



June 29, 2012

Corporate  
One Emery Avenue  
Randolph, NJ 07869  
973-989-8010

1101 Andover Park W  
Suite 101  
Seattle, WA 98188  
206.518.6120

8383 Craig St.  
Suite 110  
Indianapolis, IN 46250  
317.595.4400

*Concord Office Center*  
2352 Main Street  
Suite 106  
Concord, MA 01742  
978.298.5850

Fellowship Business C  
520 Fellowship Rd.  
Suite E-506  
Mt. Laurel, NJ 08054  
856.642.0333

Northampton Business  
1555 Route 37W  
Suite 12  
Toms River, NJ 08755  
732.240.7550

Ms. Michele Hunt  
Direct Claim Analyst  
Allstate Insurance Company  
TPA for Encompass Insurance  
51 West Higgins Road  
South Barrington, IL 60010

ECC File: W-S2510EC  
Claim No: 4920037968  
Insured: Vera Benton  
Property: 2510 East Cherry Street, Seattle, Washington  
Subject: Vapor Intrusion Cost Estimate

Dear Ms. Hunt:

The following is a cost estimate to conduct a vapor intrusion assessment at 11 properties located near the Former Cherry Cleaners site. The following narrative describes the proposed investigation activities.

## Background Information

In February of 2011, ECC Horizon advanced soil borings in municipal right-of-ways located to the east, south and north of the Former Cherry Cleaners property. In the course of this work, soil vapor samples were analyzed and the resulting test data evidenced actionable tetrachloroethene impacts. In order to comply with Washington State regulatory guidance, ECC Horizon recommends investigating vapor conditions at nearby properties.<sup>1</sup> The tasks associated with this work are summarized as follows:

- Obtain permission to access 11 properties;
- Inspect each site to assess a sample collection strategy;
- Collect and analyze indoor air and sub-slab soil gas samples;
- Evaluate the resulting data;

---

<sup>1</sup> *Draft Guidance for Evaluating Soil Vapor Intrusion (SVI) in Washington State*, Washington State Department of Ecology, October, 2009

- Provide project management services; and,
- Prepare and submit a vapor intrusion assessment report.

The activities required to complete this investigation are further described as follows:

### Task 1: Access Agreements & Site Inspections

In accordance with Ecology's draft *Phase II Soil Vapor Assessment Guidance* (SVAG), ECC Horizon will prepare and submit site access agreements to the owners of 11 properties located near the subject site. In addition to requesting access, these agreements will describe both the known subsurface impacts and the anticipated investigation activities. Following receipt of the executed agreements, ECC Horizon will inspect the buildings at each site to identify sampling locations and evaluate potential sources of indoor air quality impacts. The selected properties are shown in the attached *Table 1* and *Site Plan*.

### Task 2: Vapor Intrusion Investigation

ECC Horizon will collect up to 29 indoor air samples from the ground floor of buildings located at the 11 referenced properties. In accordance with the above referenced SVAG, the samples will be collected into Summa canisters over a 24-hour period in each residential building and over an 8-hour period in each commercial building. Thereafter, the canisters will be submitted to a certified laboratory for chlorinated volatile organic compound (cVOC) analyses by USEPA Method TO-15.

Following the indoor air sampling activities, ECC Horizon will collect up to 35 sub-slab soil gas samples from beneath the referenced buildings. In the course of this work, temporary vapor sampling ports, each measuring approximately 1-inch in diameter, will be installed through each building's concrete slab. Thereafter, vapor samples will be collected through each port and submitted to a certified laboratory for cVOC analyses. Following this work, the ports will be sealed and the concrete floors will be repaired. The anticipated quantities of samples for each property are shown in *Table 1*.

### Task 3: Project Management & Regulatory Reporting

ECC Horizon will assess the resulting test data together with the referenced February 2011 soil vapor results to assess the subsurface vapor and indoor air conditions. Thereafter, ECC Horizon will prepare and submit a *Tier II Soil Vapor*

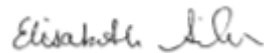
*Assessment Report* to the insured and to Ecology. This report will summarize the investigation activities, describe the resulting test data and evaluate the necessity for further action, as appropriate.

## Summary

**In summary, the total estimated charges for the above-described services will range from [REDACTED] to [REDACTED].** These estimates are based on site conditions that are either known or anticipated. To the extent that the associated conditions vary, then the actual costs of the activities may materially change. The estimates as shown do not contemplate actions other than those described above. In the event that additional work is required, then ECC Horizon will prepare a supplementary cost evaluation for the recommended service.

If this estimate is acceptable, ECC Horizon will proceed to complete the required work. Should you have any questions or need for additional information, please contact our office at your convenience. Thank you for giving us this opportunity to be of service.

Sincerely,  
ECC Horizon



Elisabeth Silver, L.G.  
Senior Risk Manager

Encl: Table 1 - Sample Information  
Site Plan