MEMORANDUM

To: Ms. Carol Lybeer
Colony Insurance
P.O. Box 469011
San Antonio, Texas

From: Mr. Luke Martinkosky, Kane Environmental, Inc.

Mr. John Kane, Principal, Kane Environmental, Inc.

Date: May 8, 2013

Re: Claim # 199627
Gasoline Service Station, 1515 112th Street SW, Everett
Monitoring Well Decommissioning, Installation, and Groundwater Performance Monitoring Memo, April 2013

Kane Environmental, Inc. (Kane Environmental) is pleased to present this memorandum regarding the groundwater monitoring conducted at 1515 112th Street Southwest (Property) in Everett, Washington (Vicinity Map included as Figure 1) in April 2013. This was the fourth quarter of groundwater performance monitoring.

BACKGROUND

The Property contains an operational gasoline service station that utilizes underground storage tanks (USTs). Kane Environmental performed a Phase I Environmental Site Assessment (ESA) on the Property in September 2010. The Property's use as a gasoline service station was considered a Recognized Environmental Condition. Kane Environmental conducted a Limited Phase II ESA in December 2010 to determine the presence or absence of petroleum hydrocarbons in soil and groundwater at the Property. Six (6) temporary soil borings were advanced on the Property. One soil sample, collected from KSB-2 (located to the south and down-slope of the USTs) contained a concentration of benzene (0.0355 milligrams per kilogram (mg/kg)) that exceeded the Washington State Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Method A Soil Cleanup Level for Unrestricted Land Uses of 0.03 ppb.

A groundwater sample collected from KSB-1 contained a benzene concentration of 6.71 micrograms per liter (ug/L), which exceeds the MTCA Method A Groundwater Cleanup Level of 5 ug/L.

On February 17, 2011 Kane Environmental installed three monitoring wells at the Property, in the vicinity of the USTs (KMW-1, KMW-2, and KMW-3). KMW-1 was installed up-slope of the USTs and KMW-2, and KMW-3 were installed down-slope of the USTs. One soil sample, collected at 13.5-14 feet below ground surface (bgs) at KMW-2, contained a concentration of benzene (0.0466 mg/kg) that exceeded MTCA Method A Soil Cleanup Level for Unrestricted Land Uses. The groundwater samples from KMW-2 collected contained concentrations of TPH-gasoline (9,340 ug/L), benzene (240 ug/L), total xylenes (1,160 ug/L), and naphthalene (164 ug/L). The groundwater samples collected from KMW-3 collected contained concentrations of TPH-gasoline (5,330 ug/L) and benzene (48.5 ug/L). A review of the chromatograms from the analytical laboratory indicated that the petroleum hydrocarbon release had occurred recently, within one or two years of the investigation.

In order to fully delineate the petroleum hydrocarbon release Kane Environmental installed five groundwater monitoring wells (KMW-4, KMW-5, KMW-6, KMW-7, and KMW-8) to a depth of approximately 15 to 16 feet bgs on August 11, 2011 and advanced four soil borings (KSB-7, KSB-8, KSB-9, and KSB-10) on August 12, 2011. The monitoring wells were installed to the southwest of the USTs, along the southern Property boundary, and at the corners of the gasoline dispenser canopy. The soil borings were placed adjacent to the west of the USTs and along the edge of the gasoline dispenser canopy. None of the soil samples collected from the soil borings or the groundwater monitoring well borings contained concentrations of the analytes of concern that exceeded the MTCA Method A Soil Cleanup Level for Unrestricted Land Uses. Groundwater samples were collected from all of the groundwater monitoring wells on the Property. Only groundwater samples collected from KMW-2 and KMW-3 contained concentrations of the analytes of concern that exceeded the MTCA Method A Groundwater Cleanup Levels. Groundwater samples from KMW-2 contained concentrations of TPH-Gasoline (13,000 ug/L), Benzene (39 ug/L), and Naphthalenes (403 ug/L) that exceeded the MTCA Method A Groundwater Cleanup Levels. Groundwater samples from KMW-3 contained concentrations of TPH-Gasoline (8,500 ug/L), Benzene (18 ug/L) and Naphthalenes (200 ug/L) that exceeded the MTCA Method A Groundwater Cleanup Levels.

An Underground Storage Tank Tightness Testing Checklist prepared by SME Solutions and dated August 5, 2011, stated that one of the UST overfill buckets was “broken”. Telephone conversations with the inspector, Mr. Brian Fite of SME Solutions, revealed that the overfill was cracked on the premium grade UST, providing a direct pathway for gasoline to enter the subsurface through the pea gravel fill around the

southern end of the UST and migrating into the subsurface soil and groundwater. The damaged overfill bucket was repaired following discovery.

Kane Environmental conducted a remedial action that consisted of removing contaminated groundwater from monitoring wells KMW-2 and KMW-3 using a vacuum truck. Three hundred gallons of groundwater was removed on December 1, 2011; 90 gallons of groundwater was removed on February 3, 2012; and 107 gallons of groundwater was removed on March 30, 2012. Groundwater monitoring occurred after each vacuum truck event, which indicated that petroleum hydrocarbon concentrations were steadily decreasing.

GROUNDWATER MONITORING WELL DECOMMISSIONING AND INSTALLATION

In September 2012, Kane Environmental was contacted by the City of Everett. According to Ms. Barbara Hardman, Real Property Manager for the City of Everett, two of the monitoring wells associated with the Property (KMW-4 and KMW-5) were within a planned expansion of the right-of-way for the 112th Street Widening Project (No. 3256). Kane Environmental was informed that these two monitoring wells were in the location of the future street gutter; therefore Kane Environmental was instructed by Colony Insurance to decommission the wells and replace them with two additional monitoring wells (KMW-9 and KMW-10).

On November 14, 2012 Holocene Drilling decommissioned monitoring wells KMW-4 and KMW-5. The wells were decommissioned using bentonite chips that were poured down the well casing to the top of the casing. Due to the expected construction, the well monuments were not backfilled with concrete.

On November 14, 2012 Holocene Drilling constructed monitoring wells KMW-9 and KMW-10. Due to the presence of underground and above ground utilities, these wells were installed to the southeast and west of the existing monitoring wells. The location of the monitoring wells is shown on Figure 3 and the well construction details are included as Attachment B.

Soil samples were collected from approximately twelve (12) feet below ground surface (bgs) at both drilling locations. None of the soil samples collected contained concentrations of the analytes of concern that exceeded the MTCA Method A Soil Cleanup Level for Unrestricted Land Uses.

Following construction, on November 14, 2012 monitoring wells KMW-9 and KMW-10 were developed by removing at least nine well volumes from each well to establish communication with the surrounding groundwater.

