also shown (left).

Photograph 2 – View south from the central portion of the Property, showing the Gas Station USTs AOC in the southern portion of the Property prior to excavation of removal of the four USTs and associated PCS. Groundwater monitoring well MW-1 is also shown (left).

Photograph 3 – View east of the northern portion of the Property, showing the steel access port to UST-5 (center) prior to demolition of the automotive repair shop structure (background) and relocation of the northern fence line (left).

Photograph 4 – Two views showing the removal of the waste oil UST (UST-5), including in the ground with the top exposed and cut open (left), and removed from the ground with holes in the western wall of the UST painted (right).

Photograph 5 – Two views showing the removal of the heating oil UST (UST-6), including in the ground with the top exposed and cut open (left), and removed from the ground with holes in the western wall of the UST painted (right).

Photograph 6 – View of the initial excavation in the Automotive Repair Shop AOC, showing removal of soils for Contained-In Disposal (CID) to approximately 3 feet below ground surface (bgs). The two hydraulic lift cylinders removed from the ground are shown (right).

Photograph 7 – View of the excavation in the Automotive Repair Shop AOC, showing the removal of PCS in the northeastern portion of the excavation to the silty organic soil layer present approximately 8.5 feet bgs beneath the base of the western foundation wall. The northern foundation wall (left) remains supported by soil.

Photograph 8 – View of the excavation in the Automotive Repair Shop AOC, showing the completion of the excavation to the silty organic soil layer present approximately 8.5 feet bgs. Gas station UST vent pipes are shown.

Photograph 9 – View of the Gas Station AOC in the southern portion of the Property, showing the removal of the asphalt surface. The Marine Chemist is shown testing vapors in UST-3 to determine that it is safe to cut open.

Photograph 10 – View of the Gas Station AOC in the southern portion of the Property, showing UST-1 (left) and UST-2 (center) exposed and cut open, and UST-3 (right) being cut open.

Photograph 11 – View of the Gas Station AOC in the southern portion of the Property, showing UST-1 being removed from the ground, exposing groundwater accumulated beneath with the UST pit fill material.

Photograph 12 – View of UST-1 removed from the ground, showing holes in the western wall of the UST painted in orange.

Photograph 13 – View of the former UST-1 location, PCS removal as indicated by the gray colored soil, and UST-2 (center) and UST-3 (right) awaiting removal.

Photograph 14 – View of the UST-2 removal, showing underlying PCS indicated by the gray colored soil. UST-3 fill port is shown remining in place (bottom-center).

Photograph 15 – Two views of UST-3, showing it in place with top cut open (left) and being removed from the ground by the excavator (right).

Photograph 16 – View of UST-4 being removed from the ground by the excavator.

Photograph 17 – Representative view of Gas Station USTs AOC excavation following removal of all USTs, showing the presence of a zone of PCS approximately 7 feet to 10 feet bgs to the north of the former UST-4 location and west of the former UST-1 location indicated by gray soil (left of center).

Photograph 18 – Representative view of Gas Station USTs AOC excavation, showing removal of PCS and the presence of accumulated rainwater and groundwater, which was pumped into totes for offsite disposal. Stockpiled quarry spalls backfill is present (left), ready to be placed following excavation to final depth.

Photograph 19 – View of Gas Station USTs AOC excavation, showing the completion of the excavation to the depth of the silty organic layer encountered approximately 12 feet to 13 feet bgs in this portion of the Property.

Photograph 20 – View of Gas Station USTs AOC excavation, showing placement of quarry spalls backfill at the base of the completed excavation.

Photograph 21 – View of Heating Oil UST AOC excavation, showing the excavation extending to the depth of approximately 10 feet bgs where the dark brown silty organic soil was encountered beneath the gray PCS. Concrete debris is shown (center).

Photograph 22 – View of the completed Heating Oil UST AOC excavation, showing the type 17 backfill (lower right), and gray PCS associated with the Pump Island AOC remaining for upcoming removal.

Photograph 23 – View of the Waste Oil UST AOC excavation, showing removal of PCS and the presence of concrete debris surrounding the former UST location.

Photograph 24 – View of the Waste Oil UST AOC excavation, showing completion to the silty organic layer present approximately 10 feet bgs and PCS remaining in place approximately 7 feet to 9 feet bgs along the north sidewall (center).

Photograph 25 – Excavation in the Pump Island AOC, showing removal of gray PCS and concrete debris. The large concrete block (left) was the eastern foundation for the pump island canopy support.

Photograph 26 – Excavation in the Pump Island AOC, showing gray PCS and remnants of the former pump island concrete slab. The mostly backfilled Heatin Oil UST AOC excavation area is shown (center-left).

Photograph 27 – Further excavation in the Pump Island AOC, showing gray PCS and remnants of the former pump island concrete slab.

Photograph 28 – View south showing the southern extent of the Pump Island AOC excavation, and the 3-foot bgs excavation that followed the former transfer lines from the Gas Station USTs AOC (center-top) to the former pump islands.

Photograph 29 – View north of the Pump Island AOC excavation, showing the backfilled eastern portion of the AOC and concrete debris. The eastern large concrete canopy support is shown (center-right).

Photograph 30 – View of the Pump Island AOC excavation, showing the dark brown silty organic soil zone encountered approximately 8.5 feet to 9.5 feet bgs in this portion of the Property.

APPENDIX B
PERMIT DOCUMENTS

Ownership:

James Tjoa
1110 MLK LLC
2312 Eastlake Ave East
Seattle, WA 98102
206-226-2800
james@jamestjoa.com

King County Parcel #:

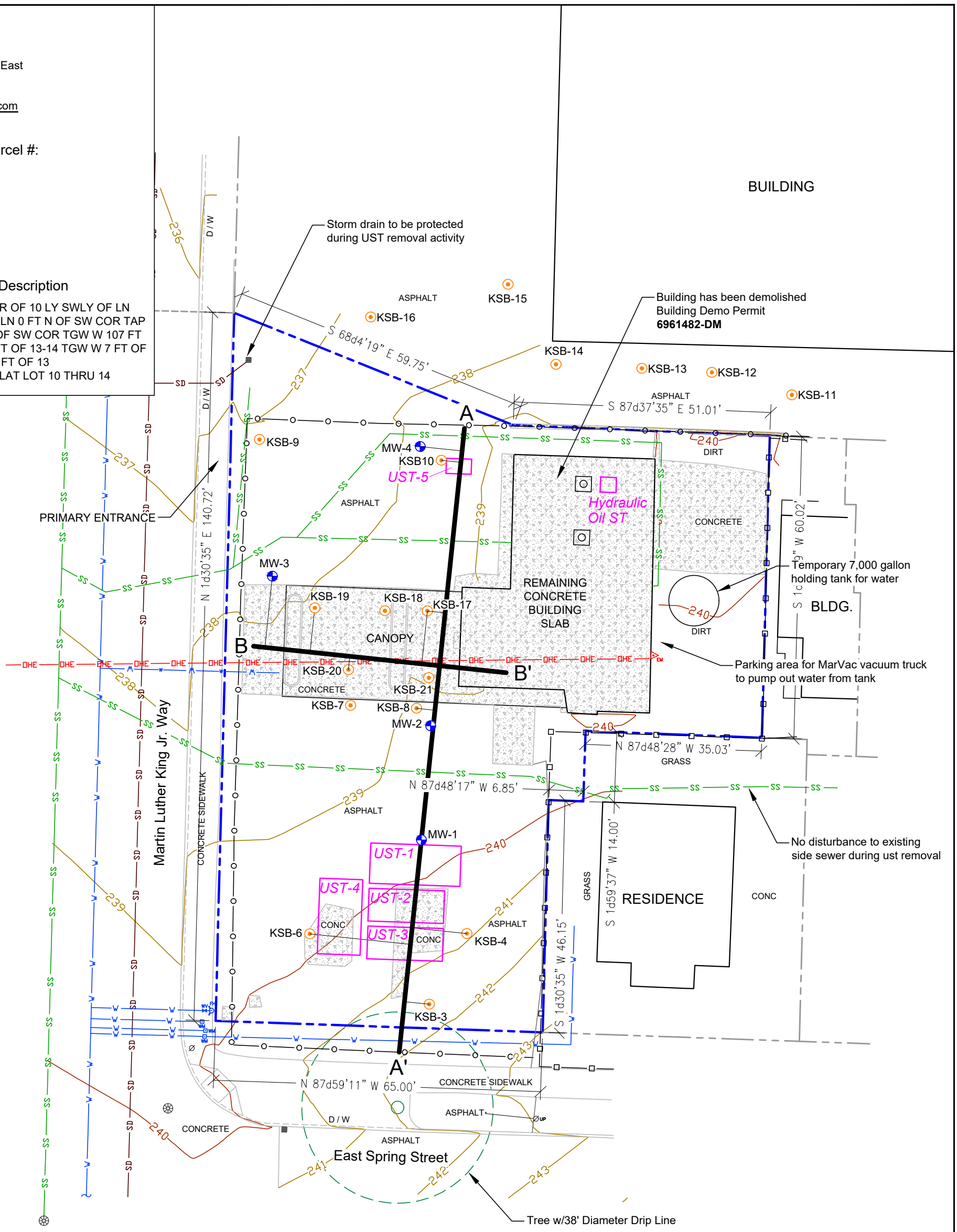
118900-0469

Lot Size:

11,158 sq ft
0.26 acres

Property Legal Description

BUCKIUS ADD POR OF 10 LY SWLY OF LN RNG FR PT ON W LN 0 FT N OF SW COR TAP ON S LN 56 FT E OF SW COR TGW W 107 FT OF 11-12 & W 65 FT OF 13-14 TGW W 7 FT OF N 14 FT OF E 92.2 FT OF 13
PLAT BLOCK 4 - PLAT LOT 10 THRU 14



LEGEND

- Approximate Property Boundary
- Approximate Adjacent Property Boundary
- Water line
- Sanitary Sewer Line
- Stormwater Drain Line
- Overhead Electric Line
- Chain Link Fence
- Wooden Fence
- Topographic Contour (5' interval)
- Topographic Contour (1' interval)
- UST Location
- Monitoring Well Location
- Direct Push Temporary Soil Boring Location
- Manhole
- Catch Basin
- Utility Pole
- Approximate Location Of Former Hydraulic Lift

N

0 20 40
Approximate Scale in Feet

KANE ENVIRONMENTAL INC
Project No. 103701

Grading Permit
1112 Martin Luther King Jr. Way
Seattle, Washington 98122

Figure 1
Site Plan

NOTES:

This UST Removal project is Exempt from SEPA per Directors Rule 17-2019 Section VI. Other Exemptions E and F.

Total size of USTs is 9,300 gallons.

Drainage plan not required due to use of on-call vacuum truck that will remove rainwater, groundwater from holding tank for permitted disposal at Marine Vacuum Service facility.

Temporary 7,000-gallon water holding tank to store groundwater and rainwater from the excavation will be pumped out directly into Marine Vacuum Service vacuum truck for off-site disposal at their Ecology-approved and permitted water recycling plant in South Seattle. Mar Vac vacuum truck will enter form Martin Luther King Jr. Way and park on concrete area next to the holding tank. Estimated total volume of water to pump from excavation into the temporary holding tank is 6,000-gallons.

Estimated total combined volume of excavation, filling and other movement of earth material.
Excavation: 1,000 cu/yd
Clean fill: 1,200 cu/yd
Total: 2,200 cu/yd

No compaction proposed; therefore, no replacement hard surface.

Side sewer service to 2808/2812/2814/2816/2818/2820 E Spring St shall be maintained at all times during the project.