GROUNDWATER MONITORING

Groundwater Sampling Methodology

The groundwater sampling procedure for each well, including Quality Assurance/Quality Control (QA/QC) procedures, is described below in detail. Groundwater monitoring wells KMW-1, KMW-2, KMW-3, KMW-6, KMW-7, KMW-8, KMW-9, and KMW-10 were sampled on April 5, 2013.

- Depth to groundwater in the well was measured with a decontaminated electric water interface probe. The probe was cleaned with alconox and rinsed with de-ionized water between sampling activities.
- Groundwater collected from the well was sampled using a peristaltic pump with new PVC tubing. Approximately three well volumes of water were removed from each well and field parameters allowed to stabilize, per United States Environmental Protection Agency (USEPA) guidelines, for the last three readings prior to sampling. Field parameters included pH, temperature, conductivity, and total dissolved solids (TDS) using a Hanna-HI 991300. Stabilization of field parameters, per U.S. Environmental Protection Agency guidelines, was used to indicate that conditions were suitable for sampling.
- Groundwater was placed into appropriate laboratory-supplied, pre-cleaned and preserved containers for analysis. Samples were labeled and placed into plastic bags to minimize the potential for cross-contamination and then placed into an ice-filled cooler.
- The groundwater samples were immediately placed into ice-filled coolers and transported to ALS Environmental, Inc. (ALS) in Everett, Washington under standard chain-of-custody procedures.

Analytical Methodology

Soil and groundwater samples were submitted to the laboratory and analyzed for the following CoCs:

- Benzene, toluene, ethylbenzene, xylenes (BTEX), using EPA Method 8021B;
- TPH-volatile range (equivalent to gasoline range) using Northwest Method NWTPH-Gx;
- 1,2-dibromoethane (EDB), 1,2-dichlroethane (EDC), methyl-tertiary-butyl ether (MTBE) and naphthalene using EPA Method 8260 SIM; and
- Total Lead by EPA Method 6020.

All analyses were performed in accordance with ALS's in-house Quality Assurance/Quality Control Plans. Sample analyses were performed in compliance with EPA analytical methods and Ecology guidelines. Samples were analyzed within specified holding times. All detection limits were within method requirements and no factors appeared to adversely affect data quality.

Internal test methods run by the laboratory to ensure data accuracy and reproducibility include method blanks, method blank duplicates, surrogate blanks, and surrogate blank duplicates.

Hydrogeological Setting

Based on the groundwater elevations (Table 1), groundwater flow is in a generally south/southeasterly direction, toward Silver Lake. The groundwater monitoring well casings were surveyed by Site Survey Mapping, a licensed surveying firm. Elevations are above mean sea level (msl).

TABLE 1
Groundwater Elevation Data – April 2013

Well Name	Elevation of Top of Well Casing (Feet)	Depth to Groundwater (Feet)	Elevation of Groundwater (Feet)
KMW-1	470.59	6.50	464.27
KMW-2	471.28	8.28	463
KMW-3	470.18	7.07	463.28
KMW-4	Decommissioned 11-14-12		
KMW-5	Decommissioned 11-14-12		
KMW-6	470.03	6.74	460.61
KMW-7	471.57	9.59	462.39
KMW-8	471.73	8.99	463.23
KMW-9	470.09	7.14	461.79
KMW-10	471.38	8.93	462.66

FINDINGS

The laboratory analytical report is included as Attachment A.

Groundwater collected from KMW-2 reported a naphthalene concentration of 20 µg/L, which is below the MTCA Method A Groundwater Cleanup Level of 160 µg/L. All other groundwater samples collected contained non-detectable concentrations for all CoCs.

Groundwater sample analytical results are summarized in Table 2. The laboratory analytical report is included as Attachment A.

CONCLUSIONS

Based on the analytical results of the groundwater monitoring, no CoC concentrations exceeded the MTCA Method A Groundwater Cleanup Level in April 2013. This represents the final quarter of groundwater sampling required prior to application for an Opinion Letter for No Further Action (NFA) from Ecology.

FIGURES
Figure 1 – Vicinity Map
Figure 2 – Site Plan
Figure 3 – Groundwater Monitoring Well Locations & Groundwater Gradient

TABLES
Table 1 – Groundwater Elevation Data – April 2013
Table 2 – Summary of Petroleum Products in Groundwater
Table 3 – Summary of Geochemistry Parameters in Groundwater

ATTACHMENTS
Attachment A –Laboratory Analytical Results

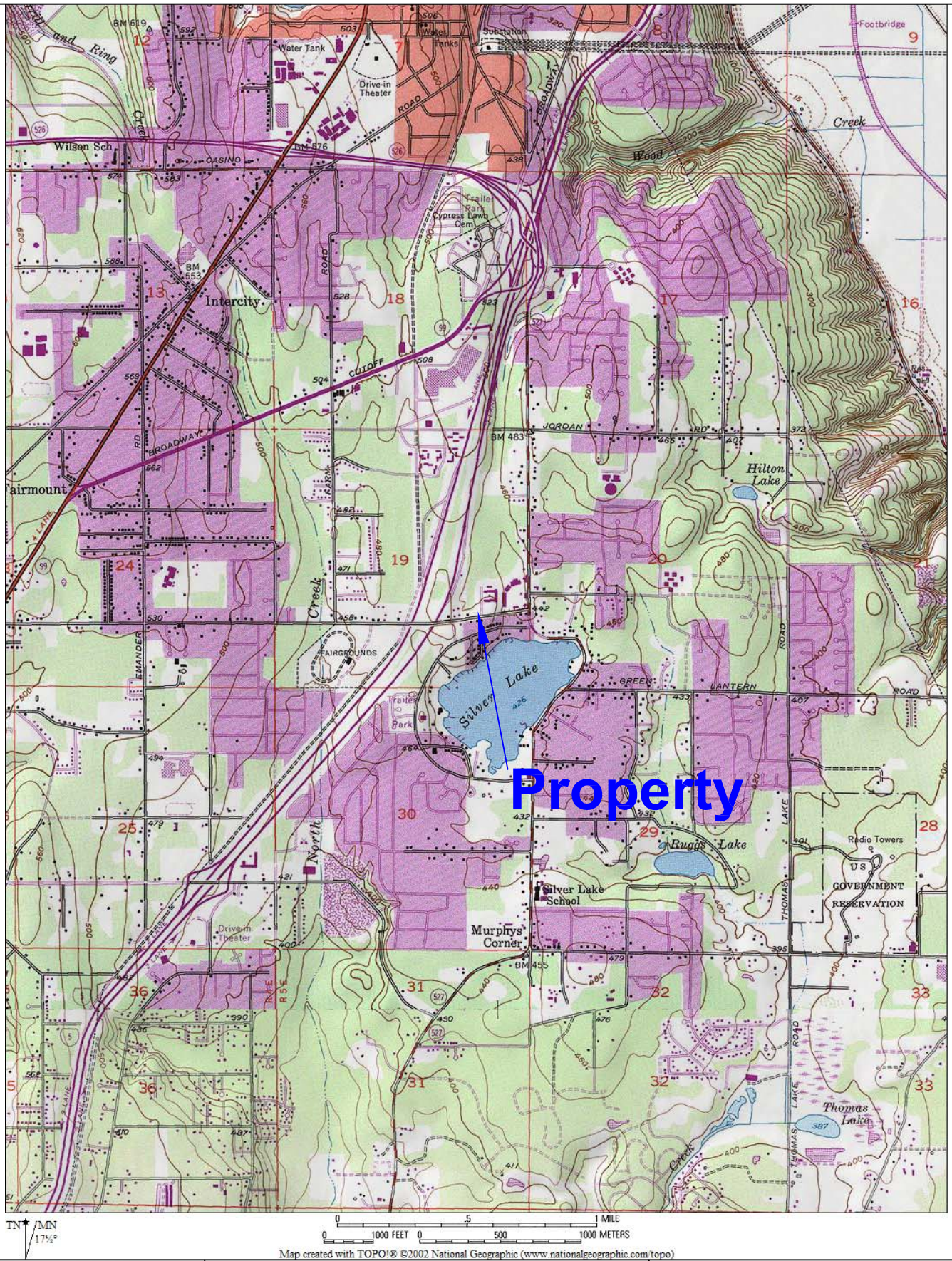
LIMITATIONS

Kane Environmental has performed this work in accordance with generally accepted professional practices 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.

In preparing this report, Kane Environmental relied on oral statements made by certain individuals. Kane Environmental has not conducted an independent examination of the facts contained in referenced materials and/or statements. Kane Environmental 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. Conclusions were made within the operative constraints of the scope of work, budget, and schedule for this project.

Our assessment of the Property may change as new data become available, either from persons familiar with the site or during additional site studies, exploration, or sampling. This report is intended for the exclusive use of Colony Insurance and its designated assignees for specific application to the referenced subject property. It is not meant to represent a legal opinion. No other warranty, express or implied, is made.

FIGURES



Map created with TOPO!® ©2002 National Geographic (www.nationalgeographic.com/topo)

KANE ENVIRONMENTAL INC

Performance Groundwater Monitoring
1515 112th Street Southeast
Everett, Washington

Figure 1
Vicinity Map

LEGEND

Approximate Property Boundary

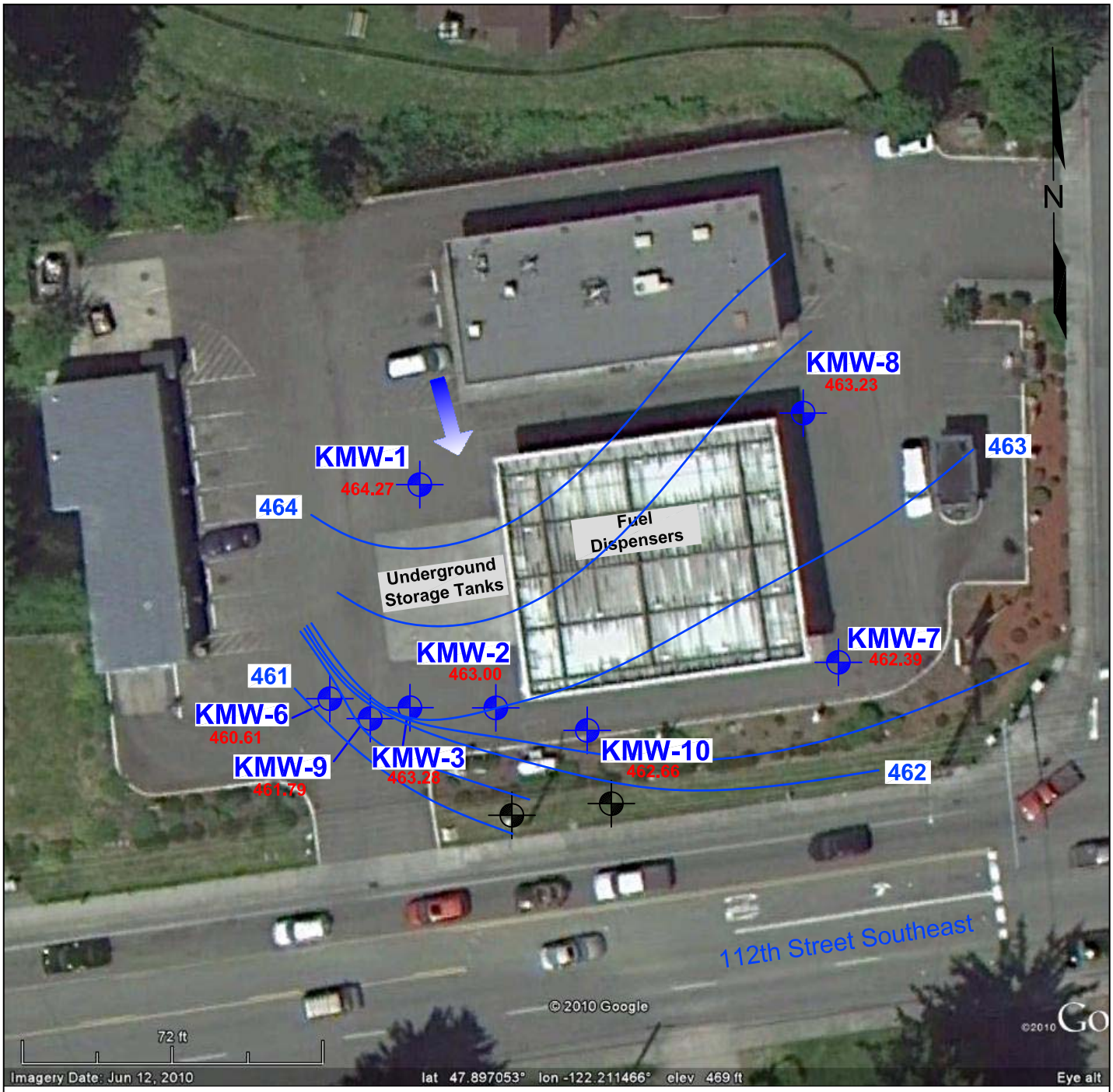
0 90 180

Approximate Scale in Feet

KANE ENVIRONMENTAL INC

Performance Groundwater Monitoring
1515 112th Street Southeast
Everett, Washington