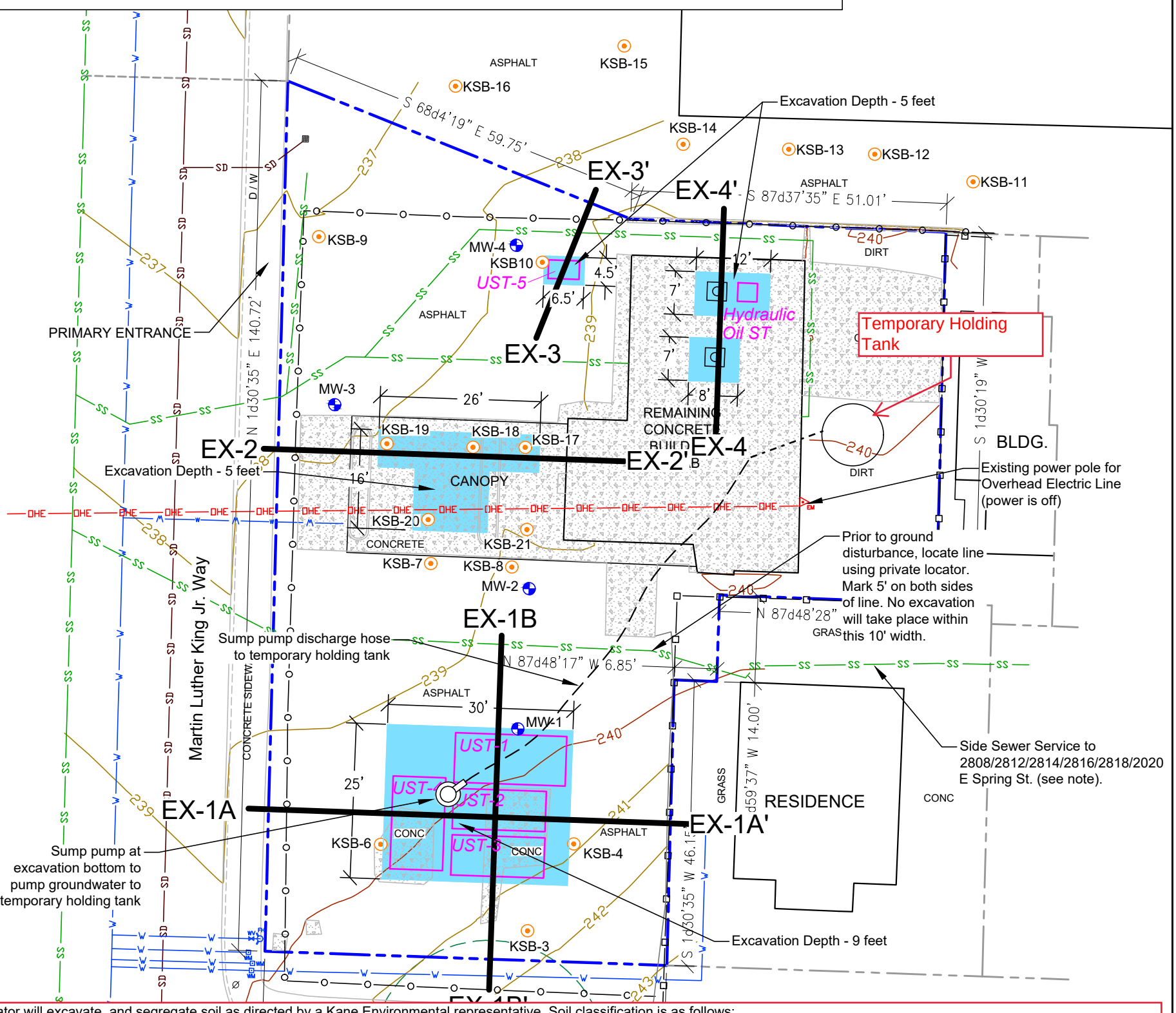
Immediate and long term use.
Commercial

Past use:
Automobile maintenance, former gasoline underground storage tanks with pump island.

ADDITIONAL NOTES:

A professional engineer from Geotech Consultants will be onsite full time during any excavation within a 1.5:1 (H:V) of the property lines.

Geotech Consultants to be onsite to monitor backfill of the excavations.



The excavator operator will excavate, and segregate soil as directed by a Kane Environmental representative. Soil classification is as follows:

- **Class I Clean Soil:** Class I soil contains no detectable TPH or related COCs, and no other evidence of contamination. Class I soils may remain onsite to be used as backfill.
- **Class II Petroleum-Impacted Material**: Class II soils contain TPH or related COCs below the respective MTCA Method A CULs, yet exhibit other indications of impacts, such as detectable TPH concentrations below the MTCA Method A CULs, petroleum odors, or the presence of volatile vapors as measured by photoionization detector (PID). Class II material will be disposed of as non-hazardous waste at an inert materials landfill or a Subtitle D landfill.
- **Class III Petroleum-Contaminated Soils**: This soil contains TPH or related COCs exceeding the MTCA Method A CULs, or otherwise exceeding disposal criteria as Class II. Class III soil will be disposed of as non-hazardous waste at an inert materials landfill or a Subtitle D landfill.
- **Contained In Soil**: Soils containing detectable concentrations of CVOCs will be disposed of as Contained In Soil.

Soils will be field screened for petroleum vapors during excavation. Field screening will consist of olfactory and visual observations, as well as screening by hand-held PID for volatile constituents. A sheen test will be employed to detect a petroleum-indicating sheen when soil aliquots are introduced to water. Soil whose field screening does not indicate petroleum vapors will be handled as Class I. Soil whose field screening indicates petroleum vapors will be handled as Class II/III.

Conditions permitting, Class II and Class III soils will be loaded directly onto haul trucks to avoid the stockpiling of contaminated material and to prevent the mixing of Class II and Class III soils with Class I material. Class I soil, and, if necessary, Class II and Class III soils may be stockpiled on the Site prior to transport off-site. Stockpiles, if used, shall adhere to the following:

- Stockpiles shall be lined with plastic sheeting with a minimum thickness of 6 millimeters, with adjacent sheeting sections overlapping a minimum of 3 feet.
- The perimeter of the stockpiles shall be surrounded by a berm to prevent run-on and/or run-off of water.
- Stockpiles shall be covered when not in use, and the cover shall be anchored to prevent it from being disturbed by wind and shielded from precipitation.

LEGEND

- Approximate Property Boundary
- Approximate Adjacent Property Boundary
- Water line
- Sanitary Sewer Line
- Stormwater Drain Line
- Overhead Electric Line
- Chain Link Fence
- Wooden Fence
- Topographic Contour (5' interval)
- Topographic Contour (1' interval)
- Excavation
- UST Location
- Monitoring Well Location
- Direct Push Temporary Soil Boring Location
- Manhole
- Catch Basin
- Utility Pole

Acronyms

COC: Contaminant of Concern
CUL: Cleanup Level
CVOC: Chlorinated Volatile Organic Compound
MTCA: Model Toxics Control Act
PID: Photo-Ionization Detector
SEPA: State Environmental Policy Act
TPH: Total Petroleum Hydrocarbons
UST: Underground Storage Tank

N

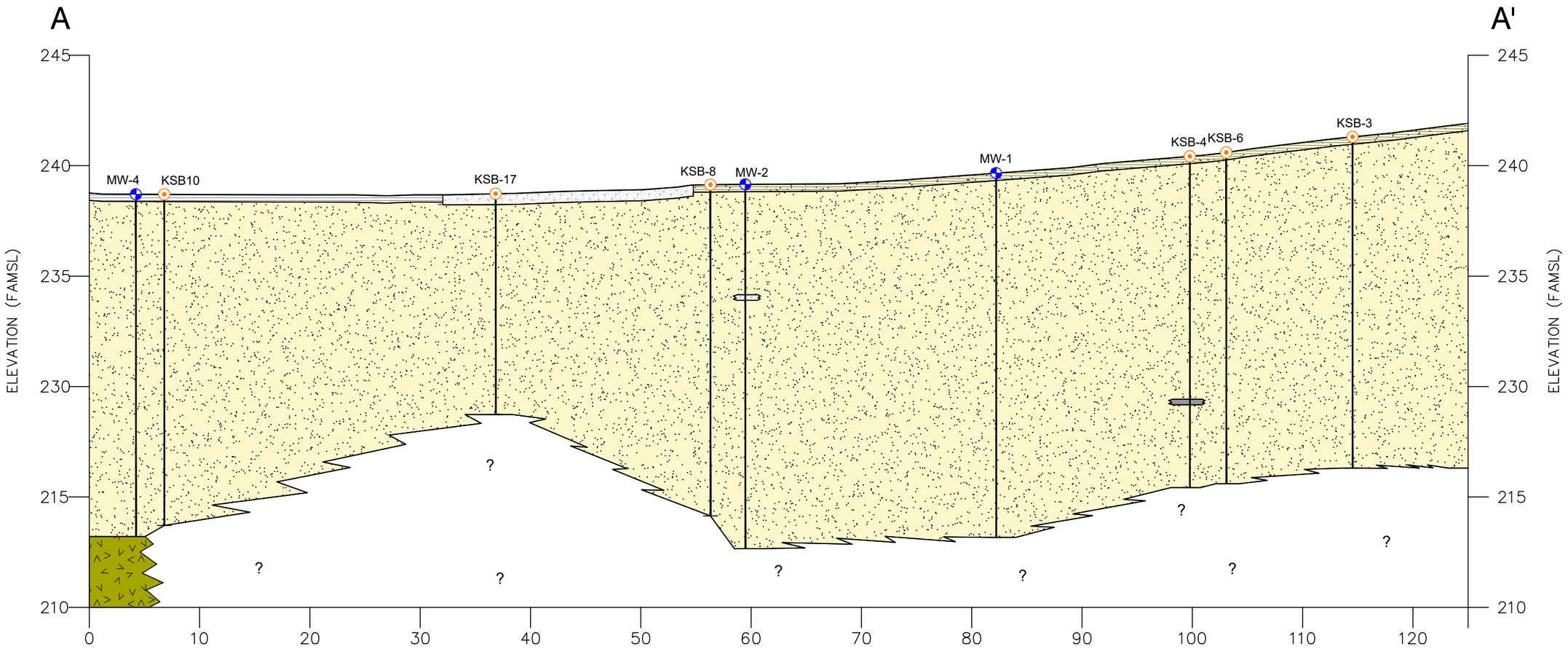
0 20 40
Approximate Scale in Feet

KANE ENVIRONMENTAL INC

Project No. 103701

Grading Permit
1112 Martin Luther King Jr. Way
Seattle, Washington 98122

Figure 2
Excavation Plan

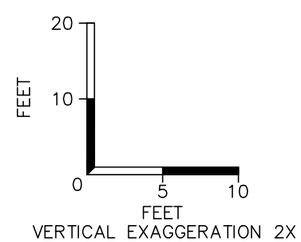


LEGEND

- Monitoring Well Location
- Direct Push Temporary Soil Boring Location

GEOLOGIC LEGEND

- Asphalt
- Concrete
- Silty Sands and Sandy Silts with Gravel
- Peat
- Glacial Till

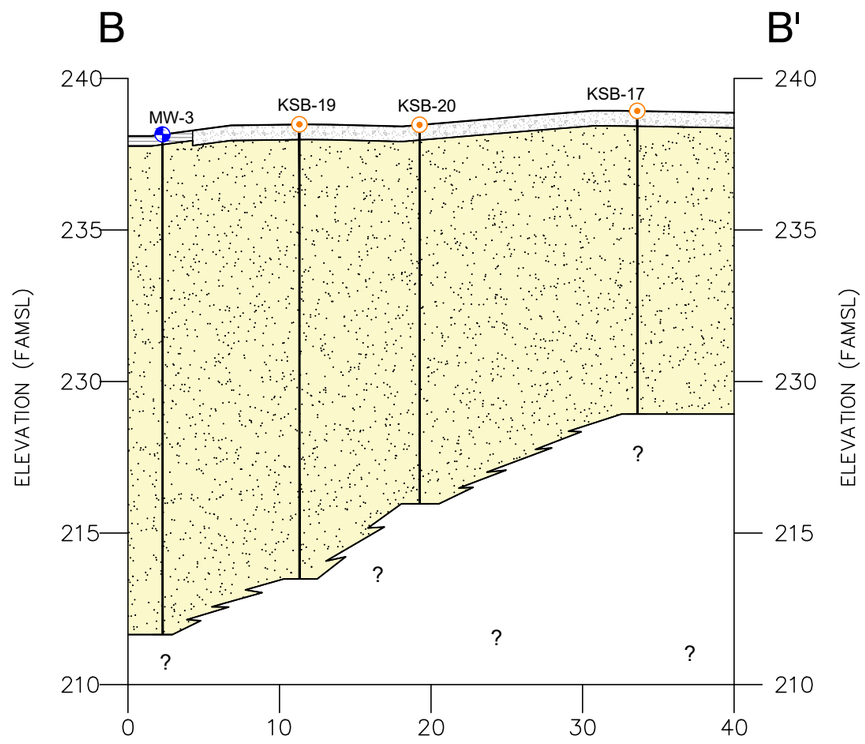


KANE ENVIRONMENTAL INC

Project No. 103701

Grading Permit
1112 Martin Luther King Jr. Way
Seattle, Washington 98122

Figure 3
Geologic Cross Section A-A'



LEGEND

Monitoring Well Location

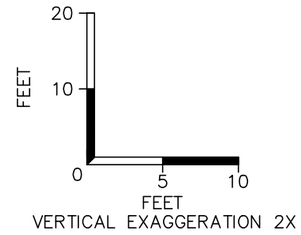
Direct Push Temporary Soil Boring Location