Figure 2
Site Plan



LEGEND

- Location of Monitoring Well
- Location of Decommissioned Monitoring Well
- 459 — Groundwater Elevation Contour
- 464.27 — Groundwater Elevation in Monitoring Well
- Direction of Groundwater Flow

0 30 60

Approximate Scale in Feet

KANE ENVIRONMENTAL INC

Performance Groundwater Monitoring
1515 112th Street Southeast
Everett, Washington

Figure 3
Monitoring Well Locations and Groundwater Elevations

TABLES

TABLE 2
Summary of Petroleum Products and Lead in Groundwater
April 2013
1515 112th Street SE
Everett, Washington

Sample ID	Sample Date	Total Petroleum Hydrocarbons-Volatile Range	Methyl-t-butyl ether (MTBE)	Benzene	Toluene	Ethylbenzene	Total Xylenes	1,2-Dichloroethane (EDC)	1,2-Dibromoethane (EDB)	Naphthalene	Lead
		µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
KMW-1	4/5/2013	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-2	4/5/2013	nd	nd	nd	nd	nd	nd	nd	nd	20	nd
KMW-3	4/5/2013	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-4	Decommissioned										
KMW-5	Decommissioned										
KMW-6	4/5/2013	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-7	4/5/2013	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-8	4/5/2013	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-9	4/5/2013	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-10	4/5/2013	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-1	12/11/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-2	12/11/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-3	12/11/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-4	Decommissioned										
KMW-5	Decommissioned										
KMW-6	12/11/2012	nd	nd	1.1	nd	nd	nd	nd	nd	nd	nd
KMW-7	12/11/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-8	12/11/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-9	12/11/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	1.3
KMW-10	12/11/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-1	9/28/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-2	9/28/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-3	9/28/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-4	9/29/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-5	9/30/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-6	9/28/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-7	9/28/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-8	9/28/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-1	5/25/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-2	5/25/2012	80	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-3	5/25/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-4	5/25/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-5	5/25/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	2.3
KMW-6	5/25/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-7	5/25/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
KMW-8	5/25/2012	nd	nd	nd	nd	nd	nd	nd	nd	nd	nd
Method Reporting Limit		*50*	*3.0*	*1.0*	*1.0*	*1.0*	*3.0*	*0.02*	*0.01*	*2.0*	*1.0*
MTCA Method A Cleanup Level for Groundwater		*800[a]/1,000*	*20*	*5*	*1000*	*700*	*1000*	*5*	*0.01*	*160^*	*15*

Notes:
µg/L = micrograms per liter (equivalent to parts per billion)
NV = no value for cleanup level
Shaded and Bold concentrations are above MTCA Method A Cleanup Level for Groundwater.
a = Cleanup level used if benzene is present or total of ethylbenzene, toluene and xylenes is greater than 1% of gasoline mixture
nd = not detected at Method Reporting Limit
^ = Total value for naphthalene, 1-methylnaphtalene, and 2-methylnaphthalene.

Table 3
Groundwater Monitoring Geochemical Parameters
April 2013
1515 112th Street Southeast
Everett, Washington

Well ID	pH	Temp	Conductivity	TDS
KMW-1	6.82	12.1	230	113
KMW-2	6.03	11.1	226	112
KMW-3	6.67	11.9	372	185
KMW-4	Decommissioned 11-14-12			
KMW-5	Decommissioned 11-14-12			
KMW-6	6.41	11.3	273	136
KMW-7	5.49	11.4	486	242
KMW-8	6.00	11.7	355	178
KMW-9	6.32	11.8	418	208
KMW-10	6.19	11.6	263	132

ATTACHMENT A
LABORATORY ANALYTICAL RESULTS

April 12, 2013

Mr. Luke Martinkosky
Kane Environmental, Inc.
3815 Woodland Park Ave N., Suite 102
Seattle, WA 98103

Dear Mr. Martinkosky,

On April 5th, 9 samples were received by our laboratory and assigned our laboratory project number EV13040034. The project was identified as your Silverlake. The sample identification and requested analyses are outlined on the attached chain of custody record.

No abnormalities or nonconformances were observed during the analyses of the project samples.

Please do not hesitate to call me if you have any questions or if I can be of further assistance.

Sincerely,

ALS Laboratory Group

Rick Bagan

ADDRESS 8620 Holly Drive, Suite 100, Everett, WA 98208 | PHONE 425-356-2600 | FAX 425-356-2626
ALS Laboratory Group A Campbell Brothers Limited Company

ALS Environmental

CERTIFICATE OF ANALYSIS

CLIENT:	Kane Environmental, Inc. 3815 Woodland Park Ave N., Suite 102 Seattle, WA 98103	DATE: ALS JOB#: ALS SAMPLE#:	4/12/2013 EV13040034 -01
CLIENT CONTACT:	Luke Martinkosky	DATE RECEIVED:	4/5/2013
CLIENT PROJECT:	Silverlake	COLLECTION DATE:	4/5/2013 9:45:00 AM
CLIENT SAMPLE ID	KMW-2	WDOE ACCREDITATION:	C601

DATA RESULTS

ANALYTE	METHOD	RESULTS	REPORTING LIMITS	DILUTION FACTOR	UNITS	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range	NWTPH-GX	U	50	1	UG/L	04/09/2013	DLC
Methyl T-Butyl Ether	EPA-8021	U	3.0	1	UG/L	04/09/2013	DLC
Benzene	EPA-8021	U	1.0	1	UG/L	04/09/2013	DLC
Toluene	EPA-8021	U	1.0	1	UG/L	04/09/2013	DLC
Ethylbenzene	EPA-8021	U	1.0	1	UG/L	04/09/2013	DLC
Xylenes	EPA-8021	U	3.0	1	UG/L	04/09/2013	DLC
1,2-Dichloroethane	EPA-8260 SIM	U	0.020	1	UG/L	04/10/2013	GAP
1,2-Dibromoethane	EPA-8260 SIM	U	0.010	1	UG/L	04/10/2013	GAP
Naphthalene	EPA-8260 SIM	**20**	2.0	1	UG/L	04/10/2013	GAP
Lead	EPA-6020	U	1.0	1	UG/L	04/11/2013	RAL

SURROGATE	METHOD	%REC	ANALYSIS DATE	ANALYSIS BY
TFT	NWTPH-GX	**75.6**	04/09/2013	DLC
TFT	EPA-8021	**97.6**	04/09/2013	DLC
1,2-Dichloroethane-d4	EPA-8260 SIM	**101**	04/10/2013	GAP
Toluene-d8	EPA-8260 SIM	**104**	04/10/2013	GAP

U - Analyte analyzed for but not detected at level above reporting limit.

ADDRESS 8620 Holly Drive, Suite 100, Everett, WA 98208 | PHONE 425-356-2600 | FAX 425-356-2626
ALS Laboratory Group A Campbell Brothers Limited Company

CERTIFICATE OF ANALYSIS

CLIENT:	Kane Environmental, Inc. 3815 Woodland Park Ave N., Suite 102 Seattle, WA 98103	DATE: ALS JOB#: ALS SAMPLE#:	4/12/2013 EV13040034 -02
CLIENT CONTACT:	Luke Martinkosky	DATE RECEIVED:	4/5/2013
CLIENT PROJECT:	Silverlake	COLLECTION DATE:	4/5/2013 10:25:00 AM
CLIENT SAMPLE ID	KMW-10	WDOE ACCREDITATION:	C601

DATA RESULTS

ANALYTE	METHOD	RESULTS	REPORTING LIMITS	DILUTION FACTOR	UNITS	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range	NWTPH-GX	U	50	1	UG/L	04/09/2013	DLC
Methyl T-Butyl Ether	EPA-8021	U	3.0	1	UG/L	04/09/2013	DLC
Benzene	EPA-8021	U	1.0	1	UG/L	04/09/2013	DLC
Toluene	EPA-8021	U	1.0	1	UG/L	04/09/2013	DLC
Ethylbenzene	EPA-8021	U	1.0	1	UG/L	04/09/2013	DLC
Xylenes	EPA-8021	U	3.0	1	UG/L	04/09/2013	DLC
1,2-Dichloroethane	EPA-8260 SIM	U	0.020	1	UG/L	04/10/2013	GAP
1,2-Dibromoethane	EPA-8260 SIM	U	0.010	1	UG/L	04/10/2013	GAP
Naphthalene	EPA-8260 SIM	U	2.0	1	UG/L	04/10/2013	GAP
Lead	EPA-6020	U	1.0	1	UG/L	04/11/2013	RAL

SURROGATE	METHOD	%REC	ANALYSIS DATE	ANALYSIS BY
TFT	NWTPH-GX	**89.5**	04/09/2013	DLC
TFT	EPA-8021	**100**	04/09/2013	DLC
1,2-Dichloroethane-d4	EPA-8260 SIM	**96.3**	04/10/2013	GAP
Toluene-d8	EPA-8260 SIM	**104**	04/10/2013	GAP

U - Analyte analyzed for but not detected at level above reporting limit.

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ALS Laboratory Group A Campbell Brothers Limited Company

CERTIFICATE OF ANALYSIS

CLIENT:	Kane Environmental, Inc. 3815 Woodland Park Ave N., Suite 102 Seattle, WA 98103	DATE: ALS JOB#: ALS SAMPLE#:	4/12/2013 EV13040034 -03
CLIENT CONTACT:	Luke Martinkosky	DATE RECEIVED:	4/5/2013
CLIENT PROJECT:	Silverlake	COLLECTION DATE:	4/5/2013 10:55:00 AM
CLIENT SAMPLE ID	KMW-7	WDOE ACCREDITATION:	C601

DATA RESULTS

ANALYTE	METHOD	RESULTS	REPORTING LIMITS	DILUTION FACTOR	UNITS	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range	NWTPH-GX	U	50	1	UG/L	04/08/2013	DLC
Methyl T-Butyl Ether	EPA-8021	U	3.0	1	UG/L	04/08/2013	DLC
Benzene	EPA-8021	U	1.0	1	UG/L	04/08/2013	DLC
Toluene	EPA-8021	U	1.0	1	UG/L	04/08/2013	DLC
Ethylbenzene	EPA-8021	U	1.0	1	UG/L	04/08/2013	DLC
Xylenes	EPA-8021	U	3.0	1	UG/L	04/08/2013	DLC
1,2-Dichloroethane	EPA-8260 SIM	U	0.020	1	UG/L	04/10/2013	GAP
1,2-Dibromoethane	EPA-8260 SIM	U	0.010	1	UG/L	04/10/2013	GAP
Naphthalene	EPA-8260 SIM	U	2.0	1	UG/L	04/10/2013	GAP
Lead	EPA-6020	U	1.0	1	UG/L	04/11/2013	RAL

SURROGATE	METHOD	%REC	ANALYSIS DATE	ANALYSIS BY
TFT	NWTPH-GX	**91.1**	04/08/2013	DLC
TFT	EPA-8021	**108**	04/08/2013	DLC
1,2-Dichloroethane-d4	EPA-8260 SIM	**85.0**	04/10/2013	GAP
Toluene-d8	EPA-8260 SIM	**106**	04/10/2013	GAP

U - Analyte analyzed for but not detected at level above reporting limit.

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ALS Laboratory Group A Campbell Brothers Limited Company

ALS Environmental

CERTIFICATE OF ANALYSIS

CLIENT:	Kane Environmental, Inc. 3815 Woodland Park Ave N., Suite 102 Seattle, WA 98103	DATE: ALS JOB#: ALS SAMPLE#:	4/12/2013 EV13040034 -04
CLIENT CONTACT:	Luke Martinkosky	DATE RECEIVED:	4/5/2013
CLIENT PROJECT:	Silverlake	COLLECTION DATE:	4/5/2013 11:45:00 AM
CLIENT SAMPLE ID	KMW-8	WDOE ACCREDITATION:	C601

DATA RESULTS

ANALYTE	METHOD	RESULTS	REPORTING LIMITS	DILUTION FACTOR	UNITS	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range	NWTPH-GX	U	50	1	UG/L	04/08/2013	DLC
Methyl T-Butyl Ether	EPA-8021	U	3.0	1	UG/L	04/08/2013	DLC
Benzene	EPA-8021	U	1.0	1	UG/L	04/08/2013	DLC
Toluene	EPA-8021	U	1.0	1	UG/L	04/08/2013	DLC
Ethylbenzene	EPA-8021	U	1.0	1	UG/L	04/08/2013	DLC
Xylenes	EPA-8021	U	3.0	1	UG/L	04/08/2013	DLC
1,2-Dichloroethane	EPA-8260 SIM	U	0.020	1	UG/L	04/10/2013	GAP
1,2-Dibromoethane	EPA-8260 SIM	U	0.010	1	UG/L	04/10/2013	GAP
Naphthalene	EPA-8260 SIM	U	2.0	1	UG/L	04/10/2013	GAP
Lead	EPA-6020	U	1.0	1	UG/L	04/11/2013	RAL

SURROGATE	METHOD	%REC	ANALYSIS DATE	ANALYSIS BY
TFT	NWTPH-GX	**80.6**	04/08/2013	DLC
TFT	EPA-8021	**97.8**	04/08/2013	DLC
1,2-Dichloroethane-d4	EPA-8260 SIM	**78.9**	04/10/2013	GAP
Toluene-d8	EPA-8260 SIM	**110**	04/10/2013	GAP

U - Analyte analyzed for but not detected at level above reporting limit.