GEOLOGIC LEGEND

Asphalt

Concrete

Silty Sands and Sandy Silts with Gravel

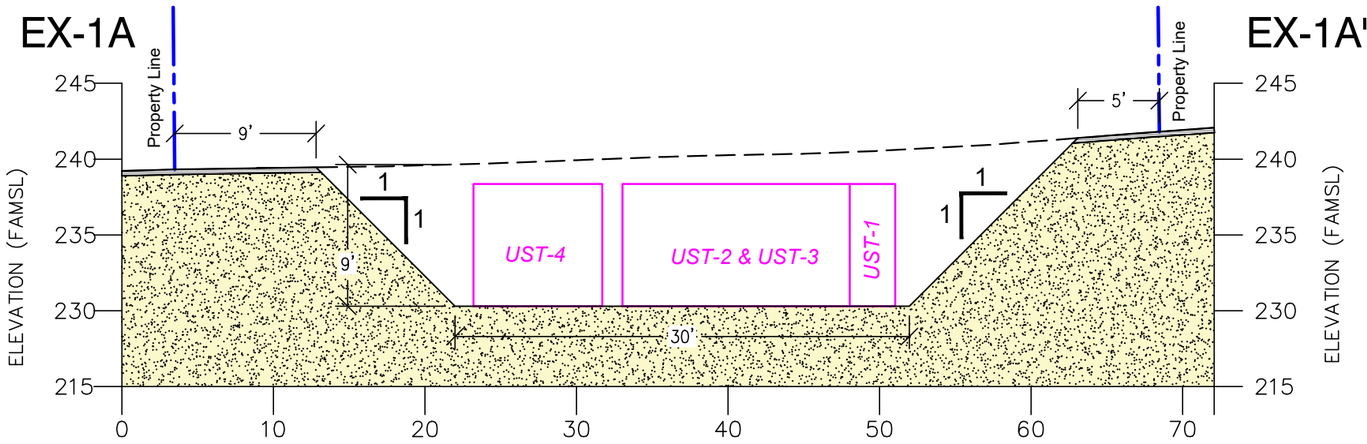


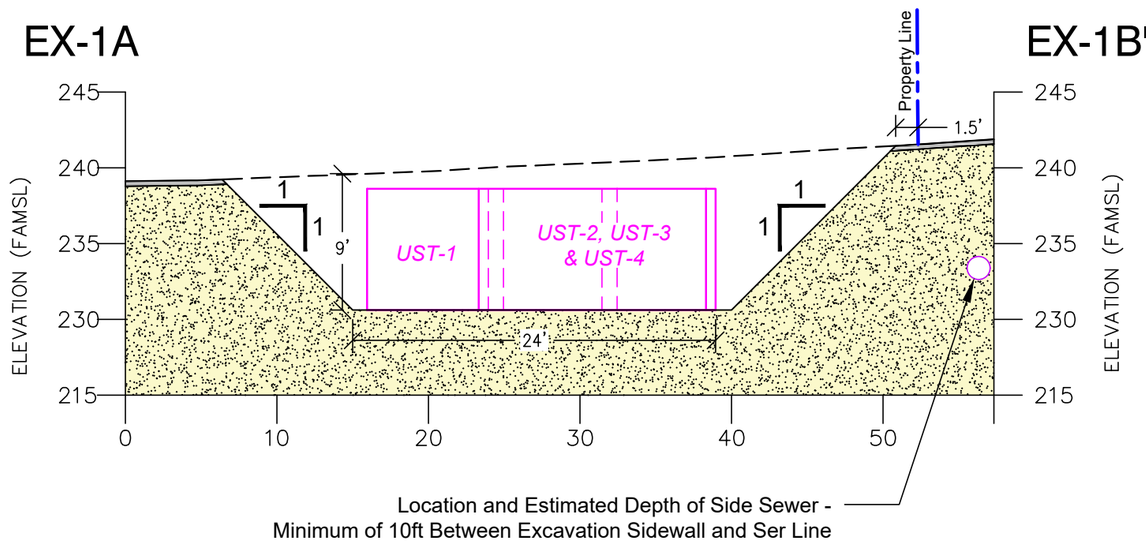
KANE ENVIRONMENTAL INC

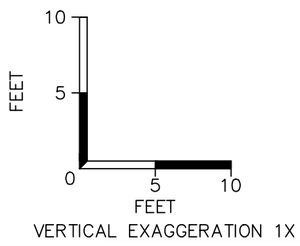
Project No. 103701

Grading Permit
1112 Martin Luther King Jr. Way
Seattle, Washington 98122

Figure 3
Geologic Cross Section B-B'







KANE ENVIRONMENTAL INC

Project No. 103701

GEOLOGIC LEGEND

Asphalt

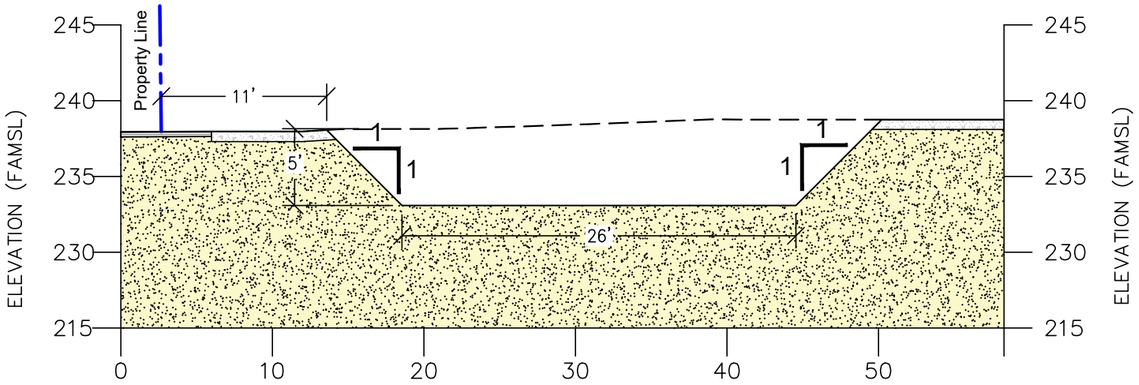
Silty Sands and Sandy Silts with Gravel

NOTE: Excavation will be backfilled immediately after removal of the USTs with clean fill to existing grade

Grading Permit
1112 Martin Luther King Jr. Way
Seattle, Washington 98122

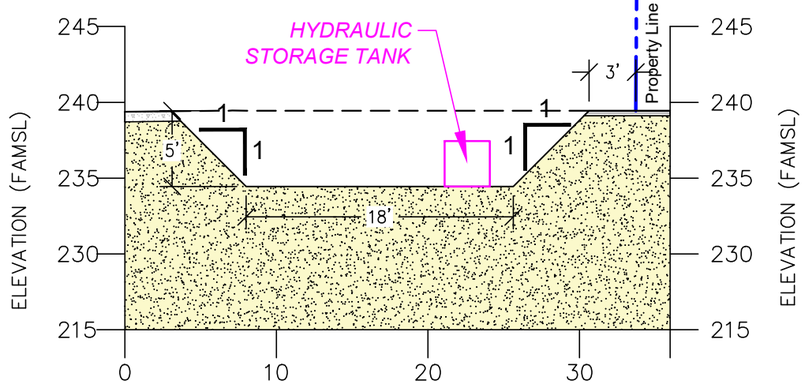
Figure 5
Excavation Cross Sections
EX-1A-EX-1A'
and
EX-1B-Ex-1B'

EX-2



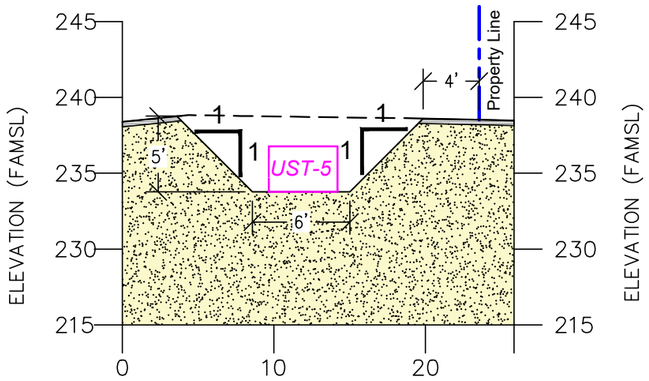
EX-2'

EX-4

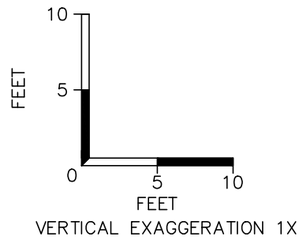


EX-4'

EX-3



EX-3'



KANE ENVIRONMENTAL INC

Project No. 103701

GEOLOGIC LEGEND

Asphalt

Silty Sands and Sandy Silts with Gravel

NOTE: Excavations will be backfilled immediately after removal of the USTs with clean fill to existing grade

Grading Permit
1112 Martin Luther King Jr. Way
Seattle, Washington 98122

Figure 6
Excavation Cross Sections
EX-2-EX-2A', EX-3-EX-3'
and
EX-4-Ex-4'

GEOTECH
CONSULTANTS, INC.

2401 10th Ave E
Seattle, Washington 98102
(425) 747-5618 FAX (425) 747-8561

November 27, 2023

JN 23349

1110 MLK LLC – James Tjoa
3736 47th Pl NE
Seattle, WA, 98105

Subject: **Review of Plans -** Proposed UST Removal
1112 MLK Jr. Boulevard South, Seattle, Washington

Reference: "Temporary Excavation Concerns," subject site, Geotech Consultants Inc., October 10, 2023

Plans: **Kane Environmental** – Figures 1 through 6

Dear Mr. Tjoa: via email:

We have reviewed the latest plans for the tank removal and clean up excavations at the site. The requested excavation observation notes have been added.

In accordance with Seattle DPD Director's Rule 5-2016, the following statements are made: In our judgment, considering the above comments, the referenced plans conform to the recommendations in our geotechnical engineering report. If the recommendations and conditions of the geotechnical engineering report are satisfied during construction and use of the project, the proposed project will not increase the potential for soil movement. The areas disturbed by construction will be stabilized and should remain stable, subject to the conditions of our geotechnical engineering report. The risk of damage to the proposed development, or to adjacent properties, from soil instability on this site will be minimal, subject to the conditions set forth in our report. The use of the word "minimal" should not be taken to imply that there is no risk, but rather that the risk is low, as construction on, or close to, property lines always involves some risk.

We acknowledge appointment as Special Inspector for this project, and by copy of this letter, request that we be kept informed of the progress of construction so we are able to make the necessary observations, as required by the Seattle DCI, in a timely manner.

If you have any questions, or if we may be of further service, please do not hesitate to contact us.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.

11.27.23

James H. Strange, Jr., P.E.
Associate

JHS/jhs

GEOTECH
CONSULTANTS, INC.

2401 10th Ave E
Seattle, Washington 98102
(425) 747-5618 FAX (425) 747-8561

October 10, 2023

JN 23349

1110 MLK LLC – James Tjoa
3736 47th Pl NE
Seattle, WA, 98105

Subject: **Temporary Excavation Concerns**
Proposed UST Removal
1112 MLK Jr. Way
Seattle, Washington

Reference: "(Draft) Supplemental Phase II Environmental Site Assessment," subject site, Kane Environmental, August 22, 2022
"Grading Permit Plates," subject site, Kane Environmental, Figures 1 through 6 (attached)

Dear Mr. Tjoa: via email:

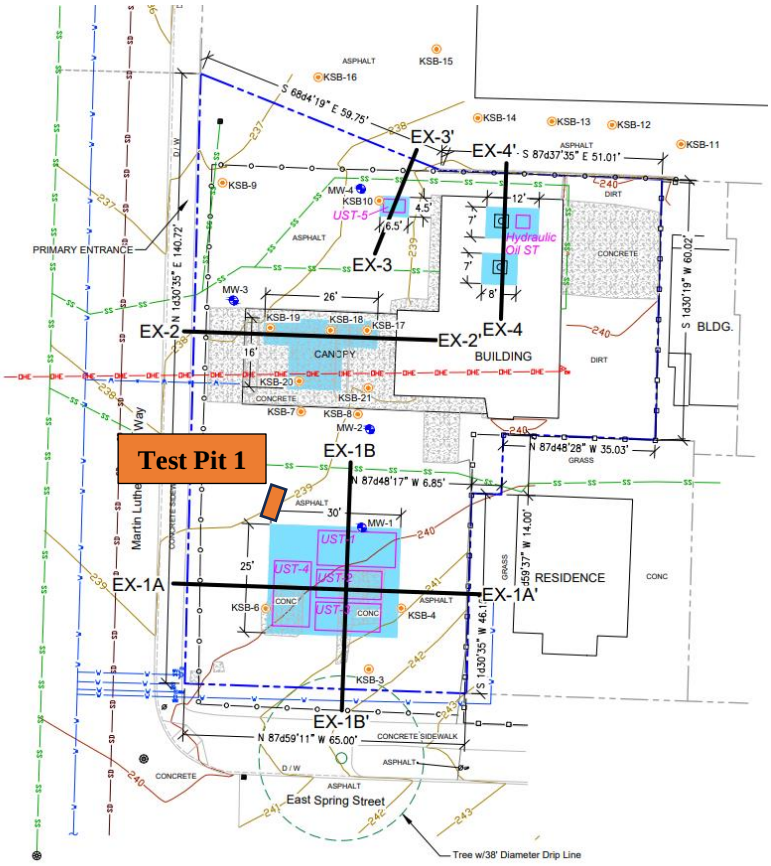
This report presents the findings and recommendations of our geotechnical engineering study for the proposed clean up excavation to be undertaken at 1112 MLK Jr. Way . The undersigned associate visited the subject site on October 5, 2023. The purpose of this visit was to observe the existing site conditions, observe the excavation of a test pit with the onsite trackhoe, and to develop opinions regarding the soil, and the temporary excavations described in the attached cleanup excavation plan documents prepared by Kane Environmental. The recommendations and conclusions presented in this report are professional opinions based on the visual observations made during our site visit, the previous environmental explorations at the site, and on previous experience with similar projects. We excavated shallow test pits during our visit, but no deep subsurface explorations were conducted for our work.

We were provided with the grading permit figures from Kane Environmental that depict the excavation necessary to remove the known USTs at the site. The proposed bottom of excavation for the southern tank hold is 231 feet based on the referenced excavation plans. This elevation indicates an excavation depth of about 8-10 feet across the tank hold. The plans reflect 1:1 (H:V) temporary slopes and show excavations kept within the property boundaries based on the anticipated depths and locations of the tanks. **Note**: the excavation plans do not allow for excavations beyond the discrete tank hold locations namely they do not allow for removing additional potentially contaminated soils beyond the tank locations and depths.

If the scope of the project changes from what we have described above, we should be provided with revised plans in order to determine if modifications to the recommendations and conclusions of this report are warranted.

SITE CONDITIONS

We visited the subject site on October 5, 2023 to meet with the excavation subcontractor and observe the excavation of a test pit in the vicinity of the proposed tank removal excavation. The test pit was excavated off of the northwestern corner of the tank hold with the onsite rubber-tracked trackhoe. Our exploration program was based on the proposed construction, anticipated subsurface conditions and those encountered during exploration, and the scope of work outlined in our proposal. The undersigned associate engineer from our staff conducted the excavation process, logged the test hole, and obtained representative samples of the soil encountered.



TP-1 (El. ~239 feet)

0.0'–1.0' 3" AC over: Reddish brown sand and gravel base course, moist, dense (**FILL**)

1.0'–9.0' Gray-brown very silty SAND, F/M-grained with occasional gravel and conc debris, moist, medium-dense [**SM/ML**] (**Fill**)
- becomes very moist at 8.0'
- trace GW at 8.5'

9.0'-10.0' Remnant Topsoil

10.0'-11.0' Gray silty SAND, fine grained, wet, loose [**SM/ML**]

Test Hole terminated at 11 feet (~El. 228' - no caving).

Groundwater seepage encountered at 8.5 feet (~El. 230.5').

This test pit information is generally congruent with the soil conditions encountered in MW-1 and MW-2 (logs attached).

Furthermore: Kane Environmental provided recent groundwater level readings as follows:

Groundwater Levels 09-06-23

	Below Ground Surface	Approx Elevation*
MW-1 (~239.75'*)	8.75'	231'
MW-2 (~239'*)	8.00'	231'

* - elevation interpreted by GCI

Soil and Groundwater Conditions

The test pit and previous explorations revealed a relatively thick mantle of silty sand to sandy silt fill overlying loose native soils at depth. Those loose soils also are underlain by medium-dense to dense soils with depth. We did encounter debris in our explorations; and, debris, buried utilities, and old foundation and slab elements are commonly encountered on sites that have had previous development.

Traces of groundwater were observed in our test pit at approximately 8.5 feet (about elevation 230.5') and the recent groundwater measurements in the nearby wells (MW-1 and MW-2 indicated static groundwater levels of about elevation 231'. Shallower groundwater is not anticipated, but perched groundwater can occur on the medium-dense soils following heavy rains.

The stratification lines on the logs represent the approximate boundaries between soil types at the exploration locations. The actual transition between soil types may be gradual, and subsurface conditions can vary between exploration locations. The logs provide specific subsurface information only at the locations tested. The relative densities and moisture descriptions indicated on the test hole logs are interpretive descriptions based on the conditions observed during excavation.

CONCLUSIONS AND RECOMMENDATIONS

Excavation slopes should not exceed the limits specified in local, state, and national government safety regulations. Temporary cuts to a depth of about 4 feet may be attempted vertically in unsaturated soil, if there are no indications of slope instability. However, vertical cuts should not be made near property boundaries, or existing utilities and structures.

Our test pit and the previous monitoring well borings indicate about 8-10 feet of loose to medium-dense silty sand fill soils underlie the area of the southern tank hold and these fills overlie topsoil and loose silty sands. Based upon Washington Administrative Code (WAC) 296, Part N, the soil at the subject site would generally be classified as Type B. Therefore, temporary cut slopes greater than 4 feet in height should not be excavated at an inclination steeper than 1:1 (Horizontal:Vertical), extending continuously between the top and the bottom of a

cut. In addition to the above slope restrictions, no unshored cuts should be made within a 1.5:1 (Horizontal: Vertical) of any existing building foundations or any traveled roadways. The current plans appear to adhere to these recommendations.

Based on our observations and the monitoring well data, it appears that some groundwater could be encountered in the lower 6 inches of the excavation. Groundwater exiting cuts can destabilize an excavation and cause caving or sloughing. If wet soils or groundwater is encountered in the excavation, the wet portion of the cut should be excavated in sections and immediately backfilled with a 1:1 (H:V) berm of 2-4 inch quarry spalls to above the line of seepage. Dewatering of the base of the excavation with pumps and sumps should also be planned.

The above-recommended temporary slope inclination is based on the conditions exposed in our explorations, and on what has been successful at other sites with similar soil conditions. It is possible that variations in soil and groundwater conditions will require modifications to the inclination at which temporary slopes can stand. Temporary cuts are those that will remain unsupported for a relatively short duration to allow for the tank removal and backfill operations. Temporary cut slopes should be protected with plastic sheeting during wet weather. It is also important that surface water be directed away from temporary slope cuts. The cut slopes should also be backfilled or retained as soon as possible to reduce the potential for instability. Please note that sand loose soil can cave suddenly and without warning. Excavation, foundation, and utility contractors should be made especially aware of this potential danger.

All permanent cuts into native soil should be inclined no steeper than 3:1 (H:V). Fill slopes should not be constructed with an inclination greater than 3:1 (H:V). To reduce the potential for shallow sloughing, fill must be compacted to the face of these slopes. This can be accomplished by overbuilding the compacted fill and then trimming it back to its final inclination. Adequate compaction of the slope face is important for long-term stability and is necessary to prevent excessive settlement of patios, slabs, foundations, or other improvements that may be placed near the edge of the slope.

Water should not be allowed to flow uncontrolled over the top of any temporary or permanent slope. All permanently exposed slopes should be seeded with an appropriate species of vegetation to reduce erosion and improve the stability of the surficial layer of soil.

Based on our observations and recommendations in this report and our review of the attached Grading Permit plates, it appears that the proposed excavations at the site for the tank removal can be conducted without excavation shoring.

ADDITIONAL SERVICES

In addition to reviewing the final plans, Geotech Consultants, Inc. should be retained to provide geotechnical consultation, testing, and observation services during construction. This is to confirm that subsurface conditions are consistent with those indicated by our exploration, to evaluate whether earthwork and foundation construction activities comply with the general intent of the recommendations presented in this report, and to provide suggestions for design changes in the event subsurface conditions differ from those anticipated prior to the start of construction. However, our work would not include the supervision or direction of the actual work of the contractor and its employees or agents. Also, job and site safety, and dimensional measurements, will be the responsibility of the contractor.

During the construction phase, we will provide geotechnical observation and testing services when requested by you or your representatives. Please be aware that we can only document site work we actually observe. It is still the responsibility of your contractor or on-site construction team to verify that our recommendations are being followed, whether we are present at the site or not.

LIMITATIONS

The analyses, conclusions, and recommendations contained in this report are based on site conditions, as they existed at the time of our site visit. If the subsurface conditions encountered during construction are significantly different from those anticipated, we should be advised at once so that we can review these conditions and reconsider our recommendations where necessary. Unanticipated soil conditions are commonly encountered on construction sites. Such unexpected conditions frequently require making additional expenditures to attain a properly constructed project.

The recommendations presented in this report are directed toward the protection of only the proposed bunker garage from damage due to slope movement. Predicting the future behavior of steep slopes and the potential effects of development on their stability is an inexact and imperfect science that is currently based mostly on the past behavior of slopes with similar characteristics. Landslides and soil movement can occur on steep slopes before, during, or after the development of property. The owner of any property containing or located close to steep slopes must ultimately accept the possibility that some slope movement could occur, resulting in possible loss of ground or damage to the facilities around the proposed structures.

This report has been prepared for the exclusive use of 1110 MLK LLC, and its representatives for specific application to this project and site. Our recommendations and conclusions are based on the site materials observed and on previous experience with sites that have similar observed conditions. The conclusions and recommendations are professional opinions derived in accordance with current standards of practice within the limited scope of our services. No warranty is expressed or implied.

We trust that this report meets your immediate needs for the proposed development. Please contact us if we can be of further service.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.

10.10.23

James H. Strange, Jr., P.E.
Associate

Attachments: **Grading Plan Plates 1-6 (Kane Environmental)**
MW-1 and MW-2 Logs (Kane Environmental)

JHS: jhs

Ownership:

James Tjoa
1110 MLK LLC
2312 Eastlake Ave East
Seattle, WA 98102
206-226-2800
james@jamestjoa.com

King County Parcel #:

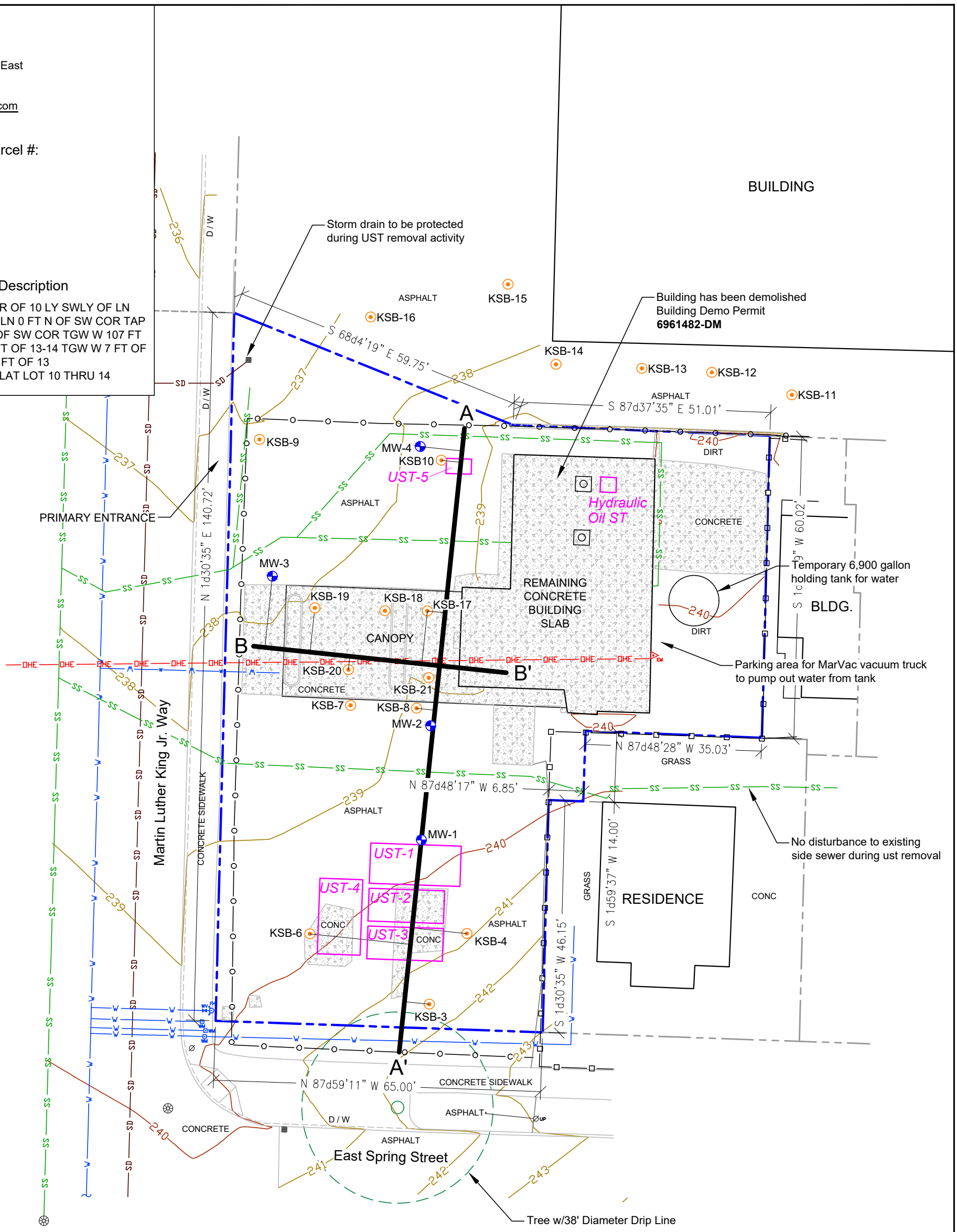
118900-0469

Lot Size:

11,158 sq ft
0.26 acres

Property Legal Description

BUCKIUS ADD POR OF 10 LY SWLY OF LN RNG FR PT ON W LN 0 FT N OF SW COR TAP ON S LN 56 FT E OF SW COR TGW W 107 FT OF 11-12 & W 65 FT OF 13-14 TGW W 7 FT OF N 14 FT OF E 92.2 FT OF 13
PLAT BLOCK 4 - PLAT LOT 10 THRU 14



LEGEND

- Approximate Property Boundary
- Approximate Adjacent Property Boundary
- Water line
- Sanitary Sewer Line
- Stormwater Drain Line
- Overhead Electric Line
- Chain Link Fence
- Wooden Fence
- Topographic Contour (5' interval)
- Topographic Contour (1' interval)
- UST Location
- Monitoring Well Location
- Direct Push Temporary Soil Boring Location
- Manhole
- Catch Basin
- Utility Pole
- Approximate Location Of Former Hydraulic Lift

N

0 20 40
Approximate Scale in Feet

KANE ENVIRONMENTAL INC
Project No. 103701

Grading Permit
1112 Martin Luther King Jr. Way
Seattle, Washington 98122

Figure 1
Site Plan

NOTES:

This UST Removal project is Exempt from SEPA per Directors Rule 17-2019 Section VI. Other Exemptions E and F.

Total size of USTs is 9,300 gallons.

Drainage plan not required due to use of on-call vacuum truck that will remove rainwater, groundwater from holding tank for permitted disposal at Marine Vacuum Service facility.