ADDRESS 8620 Holly Drive, Suite 100, Everett, WA 98208 | PHONE 425-356-2600 | FAX 425-356-2626
ALS Laboratory Group A Campbell Brothers Limited Company

ALS Environmental

CERTIFICATE OF ANALYSIS

CLIENT:	Kane Environmental, Inc. 3815 Woodland Park Ave N., Suite 102 Seattle, WA 98103	DATE: ALS JOB#: ALS SAMPLE#:	4/12/2013 EV13040034 -05
CLIENT CONTACT:	Luke Martinkosky	DATE RECEIVED:	4/5/2013
CLIENT PROJECT:	Silverlake	COLLECTION DATE:	4/5/2013 12:25:00 PM
CLIENT SAMPLE ID	KMW-1	WDOE ACCREDITATION:	C601

DATA RESULTS

ANALYTE	METHOD	RESULTS	REPORTING LIMITS	DILUTION FACTOR	UNITS	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range	NWTPH-GX	U	50	1	UG/L	04/09/2013	DLC
Methyl T-Butyl Ether	EPA-8021	U	3.0	1	UG/L	04/09/2013	DLC
Benzene	EPA-8021	U	1.0	1	UG/L	04/09/2013	DLC
Toluene	EPA-8021	U	1.0	1	UG/L	04/09/2013	DLC
Ethylbenzene	EPA-8021	U	1.0	1	UG/L	04/09/2013	DLC
Xylenes	EPA-8021	U	3.0	1	UG/L	04/09/2013	DLC
1,2-Dichloroethane	EPA-8260 SIM	U	0.020	1	UG/L	04/10/2013	GAP
1,2-Dibromoethane	EPA-8260 SIM	U	0.010	1	UG/L	04/10/2013	GAP
Naphthalene	EPA-8260 SIM	U	2.0	1	UG/L	04/10/2013	GAP
Lead	EPA-6020	U	1.0	1	UG/L	04/11/2013	RAL

SURROGATE	METHOD	%REC	ANALYSIS DATE	ANALYSIS BY
TFT	NWTPH-GX	**76.2**	04/09/2013	DLC
TFT	EPA-8021	**97.2**	04/09/2013	DLC
1,2-Dichloroethane-d4	EPA-8260 SIM	**82.8**	04/10/2013	GAP
Toluene-d8	EPA-8260 SIM	**107**	04/10/2013	GAP

U - Analyte analyzed for but not detected at level above reporting limit.

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ALS Laboratory Group A Campbell Brothers Limited Company

ALS Environmental

CERTIFICATE OF ANALYSIS

CLIENT:	Kane Environmental, Inc. 3815 Woodland Park Ave N., Suite 102 Seattle, WA 98103	DATE: ALS JOB#: ALS SAMPLE#:	4/12/2013 EV13040034 -06
CLIENT CONTACT:	Luke Martinkosky	DATE RECEIVED:	4/5/2013
CLIENT PROJECT:	Silverlake	COLLECTION DATE:	4/5/2013 1:25:00 PM
CLIENT SAMPLE ID	KMW-6	WDOE ACCREDITATION:	C601

DATA RESULTS

ANALYTE	METHOD	RESULTS	REPORTING LIMITS	DILUTION FACTOR	UNITS	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range	NWTPH-GX	U	50	1	UG/L	04/09/2013	DLC
Methyl T-Butyl Ether	EPA-8021	U	3.0	1	UG/L	04/09/2013	DLC
Benzene	EPA-8021	U	1.0	1	UG/L	04/09/2013	DLC
Toluene	EPA-8021	U	1.0	1	UG/L	04/09/2013	DLC
Ethylbenzene	EPA-8021	U	1.0	1	UG/L	04/09/2013	DLC
Xylenes	EPA-8021	U	3.0	1	UG/L	04/09/2013	DLC
1,2-Dichloroethane	EPA-8260 SIM	U	0.020	1	UG/L	04/10/2013	GAP
1,2-Dibromoethane	EPA-8260 SIM	U	0.010	1	UG/L	04/10/2013	GAP
Naphthalene	EPA-8260 SIM	U	2.0	1	UG/L	04/10/2013	GAP
Lead	EPA-6020	U	1.0	1	UG/L	04/11/2013	RAL

SURROGATE	METHOD	%REC	ANALYSIS DATE	ANALYSIS BY
TFT	NWTPH-GX	**76.3**	04/09/2013	DLC
TFT	EPA-8021	**102**	04/09/2013	DLC
1,2-Dichloroethane-d4	EPA-8260 SIM	**90.6**	04/10/2013	GAP
Toluene-d8	EPA-8260 SIM	**113**	04/10/2013	GAP

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ALS Laboratory Group A Campbell Brothers Limited Company

ALS Environmental

CERTIFICATE OF ANALYSIS

CLIENT:	Kane Environmental, Inc. 3815 Woodland Park Ave N., Suite 102 Seattle, WA 98103	DATE: ALS JOB#: ALS SAMPLE#:	4/12/2013 EV13040034 -07
CLIENT CONTACT:	Luke Martinkosky	DATE RECEIVED:	4/5/2013
CLIENT PROJECT:	Silverlake	COLLECTION DATE:	4/5/2013 2:10:00 PM
CLIENT SAMPLE ID	KMW-9	WDOE ACCREDITATION:	C601

DATA RESULTS

ANALYTE	METHOD	RESULTS	REPORTING LIMITS	DILUTION FACTOR	UNITS	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range	NWTPH-GX	U	50	1	UG/L	04/09/2013	DLC
Methyl T-Butyl Ether	EPA-8021	U	3.0	1	UG/L	04/09/2013	DLC
Benzene	EPA-8021	U	1.0	1	UG/L	04/09/2013	DLC
Toluene	EPA-8021	U	1.0	1	UG/L	04/09/2013	DLC
Ethylbenzene	EPA-8021	U	1.0	1	UG/L	04/09/2013	DLC
Xylenes	EPA-8021	U	3.0	1	UG/L	04/09/2013	DLC
1,2-Dichloroethane	EPA-8260 SIM	U	0.020	1	UG/L	04/10/2013	GAP
1,2-Dibromoethane	EPA-8260 SIM	U	0.010	1	UG/L	04/10/2013	GAP
Naphthalene	EPA-8260 SIM	U	2.0	1	UG/L	04/10/2013	GAP
Lead	EPA-6020	U	1.0	1	UG/L	04/11/2013	RAL

SURROGATE	METHOD	%REC	ANALYSIS DATE	ANALYSIS BY
TFT	NWTPH-GX	**86.1**	04/09/2013	DLC
TFT	EPA-8021	**105**	04/09/2013	DLC
1,2-Dichloroethane-d4	EPA-8260 SIM	**83.6**	04/10/2013	GAP
Toluene-d8	EPA-8260 SIM	**117**	04/10/2013	GAP

U - Analyte analyzed for but not detected at level above reporting limit.