Temporary 7,000-gallon water holding tank to store groundwater and rainwater from the excavation will be pumped out directly into Marine Vacuum Service (MarVac) vacuum truck for off-site disposal at their Ecology-approved and permitted water recycling plant in South Seattle. MarVac vacuum truck will enter form Martin Luther King Jr. Way and park on concrete area next to the holding tank. Estimated total volume of water to pump from excavation into the temporary holding tank is 6,000-gallons.

Estimated total combined volume of excavation, filling and other movement of earth material.
Excavation: 1,000 cu/yd
Clean fill: 1,200 cu/yd
Total: 2,200 cu/yd

No compaction proposed; therefore, no replacement hard surface.

Side sewer service to 2808/2812/2814/2816/2818/2820 E Spring St shall be maintained at all times during the project.

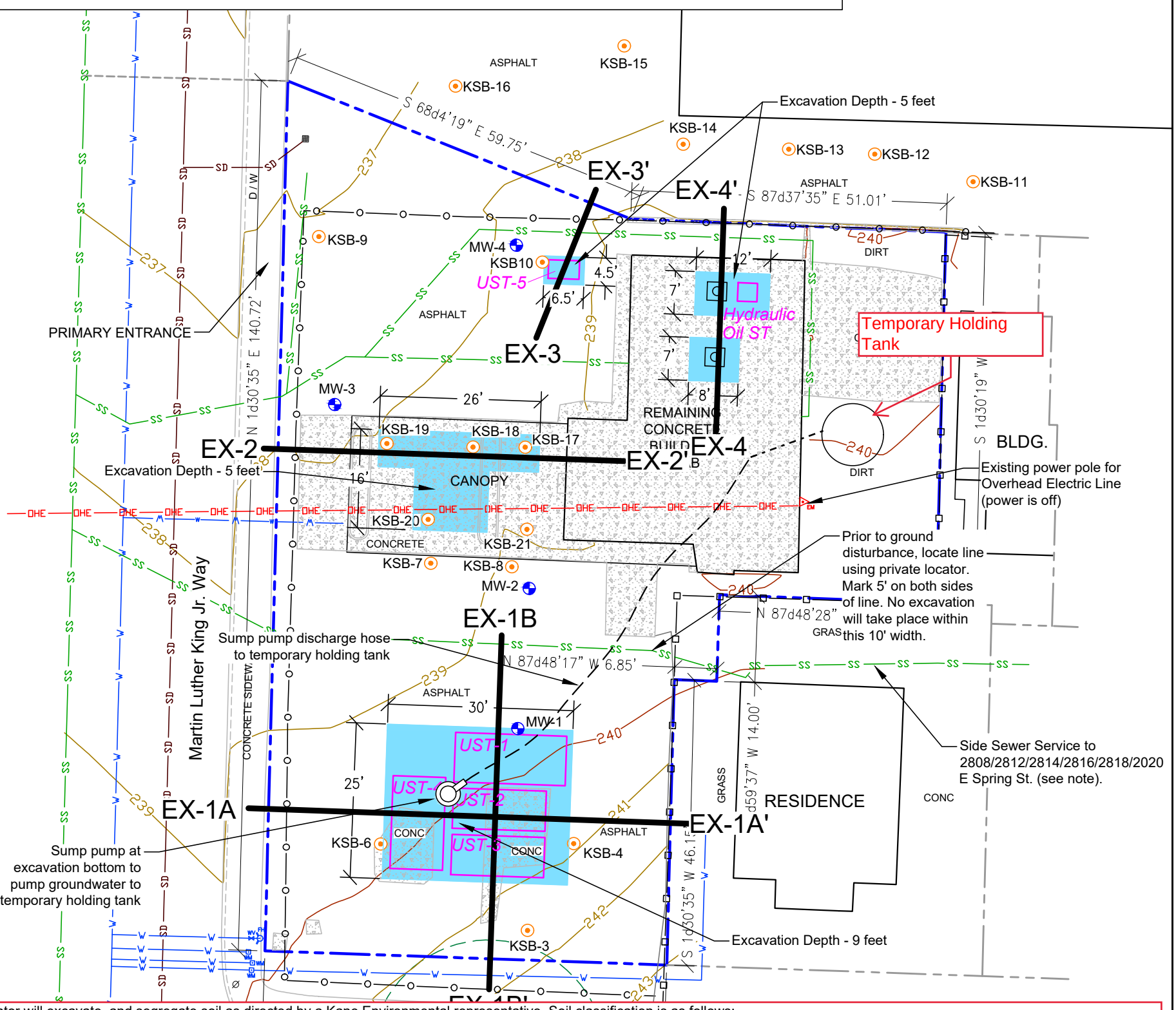
Immediate and long term use.
Commercial

Past use:
Automobile maintenance, former gasoline underground storage tanks with pump island.

ADDITIONAL NOTES:

A professional engineer from Geotech Consultants will be onsite full time during any excavation within a 1.5:1 (H:V) of the property lines.

Geotech Consultants to be onsite to monitor backfill of the excavations.



The excavator operator will excavate, and segregate soil as directed by a Kane Environmental representative. Soil classification is as follows:

- **Class I Clean Soil:** Class I soil contains no detectable TPH or related COCs, and no other evidence of contamination. Class I soils may remain onsite to be used as backfill.
- **Class II Petroleum-Impacted Material**: Class II soils contain TPH or related COCs below the respective MTCA Method A CULs, yet exhibit other indications of impacts, such as detectable TPH concentrations below the MTCA Method A CULs, petroleum odors, or the presence of volatile vapors as measured by photoionization detector (PID). Class II material will be disposed of as non-hazardous waste at an inert materials landfill or a Subtitle D landfill.
- **Class III Petroleum-Contaminated Soils**: This soil contains TPH or related COCs exceeding the MTCA Method A CULs, or otherwise exceeding disposal criteria as Class II. Class III soil will be disposed of as non-hazardous waste at an inert materials landfill or a Subtitle D landfill.
- **Contained In Soil**: Soils containing detectable concentrations of CVOCs will be disposed of as Contained In Soil.

Soils will be field screened for petroleum vapors during excavation. Field screening will consist of olfactory and visual observations, as well as screening by hand-held PID for volatile constituents. A sheen test will be employed to detect a petroleum-indicating sheen when soil aliquots are introduced to water. Soil whose field screening does not indicate petroleum vapors will be handled as Class I. Soil whose field screening indicates petroleum vapors will be handled as Class II/III.

Conditions permitting, Class II and Class III soils will be loaded directly onto haul trucks to avoid the stockpiling of contaminated material and to prevent the mixing of Class II and Class III soils with Class I material. Class I soil, and, if necessary, Class II and Class III soils may be stockpiled on the Site prior to transport off-site. Stockpiles, if used, shall adhere to the following:

- Stockpiles shall be lined with plastic sheeting with a minimum thickness of 6 millimeters, with adjacent sheeting sections overlapping a minimum of 3 feet.
- The perimeter of the stockpiles shall be surrounded by a berm to prevent run-on and/or run-off of water.
- Stockpiles shall be covered when not in use, and the cover shall be anchored to prevent it from being disturbed by wind and shielded from precipitation.

LEGEND

- Approximate Property Boundary
- Approximate Adjacent Property Boundary
- Water line
- Sanitary Sewer Line
- Stormwater Drain Line
- Overhead Electric Line
- Chain Link Fence
- Wooden Fence
- Topographic Contour (5' interval)
- Topographic Contour (1' interval)
- Excavation
- UST Location
- Monitoring Well Location
- Direct Push Temporary Soil Boring Location
- Manhole
- Catch Basin
- Utility Pole

Acronyms

COC: Contaminant of Concern
CUL: Cleanup Level
CVOC: Chlorinated Volatile Organic Compound
MTCA: Model Toxics Control Act
PID: Photo-Ionization Detector
SEPA: State Environmental Policy Act
TPH: Total Petroleum Hydrocarbons
UST: Underground Storage Tank

N

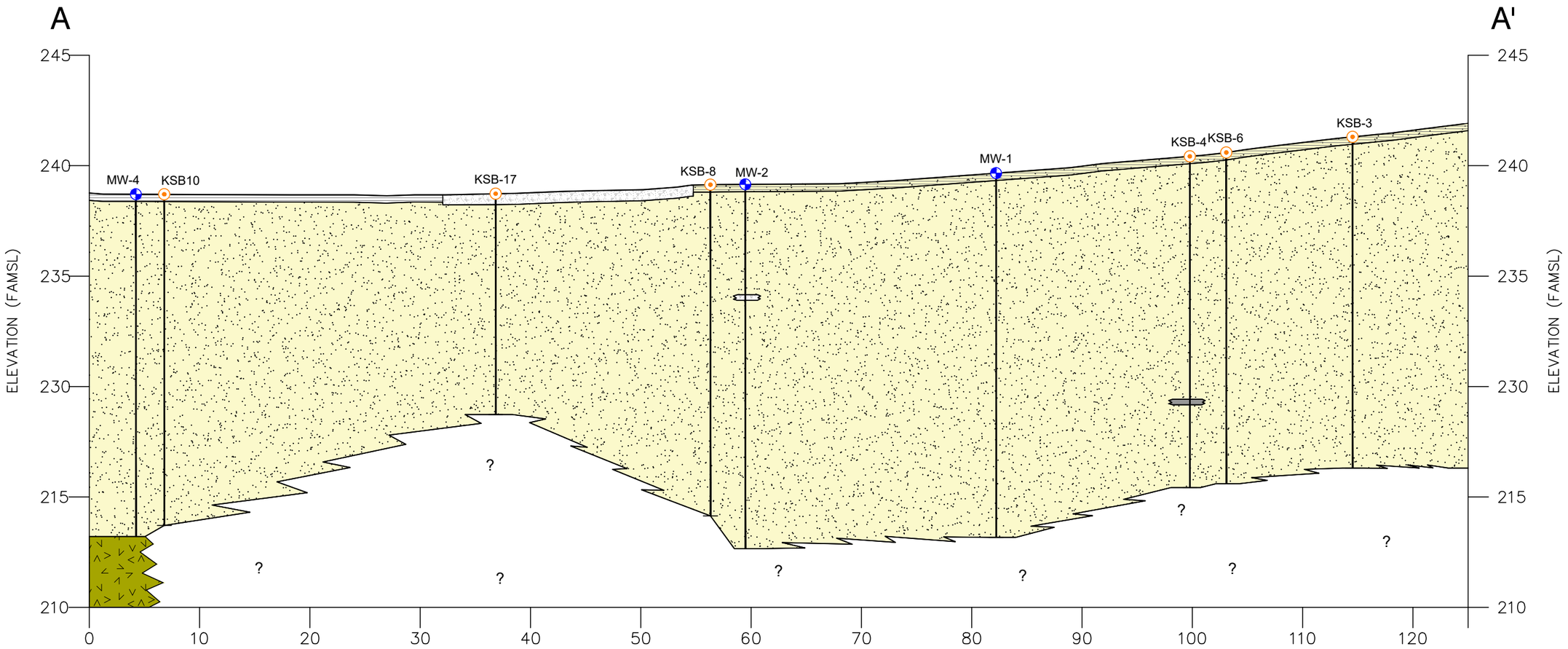
0 20 40
Approximate Scale in Feet

KANE ENVIRONMENTAL INC

Project No. 103701

Grading Permit
1112 Martin Luther King Jr. Way
Seattle, Washington 98122

Figure 2
Excavation Plan

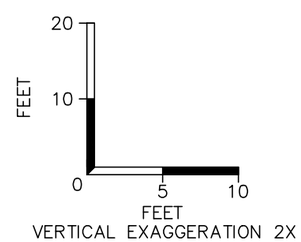


LEGEND

- Monitoring Well Location
- Direct Push Temporary Soil Boring Location

GEOLOGIC LEGEND

- Asphalt
- Concrete
- Silty Sands and Sandy Silts with Gravel
- Peat
- Glacial Till

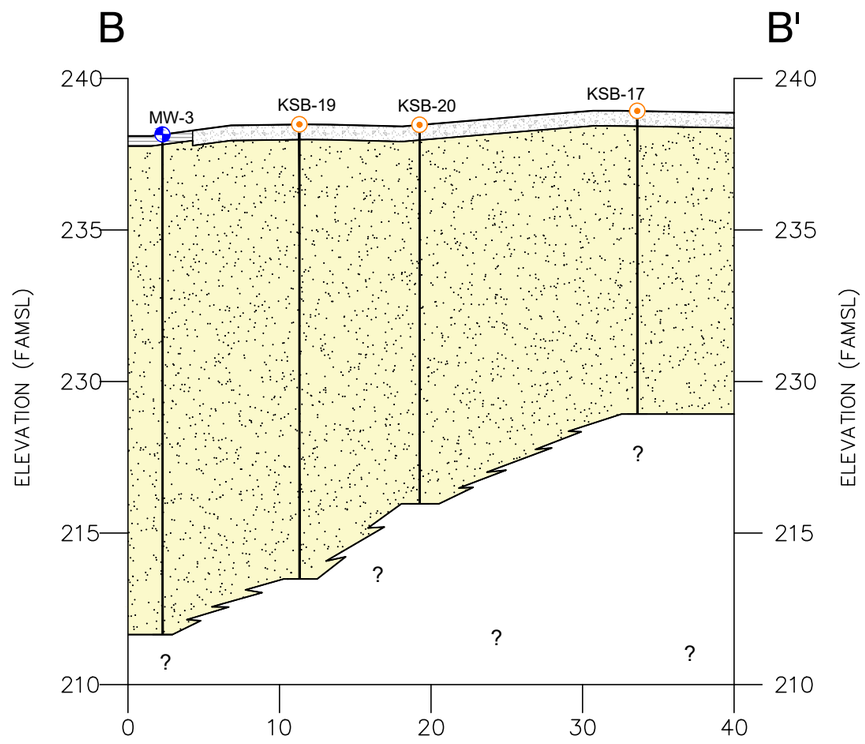


KANE ENVIRONMENTAL INC

Project No. 103701

Grading Permit
1112 Martin Luther King Jr. Way
Seattle, Washington 98122

Figure 3
Geologic Cross Section A-A'