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ALS Laboratory Group A Campbell Brothers Limited Company

ALS Environmental

CERTIFICATE OF ANALYSIS

CLIENT:	Kane Environmental, Inc. 3815 Woodland Park Ave N., Suite 102 Seattle, WA 98103	DATE: ALS JOB#: ALS SAMPLE#:	4/12/2013 EV13040034 -08
CLIENT CONTACT:	Luke Martinkosky	DATE RECEIVED:	4/5/2013
CLIENT PROJECT:	Silverlake	COLLECTION DATE:	4/5/2013 2:50:00 PM
CLIENT SAMPLE ID	KMW-3	WDOE ACCREDITATION:	C601

DATA RESULTS

ANALYTE	METHOD	RESULTS	REPORTING LIMITS	DILUTION FACTOR	UNITS	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range	NWTPH-GX	U	50	1	UG/L	04/09/2013	DLC
Methyl T-Butyl Ether	EPA-8021	U	3.0	1	UG/L	04/09/2013	DLC
Benzene	EPA-8021	U	1.0	1	UG/L	04/09/2013	DLC
Toluene	EPA-8021	U	1.0	1	UG/L	04/09/2013	DLC
Ethylbenzene	EPA-8021	U	1.0	1	UG/L	04/09/2013	DLC
Xylenes	EPA-8021	U	3.0	1	UG/L	04/09/2013	DLC
1,2-Dichloroethane	EPA-8260 SIM	U	0.020	1	UG/L	04/10/2013	GAP
1,2-Dibromoethane	EPA-8260 SIM	U	0.010	1	UG/L	04/10/2013	GAP
Naphthalene	EPA-8260 SIM	U	2.0	1	UG/L	04/10/2013	GAP
Lead	EPA-6020	U	1.0	1	UG/L	04/11/2013	RAL

SURROGATE	METHOD	%REC	ANALYSIS DATE	ANALYSIS BY
TFT	NWTPH-GX	**82.3**	04/09/2013	DLC
TFT	EPA-8021	**101**	04/09/2013	DLC
1,2-Dichloroethane-d4	EPA-8260 SIM	**79.8**	04/10/2013	GAP
Toluene-d8	EPA-8260 SIM	**120**	04/10/2013	GAP

U - Analyte analyzed for but not detected at level above reporting limit.

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CERTIFICATE OF ANALYSIS

CLIENT:	Kane Environmental, Inc. 3815 Woodland Park Ave N., Suite 102 Seattle, WA 98103	DATE: ALS JOB#: ALS SAMPLE#:	4/12/2013 EV13040034 -09
CLIENT CONTACT:	Luke Martinkosky	DATE RECEIVED:	4/5/2013
CLIENT PROJECT:	Silverlake	COLLECTION DATE:	4/5/2013 8:00:00 AM
CLIENT SAMPLE ID	Trip Blank	WDOE ACCREDITATION:	C601

DATA RESULTS

ANALYTE	METHOD	RESULTS	REPORTING LIMITS	DILUTION FACTOR	UNITS	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range	NWTPH-GX	U	50	1	UG/L	04/09/2013	DLC
Methyl T-Butyl Ether	EPA-8021	U	3.0	1	UG/L	04/09/2013	DLC
Benzene	EPA-8021	U	1.0	1	UG/L	04/09/2013	DLC
Toluene	EPA-8021	U	1.0	1	UG/L	04/09/2013	DLC
Ethylbenzene	EPA-8021	U	1.0	1	UG/L	04/09/2013	DLC
Xylenes	EPA-8021	U	3.0	1	UG/L	04/09/2013	DLC
1,2-Dichloroethane	EPA-8260 SIM	U	0.020	1	UG/L	04/10/2013	GAP
1,2-Dibromoethane	EPA-8260 SIM	U	0.010	1	UG/L	04/10/2013	GAP
Naphthalene	EPA-8260 SIM	U	2.0	1	UG/L	04/10/2013	GAP

SURROGATE	METHOD	%REC	ANALYSIS DATE	ANALYSIS BY
TFT	NWTPH-GX	**83.5**	04/09/2013	DLC
TFT	EPA-8021	**105**	04/09/2013	DLC
1,2-Dichloroethane-d4	EPA-8260 SIM	**74.2**	04/10/2013	GAP
Toluene-d8	EPA-8260 SIM	**125**	04/10/2013	GAP

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ALS Laboratory Group A Campbell Brothers Limited Company

ALS Environmental

CERTIFICATE OF ANALYSIS

CLIENT:	Kane Environmental, Inc. 3815 Woodland Park Ave N., Suite 102 Seattle, WA 98103	DATE:	4/12/2013
		ALS SDG#:	EV13040034
		WDOE ACCREDITATION:	C601
CLIENT CONTACT:	Luke Martinkosky		
CLIENT PROJECT:	Silverlake		

LABORATORY BLANK RESULTS

MBG-040513W - Batch 3619 - Water by NWTPH-GX

ANALYTE	METHOD	RESULTS	REPORTING LIMITS	DILUTION FACTOR	UNITS	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range	NWTPH-GX	U	50	1	UG/L	04/05/2013	DLC

MB-040513W - Batch 3619 - Water by EPA-8021

ANALYTE	METHOD	RESULTS	REPORTING LIMITS	DILUTION FACTOR	UNITS	ANALYSIS DATE	ANALYSIS BY
Methyl T-Butyl Ether	EPA-8021	U	3.0	1	UG/L	04/05/2013	DLC
Benzene	EPA-8021	U	1.0	1	UG/L	04/05/2013	DLC
Toluene	EPA-8021	U	1.0	1	UG/L	04/05/2013	DLC
Ethylbenzene	EPA-8021	U	1.0	1	UG/L	04/05/2013	DLC
Xylenes	EPA-8021	U	3.0	1	UG/L	04/05/2013	DLC

MB-041013W - Batch 3627 - Water by EPA-8260 SIM

ANALYTE	METHOD	RESULTS	REPORTING LIMITS	DILUTION FACTOR	UNITS	ANALYSIS DATE	ANALYSIS BY
1,1-Dichloroethene	EPA-8260 SIM	U	0.020	1	UG/L	04/10/2013	GAP
1,2-Dichloroethane	EPA-8260 SIM	U	0.10	1	UG/L	04/10/2013	GAP
1,2-Dibromoethane	EPA-8260 SIM	U	0.010	1	UG/L	04/10/2013	GAP
Naphthalene	EPA-8260 SIM	U	0.10	1	UG/L	04/10/2013	GAP

MB-041013W - Batch 3628 - Water by EPA-6020

ANALYTE	METHOD	RESULTS	REPORTING LIMITS	DILUTION FACTOR	UNITS	ANALYSIS DATE	ANALYSIS BY
Lead	EPA-6020	U	1.0	1	UG/L	04/11/2013	RAL

ADDRESS 8620 Holly Drive, Suite 100, Everett, WA 98208 | PHONE 425-356-2600 | FAX 425-356-2626
ALS Laboratory Group A Campbell Brothers Limited Company

ALS Environmental

CERTIFICATE OF ANALYSIS

CLIENT:	Kane Environmental, Inc. 3815 Woodland Park Ave N., Suite 102 Seattle, WA 98103	DATE:	4/12/2013
		ALS SDG#:	EV13040034
		WDOE ACCREDITATION:	C601
CLIENT CONTACT:	Luke Martinkosky		
CLIENT PROJECT:	Silverlake		

LABORATORY CONTROL SAMPLE RESULTS

ALS Test Batch ID: 3619 - Water by NWTPH-GX

SPIKED COMPOUND	METHOD	%REC	RPD	QUAL	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range - BS	NWTPH-GX	**68.6**			04/05/2013	DLC
TPH-Volatile Range - BSD	NWTPH-GX	**66.4**	**3**		04/05/2013	DLC

ALS Test Batch ID: 3619 - Water by EPA-8021

SPIKED COMPOUND	METHOD	%REC	RPD	QUAL	ANALYSIS DATE	ANALYSIS BY
Methyl T-Butyl Ether - BS	EPA-8021	**101**			04/05/2013	DLC
Methyl T-Butyl Ether - BSD	EPA-8021	**104**	**3**		04/05/2013	DLC
Benzene - BS	EPA-8021	**103**			04/05/2013	DLC
Benzene - BSD	EPA-8021	**104**	**1**		04/05/2013	DLC
Toluene - BS	EPA-8021	**99.3**			04/05/2013	DLC
Toluene - BSD	EPA-8021	**102**	**2**		04/05/2013	DLC
Ethylbenzene - BS	EPA-8021	**101**			04/05/2013	DLC
Ethylbenzene - BSD	EPA-8021	**101**	**0**		04/05/2013	DLC
Xylenes - BS	EPA-8021	**102**			04/05/2013	DLC
Xylenes - BSD	EPA-8021	**103**	**2**		04/05/2013	DLC

ALS Test Batch ID: 3627 - Water by EPA-8260 SIM

SPIKED COMPOUND	METHOD	%REC	RPD	QUAL	ANALYSIS DATE	ANALYSIS BY
1,1-Dichloroethene - BS	EPA-8260 SIM	**98.7**			04/10/2013	GAP
1,1-Dichloroethene - BSD	EPA-8260 SIM	**106**	**7**		04/10/2013	GAP

ALS Test Batch ID: 3628 - Water by EPA-6020

SPIKED COMPOUND	METHOD	%REC	RPD	QUAL	ANALYSIS DATE	ANALYSIS BY
Lead - BS	EPA-6020	**93.6**			04/11/2013	RAL
Lead - BSD	EPA-6020	**93.3**	**0**		04/11/2013	RAL

APPROVED BY

Laboratory Director

ADDRESS 8620 Holly Drive, Suite 100, Everett, WA 98208 | PHONE 425-356-2600 | FAX 425-356-2626
ALS Laboratory Group A Campbell Brothers Limited Company

ALS Environmental
8620 Holly Drive, Suite 100
Everett, WA 98208
Phone (425) 356-2600
Fax (425) 356-2626
http://www.alsglobal.com

Chain Of Custody/ Laboratory Analysis Request

ALS Job# (Laboratory Use Only): EV1304O034

Date 4/5/13 Page 1 Of 1

PROJECT ID: Silverlake
REPORT TO COMPANY: Kane Environmental
PROJECT MANAGER: Luke Martinkosky
ADDRESS: On file
PHONE: FAX:
P.O. #: 54004 E-MAIL:
INVOICE TO COMPANY: Colony Insurance
ATTENTION: Carol Lybeer
ADDRESS: # 199627

ANALYSIS REQUESTED

SAMPLE I.D.	DATE	TIME	TYPE	LAB#	NWTPH-HCID	NWTPH-DX	NWTPH-GX	BTEX by EPA-8021	MTBE by EPA-8021 ☒ EPA-8260 ☐	Halogenated Volatiles by EPA 8260	Volatile Organic Compounds by EPA 8260	EDB / EDC by EPA 8260 SIM (water) + naphthalene	EDB / EDC by EPA 8260 (soil)	Semivolatile Organic Compounds by EPA 8270	Polycyclic Aromatic Hydrocarbons (PAH) by EPA-8270 SIM ☐	PCB ☐ Pesticides ☐ by EPA 8081/8082	Metals-MTCA-5 ☐ RCRA-8 ☐ Pri Pol ☐ TAL ☐	Metals Other (Specify) Pb (total)	TCLP-Metals ☐ VOA ☐ Semi-Vol ☐ Pest ☐ Herbs ☐	NUMBER OF CONTAINERS	RECEIVED IN GOOD CONDITION?
1. KMW-2	4/5	0945	H_2O	1			X	X	X			X						X		6	
2. KMW-10		1025		2																	
3. KMW-7		1055		3																	
4. KMW-8		1145		4																	
5. KMW-1		1225		5																	
6. KMW-6		1325		6																	
7. KMW-9		1410		7																	
8. KMW-3		1450		8																	
9. Trip Blank				9			(X)	(X)	(X)			(X)									
10.																					

OTHER (Specify)

LABORATORY COPY

SPECIAL INSTRUCTIONS

SIGNATURES (Name, Company, Date, Time):

1. Relinquished By: Kane, 4/5/13, 1530
   Received By: ALS 4/5/13 1530
2. Relinquished By:
   Received By:

TURNAROUND REQUESTED in Business Days*

Organic, Metals & Inorganic Analysis: 10 Standard ☒ | 5 | 3 | 2 | 1 | SAME DAY

Fuels & Hydrocarbon Analysis: 5 Standard ☒ | 3 | 1 | SAME DAY

OTHER: Specify: ⊗ Added 4/5/13. SM

* Turnaround request less than standard may incur Rush Charges