LEGEND

Monitoring Well Location

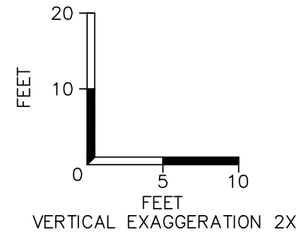
Direct Push Temporary Soil Boring Location

GEOLOGIC LEGEND

Asphalt

Concrete

Silty Sands and Sandy Silts with Gravel

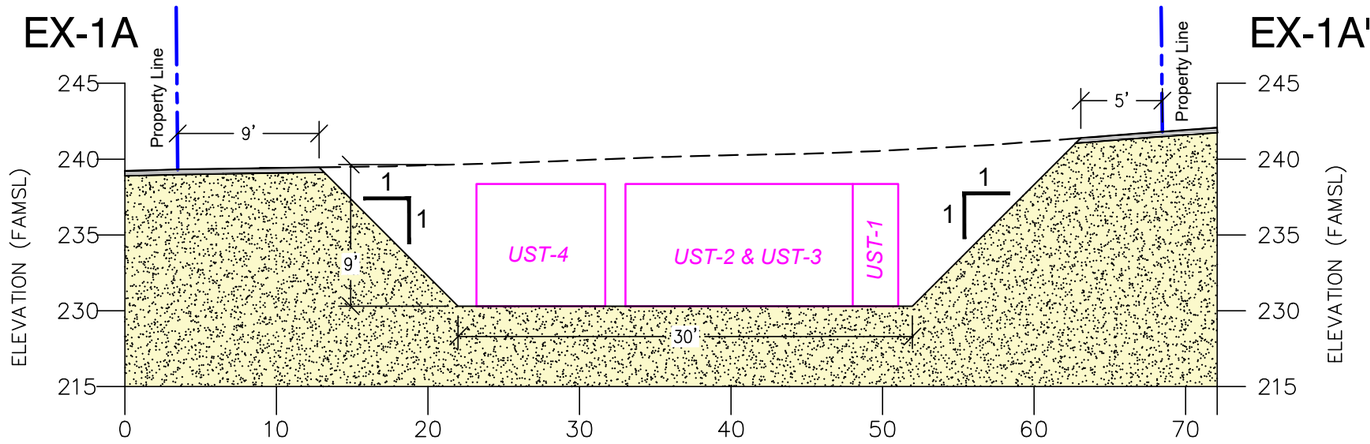


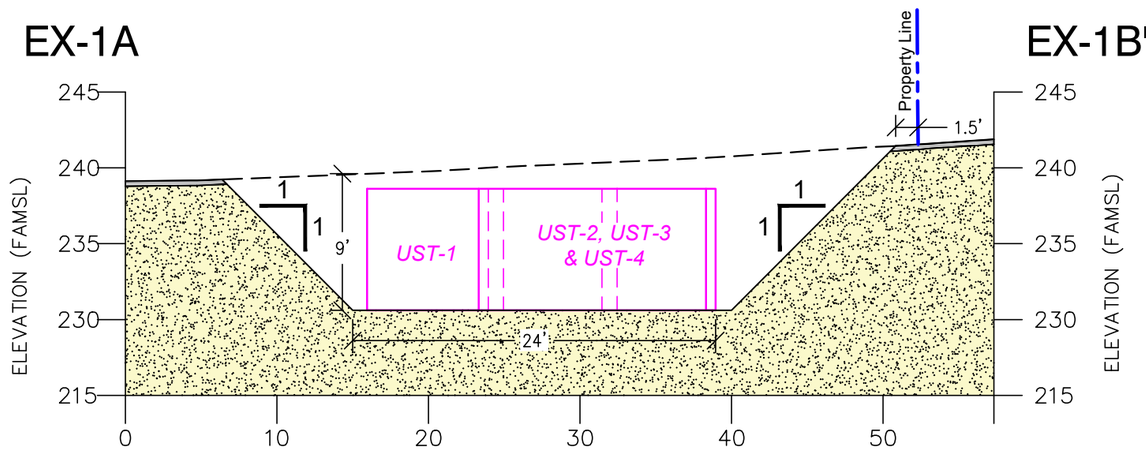
KANE ENVIRONMENTAL INC

Project No. 103701

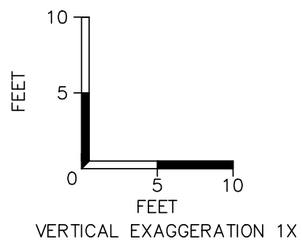
Grading Permit
1112 Martin Luther King Jr. Way
Seattle, Washington 98122

Figure 3
Geologic Cross Section B-B'





NOTE: Excavations will be backfilled immediately after removal of the USTs with clean fill to existing grade



KANE ENVIRONMENTAL INC

Project No. 103701

GEOLOGIC LEGEND

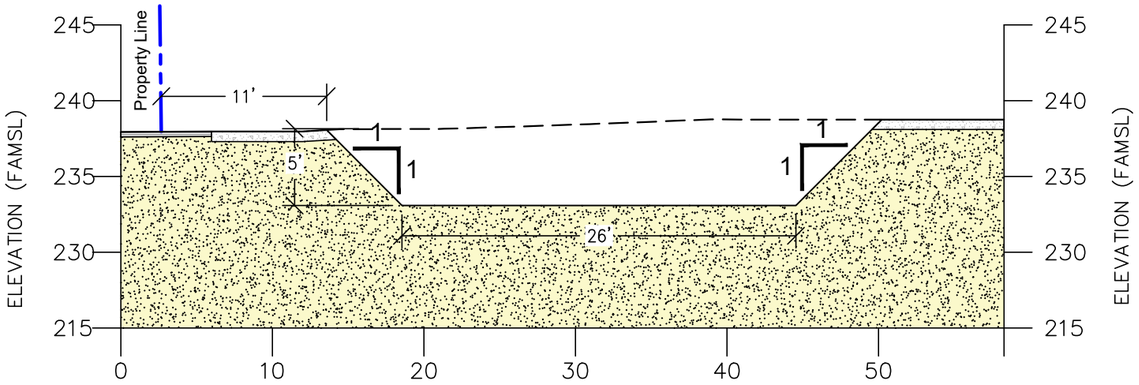
Asphalt

Silty Sands and Sandy Silts with Gravel

Grading Permit
1112 Martin Luther King Jr. Way
Seattle, Washington 98122

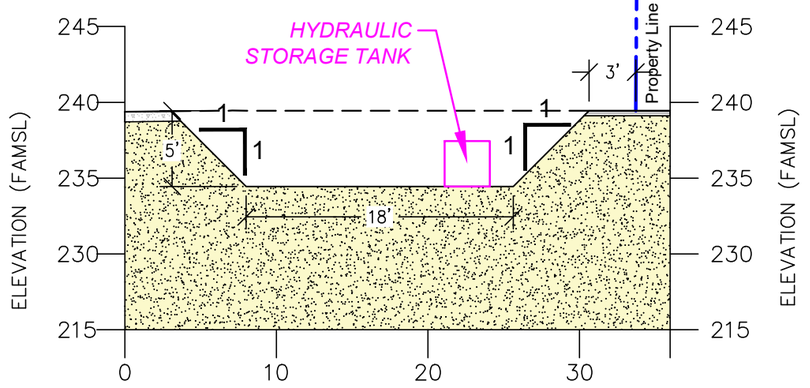
Figure 5
Excavation Cross Sections
EX-1A-EX-1A'
and
EX-1B-Ex-1B'

EX-2



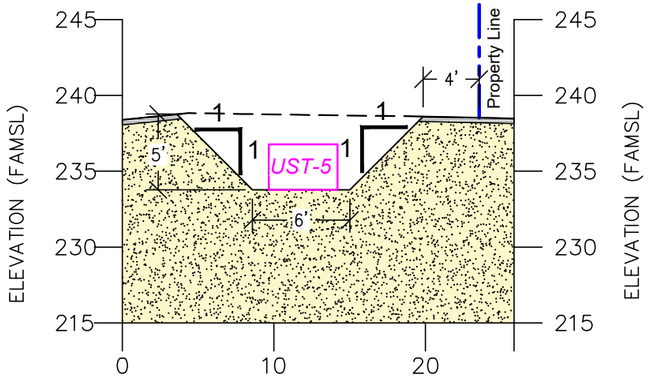
EX-2'

EX-4



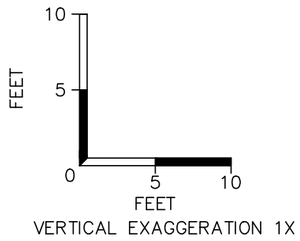
EX-4'

EX-3



EX-3'

NOTE: Excavations will be backfilled immediately after removal of the USTs with clean fill to existing grade



KANE ENVIRONMENTAL INC

Project No. 103701

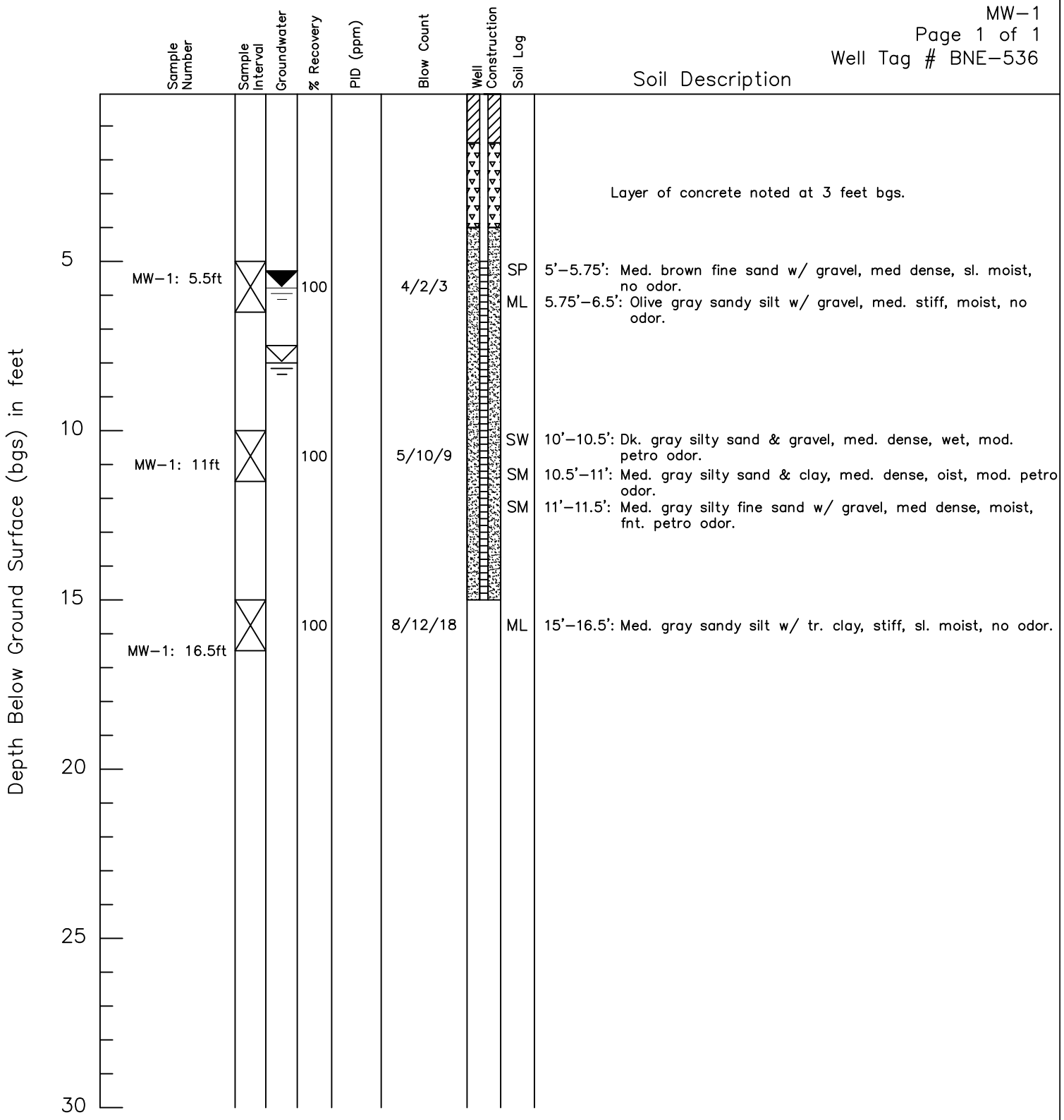
GEOLOGIC LEGEND

Asphalt

Silty Sands and Sandy Silts with Gravel

Grading Permit
1112 Martin Luther King Jr. Way
Seattle, Washington 98122

Figure 6
Excavation Cross Sections
EX-2-EX-2A', EX-3-EX-3'
and
EX-4-Ex-4'



Logged by: Jeff Jensen
Driller: Cascade Drilling
Drilling Method: Hollow Stem Auger
Sampling Method: Split Spoon
Casing Type: 2" PVC
Annular Pack: 10–20 Sand
Slot Size: 0.010"

Hammer Size: 300 lbs
Date Drilled: 6/7/2022
Hole Diameter: 8 inches
Hole Depth: 16.5 feet
Well Diameter: 2 inches
Well Depth: 15 feet
Screened Interval: 5 feet – 15 feet

Depth to Water (First Encountered): 8 ft bgs
Depth to Water (Static): 5.82 ft bgs – 6/13/22
(water depths are approximate)

Soils classified visually using the Unified Soils Classification System

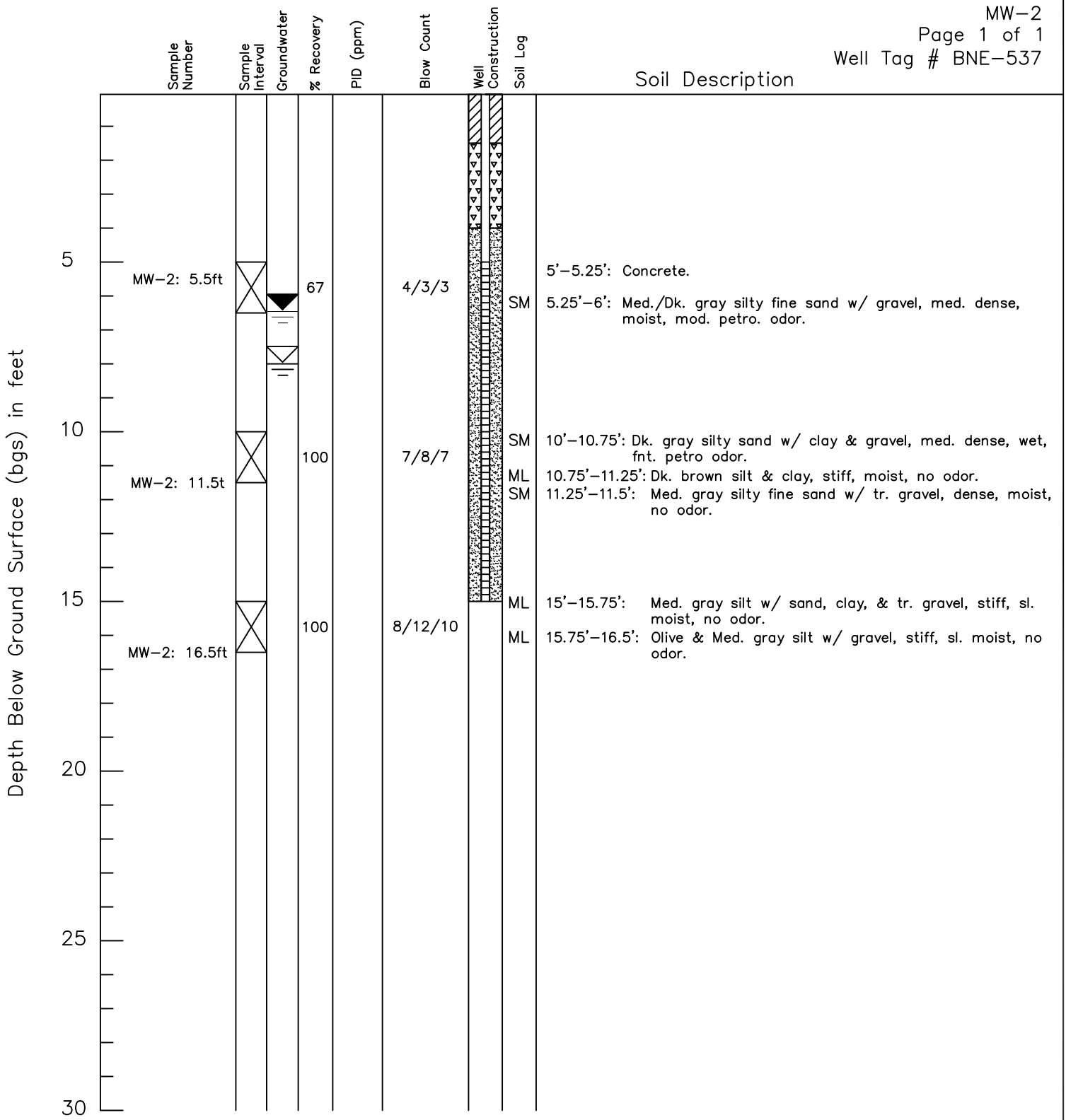
KANE ENVIRONMENTAL INC

Project No. 103701-2

Limited Phase II Environmental Site Assessment
1110 Martin Luther King Jr. Way
Seattle, Washington

Soil Boring Log

MW–2
Page 1 of 1
Well Tag # BNE–537



Logged by: Jeff Jensen
Driller: Cascade Drilling
Drilling Method: Hollow Stem Auger
Sampling Method: Split Spoon
Casing Type: 2" PVC
Annular Pack: 10–20 Sand
Slot Size: 0.010"

Hammer Size: 300 lbs
Date Drilled: 6/7/2022
Hole Diameter: 8 inches
Hole Depth: 16.5 feet
Well Diameter: 2 inches
Well Depth: 15 feet
Screened Interval: 5 feet – 15 feet

Depth to Water (First Encountered): 8 ft bgs
Depth to Water (Static): 6.40 ft bgs – 6/13/22
(water depths are approximate)

Soils classified visually using the Unified Soils Classification System

KANE ENVIRONMENTAL INC
Project No. 103701-2

Limited Phase II Environmental Site Assessment
1110 Martin Luther King Jr. Way
Seattle, Washington

Soil Boring Log

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

September 22, 2023

James Tjoa
1110 MLK, LLC
2312 Eastlake Avenue East
Seattle, WA 98102

RE: Contained-In Determination for F002 Contaminated Soils for the Site Located at 1110 Martin Luther King Jr. Way, Seattle, WA, 98122. Facility ID # 99999770; Cleanup Site ID # 16832.

Reference(s): 1. Request for Contained-In Determination from Eric Nassau (Kane Environmental, Inc.) to Paul Bianco (Ecology), dated August 30, 2023
2. Request for Contained-In Determination Revision 1 from Eric Nassau (Kane Environmental, Inc.) to Paul Bianco (Ecology), dated September 20, 2023

Dear James Tjoa:

The Washington State Department of Ecology (Ecology) received a contained-in determination request from your environmental consultant, Kane Environmental, Inc. for specific F002 listed waste tetrachloroethylene (PCE) contaminated soils to be excavated on the property located at 1110 Martin Luther King Jr. Way, Seattle, WA, 98122.

Analytical data were submitted to Ecology to determine if these soils contaminated with F002 listed dangerous waste constituents may be exempt from management as dangerous wastes per the "Contained-In Policy"[1]. Ecology understands that these contaminated soils do not designate under federal characteristics (WAC 173-303-090) or State-only criteria (WAC 173-303-100).

Based on the information received and reviewed, Ecology has determined that the **515 tons** of PCE contaminated soils to be excavated are contaminated with F002 listed dangerous waste constituents (PCE) at concentrations that do not warrant management as dangerous wastes. Ecology will not require disposal of these **515 tons** of PCE contaminated soils as F002 listed

[1] Washington State Department of Ecology Contained-in Policy, dated February 19, 1993

dangerous wastes at a RCRA permitted dangerous waste treatment, storage and disposal (TSD) facility, provided that all of the following conditions are implemented. This contained-in determination applies only to the contaminated soils and does not pertain to contaminated water or any mixture of contaminated soils and fluid.

You or your environmental consultant, Kane Environmental, Inc. shall:

- Ensure that no standing water is present within the containers or trucks holding the contaminated soils. All water must be removed to the maximum extent possible from each container or truck and managed as F002 dangerous wastes or as otherwise allowed under Chapter 173-303 WAC. Adding bentonite or similar materials to absorb standing F002 listed waste contaminated water in the containers is not allowed. Mixtures of bentonite or similar materials and the listed waste contaminated water must be managed as F002 listed dangerous wastes.
- Directly deliver the soils to a solid waste landfill or transfer station permitted under Chapter 173-351 WAC and/or Chapter 173-350 WAC inside Washington State. If taken directly to the solid waste landfill, no off-loading of the contaminated soils is allowed between the cleanup site and the permitted solid waste landfill; If taken to the transfer station, removal of the contaminated soils from the intermodal container at the transfer station is not allowed.
- If you plan to deliver the contaminated soils to a landfill outside Washington State, you must FIRST submit to Ecology written approval for the contaminated soil disposal from the State hazardous waste program and the out of state landfill, **before** the soils are delivered to the out of state landfill.
- If you load the contaminated soils directly onto the truck bed or the contaminated soils are transported in roll-off bins, the truck or the roll-off bins must be lined with plastic and properly covered to prevent leaks, spills, or dispersion due to wind.
- Dispose of the contaminated soils at the permitted solid waste landfill by December 31, 2023. This contained-in determination letter is no longer valid after December 31, 2023, and the contaminated soils shall be managed as dangerous wastes after this date.
- Provide copies of all signed solid waste landfill receipts or a certificate of disposal issued by the receiving landfill for these contaminated soils to Ecology, attention of Paul Bianco, by February 29, 2024. This is an important verification step for you and your consultant to follow in order for this Ecology decision to be valid.
- Do not consolidate these contaminated soils with other soils that do not pertain to this contained-in determination.
- Notify Ecology before disposal of the contaminated soil if the amount exceeds the approved amount or if the excavation limits exceed the lateral and vertical extents shown on Figure 2 attached to this letter. Ecology needs to make sure that the additional soil qualifies for a contained-in determination.

- Notify Ecology via email at least five (5) days before removing the contaminated soils approved in this letter. This notice gives Ecology the option of observing the removal. If Ecology chooses to observe the removal, we will notify you by phone or email at least 24 hours before the day the soil removal begins.
- Ensure that the transporter is properly trained to handle hazardous waste so that the transporter manages the contained-in determination soils during transport in a manner that is protective of human health and the environment.
- Take measures to prevent unauthorized contact with these contaminated soils at all times.
- Provide instructions to the landfill operator that these soils are **not** to be used for daily, intermediate, or final cover.
- Provide copies of all soil analytical data to the landfill operator, upon request.
- Do not send these contaminated soils to any incinerator, thermal desorption unit or recycling facility unless that facility is a RCRA Subtitle C permitted dangerous waste TSD facility.

Ecology issued this determination based on the information provided and reviewed to date. This Ecology determination will be rescinded if Ecology finds that the information submitted by the property owner or its environmental consultant is materially false, misleading, otherwise does not accurately represent the site conditions, or if the Ecology requirements listed above are not followed.

This written decision only applies to the **515 tons** of specified PCE contaminated soils generated during excavation activities from areas described in your request (reference 2). It does not apply to any other media. Any data used for this contained-in determination is intended for use in determining the proper disposal of the above stated PCE contaminated soil according to the Washington State Dangerous Waste Regulations (Chapter 173-303 WAC) and Ecology Contained-in Policy. This letter is not an Ecology approval for dangerous waste designation or disposal of contaminated soils that may be generated or already excavated from other areas in this property.

This letter is not a No Further Action (NFA) letter and not written approval for any cleanup action plan you may have submitted. Instead, this letter only addresses the procedures for disposal of the contaminated soils according to the Washington State Dangerous Waste Regulations (Chapter 173-303 WAC). Regulatory decisions regarding the cleanup action, applicable soil and groundwater cleanup levels and any other cleanup issues must comply with the requirements under Ecology Model Toxics Control Act (Chapter 173-340 WAC). Local agencies may have the authority to impose additional requirements on this waste stream.

If you fail to comply with the terms of this letter, Ecology may issue an administrative order and/or penalty as provided by the Revised Code of Washington, Sections 70A.300.090 and/or .120 (Hazardous Waste Management Act).

If you have any questions concerning this letter, please contact me at (425) 466-5161 or paul.bianco@ecy.wa.gov.

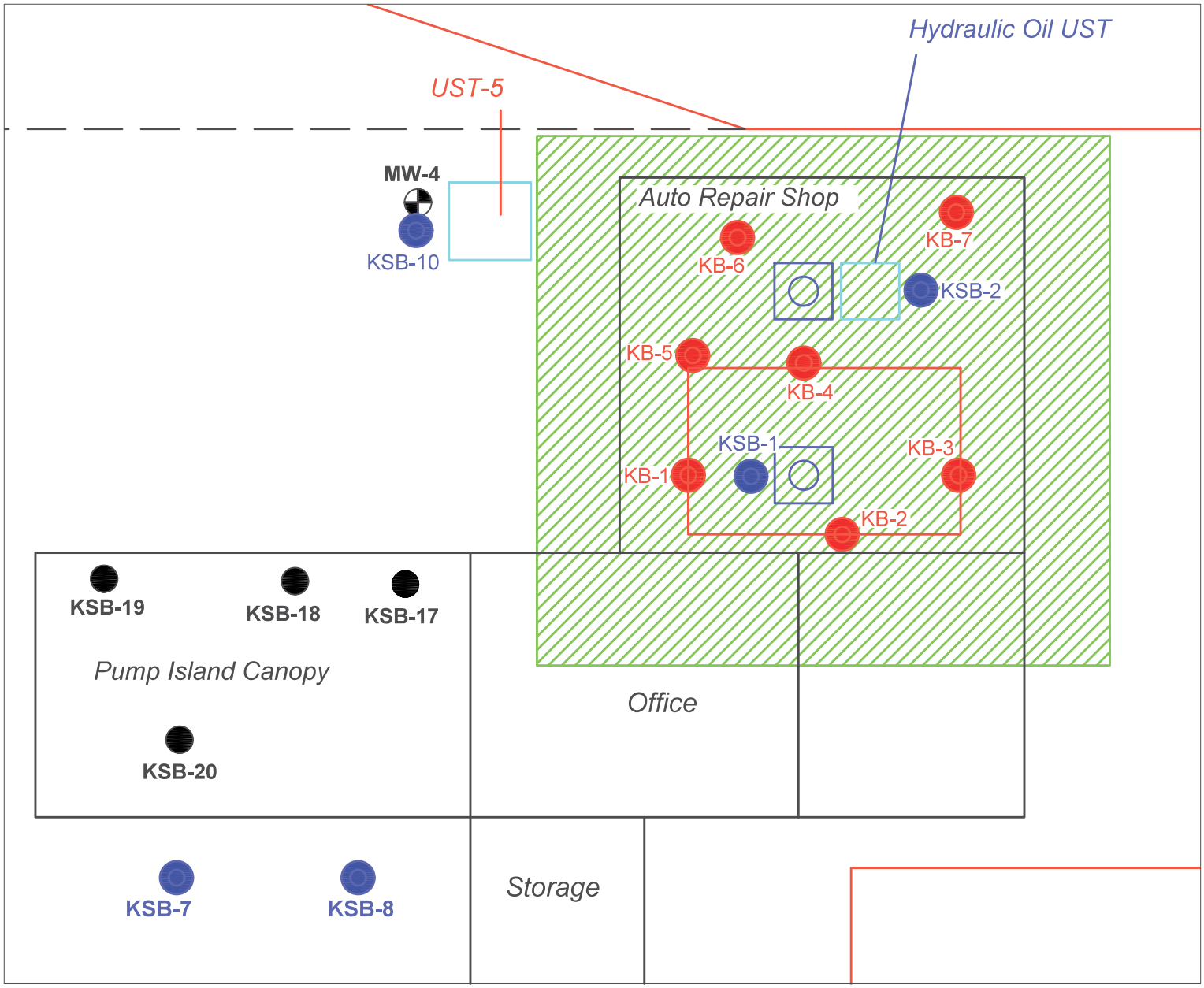
Sincerely,

Paul V. Bianco, PE
Environmental Engineer
Hazardous Waste and Toxics Reduction Program

Sent by Certified Mail: 9171 9690 0935 0233 2189 03

Enclosure: Figure 2

ecc: Tim Brow, Kane Environmental, Inc.
John Kane, Kane Environmental, Inc.
Eric Nassau, Kane Environmental, Inc.
Christa Colouzis, Ecology
Donna Kirkman, Ecology
Jason Landskron, Ecology
Ron Kauffman, Ecology
Brittany McManus, Ecology
Elaine Snouwaert, Ecology
Kurt Walker, Ecology
Kim Wooten, Ecology



LEGEND

- Property Boundary
- Buildings and Features
- Northwestern Fenceline
- Underground Storage Tanks (USTs)
- Former Underground Hydraulic Lifts
- Direct Push Borings (August 2015)
- Direct Push Borings and Groundwater Monitoring Well (June 2022)
- Direct Push Borings (June 2023)
- Extent of PCE-Impacted Soil (0-6 feet bgs) (38 feet by 35 feet, 0-6 feet bgs)
- Extent of CVOC-Impacted Soil (18 feet by 11 feet area, 6-8 feet bgs)

0 10 20
Approximate Scale in Feet

N

PCE = Tetrachloroethene CVOC = Chlorinated Volatile Organic Compounds bgs = Below Ground Surface All Locations are Approximate

KANE ENVIRONMENTAL INC
Project No. 103701

1110 Martin Luther King Jr. Way
Seattle, Washington

Figure 2
Site Plan with Extents of PCE and CVOC-Impacted Soil

KANE ENVIRONMENTAL INC

MEMORANDUM

To: Mr. Paul Bianco
Washington State Department of Ecology

From: Mr. Eric Nassau
Kane Environmental, Inc.

Date: February 9, 2024

Re: 1110 MLK Jr Way/James Tjoa, 1110 MLK LLC - Contained-In Soil Landfill Receipts
FSID: 99999770; CSID: 16832

Kane Environmental received approval for this disposal in the form of a Contained-In Determination issued by the Department of Ecology to James Tjoa, 1110 MLK LLC, on September 22, 2023. Due to permitting and scheduling constraints, Kane Environmental requested approval to extend the original disposal period. Kane Environmental received approval to extend the disposal period through March 31, 2024, in an email from Mr. Bianco on December 15, 2023.

These soils were excavated, transported, and disposed of in compliance with the requirements of the Contained-In Determination issued by the Department of Ecology to James Tjoa, 1110 MLK LLC, on September 22, 2023, and extended in the email on December 15, 2023.

These disposal receipts are being provided in accordance with the requirements of the Contained-In Determination. Contained-in soil was received at the Roosevelt Regional Landfill between January 11 and January 25, 2024. The total tonnage of contained-in soils disposed under this Contained-In Determination was 86.85 tons, below the maximum tonnage approved in the Contained-In Determination (515 tons). The tonnage of contained-in soils disposed of on each landfill receipt is summarized in the attached table.

Summary of Contained-In Soil Disposal Receipts
1110 Martin Luther King Jr. Way
Seattle, Washington
FSID 99999770; CSID 16832

Weight Ticket Number	*Date Received at Landfill*	*Tons*
5332481	1/11/2024	30.73
5332482	1/11/2024	27.28
5332681	1/25/2024	28.84
Total Tons		**86.85**
Contained-In Determination Approved Tonnage		**515**

SITE
Seattle 20 - 48 Ft --
SEATTLE ROOSEVELT , WA

CUSTOMER
[illegible]
Zeppelin Enterprises LLC
PO Box 55046
Shoreline, WA 98155
Contact:TB-19621

SITE	TICKET #	CELL
3A	5332481	315812

WEIGHMASTER: Taressa B.

DATE/TIME IN	DATE/TIME OUT
1/11/24 3:28 pm	1/11/24 3:56 pm

VEHICLE	CONTAINER
0329	GCEU431342

REFERENCE

BILL OF LADING: BNSF231064

SCALE IN GROSS WEIGHT 108,920 NET TONS 30.73
SCALE OUT TARE WEIGHT 47,460 NET WEIGHT 61,460

INBOUND
INVOICE

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	TAX	TOTAL
30.	TN	Trucking QTY				
30.	TN	Origin:Seattle 100				

THIS IS TO CERTIFY that the following described commodity was weighed, measured, or counted by a weighmaster, whose signature is on this certificate, who is a recognized authority of accuracy, as prescribed by chapter 15.80 RCW administered by the Washington State Department of Agriculture.
INBOUND - SCALE INDICATOR B337755370 E-seal #2002
OUTBOUND - SCALE INDICATOR 56656605KM E-seal #2008

Taressa Bassett

The undersigned individual signing this document on behalf of Customer acknowledges that he or she has read and understands the terms and conditions on the reverse side and that he or she has the authority to sign this document on behalf of the customer.

SIGNATURE

NET AMOUNT
TENDERED
CHANGE
CHECK#

RS-F042UPR2 (12-20)

TE
Seattle 20 - 48 Ft --
SEATTLE ROOSEVELT , WA

JSTOMER
015085
Zeppelin Enterprises LLC
PO Box 58066
Renton, WA 98158
Contact:TB-18621

SITE	TICKET #	CELL
3A	5332482	315811

WEIGHMASTER: Taressa B.

DATE/TIME IN	DATE/TIME OUT
1/11/24 3:36 pm	1/11/24 4:02 pm

VEHICLE	CONTAINER
0332	TOLU453512

REFERENCE

BILL OF LADING DTTX500012

SCALE IN GROSS WEIGHT 102,060 NET TONS 27.28
SCALE OUT TARE WEIGHT 47,500 NET WEIGHT 54,560

INBOUND
INVOICE

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	TAX	TOTAL
[illegible]	[illegible]	Tracking ??? Origin:Seattle 100				

THIS IS TO CERTIFY that the following described commodity was weighed, measured, or counted by a weighmaster, whose signature is on this certificate, who is a recognized authority of accuracy, as prescribed by chapter 15.80 RCW administered by the Washington State Department of Agriculture.
INBOUND - SCALE INDICATOR B337755370 E-seal #2002
OUTBOUND - SCALE INDICATOR 56656605KM E-seal #2008

Taressa Bassett

The undersigned individual signing this document on behalf of Customer acknowledges that he or she has read and understands the terms and conditions on the reverse side and that he or she has the authority to sign this document on behalf of the customer.

SIGNATURE

NET AMOUNT
TENDERED
CHANGE
CHECK#

RS-F042UPR2 (12-20)

SITE Seattle 20 - 48 Ft --
SEATTLE ROOSEVELT-, WA

CUSTOMER 011-035
Zeppelin Enterprises LLC
PO Box 55066
Shoreline, WA 98155
Contract:TB-18621

SITE 3A | TICKET # 5332681 | CELL 315813

WEIGHMASTER IN - Denise B. OUT - Taressa B.

DATE/TIME IN 1/25/24 10:07 am | DATE/TIME OUT 1/25/24 12:16 pm

VEHICLE 8281 | CONTAINER TRLU901441

REFERENCE

BILL OF LADING BNSF231006

SCALE IN GROSS WEIGHT 104,640 NET TONS 28.84 INBOUND
SCALE OUT TARE WEIGHT 46,960 NET WEIGHT 57,680 INVOICE

QTY	UNIT	DESCRIPTION	RATE	EXTENSION	TAX	TOTAL
28.84	TN	Tracking QTY Contained in Contaminated Soil		Origin:Seattle 100%		

THIS IS TO CERTIFY that the following described commodity was weighed, measured, or counted by a weighmaster, whose signature is on this certificate, who is a recognized authority of accuracy, as prescribed by chapter 15.80 RCW administered by the Washington State Department of Agriculture.
INBOUND - SCALE INDICATOR B337755370 E-seal #2002
OUTBOUND - SCALE INDICATOR 56656605KM E-seal #2008 Taressa Bassett

NET AMOUNT
TENDERED
CHANGE
CHECK#

The undersigned individual signing this document on behalf of Customer acknowledges that he or she has read and understands the terms and conditions on the reverse side and that he or she has the authority to sign this document on behalf of the customer.

SIGNATURE Denise B

RS-F042UPR2 (12-20)

DEPARTMENT OF ECOLOGY
State of Washington

30-DAY NOTICE
FOR UNDERGROUND STORAGE TANK SYSTEMS

This form provides Ecology 30-days' advanced notice for projects, as required by Chapter 173-360A WAC. Instructions are on the back page.

UST ID #: _____

County: _____

Please ✓ the appropriate box: ☐ Intent to Install ☒ Intent to Close ☐ Change-in-Service

I. SITE INFORMATION	II. OWNER/OPERATOR INFORMATION
Tag or UBI # (if applicable): UNKNOWN	Owner/Operator Name: MLK LLC.
UST ID # (if applicable): UNKNOWN	Business Name: MLK LLC.
Site Name:	Mailing Address: 3736 47TH PL NE
Site Address: 1110 MLKWAY	City: SEATTLE State: WA Zip: 98105
City: SEATTLE	Phone: 206-226-2800
Phone:	Email: JAMES@JAMESTJOA.COM

III. CERTIFIED SERVICE PROVIDER(S)

Check the appropriate boxes. If more than one service provider is required for this project, fill out both sections

Note: Individuals performing UST services MUST be ICC-certified or have passed another qualifying exam approved by the Department of Ecology.

1) ☐ Installer ☒ Decommissioner ☐ Site Assessor

Company Name: ZEPPELIN ENTERPRISES	Certification Type: UST DECOMMISSIONER
Service Provider Name: GRIFFIN SWEAZEY	Cert. No.: 3465 Exp. Date: 1-2524
Provider Phone: 206-637-4658	Provider Email: GRIFFINSWEAZEY@GMAIL.COM

2) ☐ Installer ☐ Decommissioner ☒ Site Assessor

Company Name: KANE ENVIRONMENTAL	Certification Type: SITE ASSESSOR
Service Provider Name: JEFF JENSEN	Cert. No.: 8411996 Exp. Date: 11-16-23
Provider Phone: 425-344-3707	Provider Email: JEFF@KANE-ENVIRONMENTAL.COM

IV. TANK AND/OR PIPING INFORMATION

TANK ID	TANK CAPACITY	SUBSTANCE STORED	PIPING INSTALLATION OR REPLACEMENT ONLY (Y/N)	DATE PROJECT IS EXPECTED TO BEGIN	COMMENTS
UNKNOWN	10000G	GAS	NO	NOV. 23	1 AST ONSITE USED TO STORE MOTOR OIL.
	UNKNOWN	GAS			
		GAS			
		GAS			
		HEATING OIL			
		HYDRAULIC OIL			
	1000G	HEATING OIL BASED ON FILLPORT — WILL CONFIRM WITH CONTENT SAMPLING			NEW TANK FOUND ONSITE