

HOTEL CONCEPTS CAPITOL PLAZA HOTEL QUARTERLY GROUNDWATER MONITORING REPORT (JANUARY 2014)



Prepared for:

Hotel Concepts, Inc.
200 6th Avenue, Suite 520
Seattle, Washington 98212

900 Capitol Way South
Olympia, Washington 98501

Prepared by:

GO Spectrum NW
4205 148th Avenue NE, Suite 520
Bellevue, Washington 98007

January 21, 2014

GROUNDWATER MONITORING REPORT (JANUARY 2014)

Site Name: Capitol Plaza Hotel Property
(Former Clarion Hotel Property)

Site Address: 900 Capitol Way South Olympia, Washington 98501

Report Date: January 21, 2014

GO Spectrum NW Project Number: 5-101

Client: Hotel Concepts, Inc.

Hotel Concepts Point of Contact: Mr. Han Kim

Spectrum Project Manager: Miguel Ortega, LG

Sampling Date: January 15, 2013

**Washington State Department of Ecology
Voluntary Cleanup Program Project
Number:** SW1266

BACKGROUND

2008 SITE INVESTIGATION: Envitech, an environmental consulting firm prepared an underground storage tank (UST) Assessment Report for the Capitol Plaza Hotel property (Site). The Site is located at 900 Capitol Way South Olympia, Washington (Figure 1). The November 4, 2008 report documented the removal of a 750-gallon capacity heating oil UST from the Site. Following the removal of approximately 70 tons of contaminated soil the excavation was backfilled with clean fill material and re-paved. The potential for groundwater contamination was indicated by the presence of diesel-range total petroleum hydrocarbons (TPH) in the analytical results for a grab groundwater sample collected from the subsurface adjacent to the UST removal excavation. The grab groundwater sample contained diesel-range TPH in a concentration which exceeded the Washington State Model Toxics Control Act (MTCA) Method A Groundwater Cleanup Levels.

2013 INVESTIGATION: To document the Site groundwater quality, a geologist from O'Malley & Associates supervised the installation of four groundwater monitoring wells (MW-1, MW-2, MW-3, and MW-4) at the Site (April 19, 2013). The wells were installed to depths of 20 feet below ground surface (BGS) within the former UST removal excavation (source area – MW-2), up-gradient of the source area (MW-1), and down-gradient positions of the source area (MW-3 and MW-4; Figure 1).

The results of the initial Site groundwater testing (April 2013) indicated that no diesel-range TPH was present (non-detect) in the samples from the Site wells. Following review of the initial Site groundwater sampling results, the Washington State Department of Ecology (Ecology) Voluntary Cleanup Program (VCP) requested that the groundwater within the well field of the Site be monitored for a period of four quarters. This report presents the results of the fourth quarterly Site well field sampling.

In September 2013, Hotel Concepts, Inc. (Hotel Concepts) purchased the Capitol Plaza Hotel Property and agreed to complete quarterly groundwater sampling program requested by Ecology VCP.

SCOPE OF WORK

Water levels were recorded from the four site groundwater monitoring wells during this event (MW-1, MW-2, MW-3, and MW-4). Water levels were measured in each well using an electronic water-level meter with water depths measured relative to the top of well casing (TOC). The water level data is summarized in Table 1 of this report.

GO Spectrum NW, LLC (Spectrum) collected groundwater samples from the four on-site site groundwater monitoring wells during this event (MW-1, MW-2, MW-3, and MW-4).

The volume of water in each well was calculated using the known well diameter, total well depth, and the depth to water. A peristaltic pump set at low flow was used to purge the individual wells prior to sampling. Spectrum field personnel removed a minimum of three well volumes of water from each well prior to sample collection. Groundwater samples were collected by slowly lowering designated, disposable bailer into the well, thus minimizing the potential for volatilization of dissolved compounds (if present). The bailer was retrieved from the well and the water was slowly transferred into clean, laboratory-supplied containers. The samples were then placed in a pre-cooled (4°C), insulated cooler for transport to the laboratory. The samples were collected and delivered to the laboratory using standard chain-of-custody protocols. A copy of each chain-of-custody is included with the attached laboratory results.

Regulatory Requirements

The purpose for the groundwater testing within the Site well field was to evaluate existing groundwater quality with the requirements of the Washington State Model Toxics Control Act (MTCA; 173-340 WAC) Method A Cleanup Levels for Groundwater (173-340-720 WAC).

Analytical Methods

Groundwater samples were collected from wells MW-1, MW-2, MW-3, and MW-4 on January 15, 2014.

Groundwater samples were submitted to the ESN Northwest, Inc. (ESN), Olympia, Washington environmental laboratory for analysis. The Site groundwater analytical protocol was as follows:

- Diesel-range TPH by Northwest Test Method NWTPH- Diesel Extended (Dx).

Groundwater Flow Direction

Groundwater elevation measurements collected during the January sampling event suggest that direction of groundwater flow is generally toward the north - northeast (Figure 2 and Table 1). However, the gradient is very shallow.

Analytical Results

Analytical results indicate that the groundwater samples collected from the four Site wells were free of detectable diesel-range TPH (Figure 2 and Table 2).

Conclusions

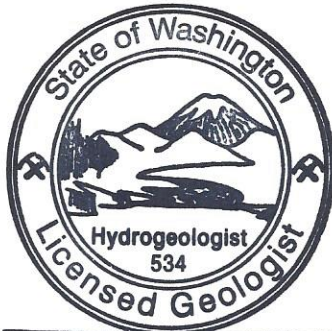
Groundwater up- and down-gradient of the former Site heating oil UST removal excavation is free of detectable concentrations of chemical compounds regulated by MTCA for diesel-range organics releases.

The results of the fourth groundwater sampling and testing indicate that no diesel-range TPH is present (non-detect) in the Site groundwater. Based on site observations, physical testing, and regulatory review the groundwater in the UST removal area of the Site is free of petroleum hydrocarbon contamination.

These results are identical to the three previous Site groundwater testing results.

Signature

This Groundwater Monitoring Report was prepared by the undersigned.



Miguel A. Ortega

[Handwritten signature]

Miguel A. Ortega, L.G.

21 January 2014
Date

Washington Licensed Geologist (Hydrogeology Specialty); License #534.

Project Limitations

The conclusions presented in report are professional opinions based upon our visual observations and physical testing. This report is intended exclusively for the purpose outline herein and at the site location and project indicated. This report is for the sole use of our client, Hotel Concepts. Opinions and conclusions presented herein apply to site conditions existing at the time of execution of our Quarterly Groundwater Monitoring Report and do not necessarily apply to future changes or other prior conditions at the site of which Spectrum is not aware and has not had the opportunity to evaluate. The scope of services performed in execution of this groundwater assessment may not be appropriate to satisfy the needs of other users, and any use or re-use of the document or the findings, conclusions, or recommendations presented is at the sole risk of the said user.

Spectrum's objective is to perform our work with care, exercising the customary thoroughness and competence of environmental consulting professionals in the relevant disciplines. Furthermore, we carried out our services in accordance with the standard for professional services by a consulting firm at the time those services were rendered. It is important to recognize that even the most comprehensive scope of services may fail to detect environmental liability on a particular site. Therefore, Spectrum cannot act as insurers and cannot "certify or underwrite" that a site is totally free of environmental liability. In addition, no expressed or implied representation or warranty is included or intended in our report except that our work was performed within the limits prescribed by our client, and with the customary thoroughness and competence of our profession.

FIGURES

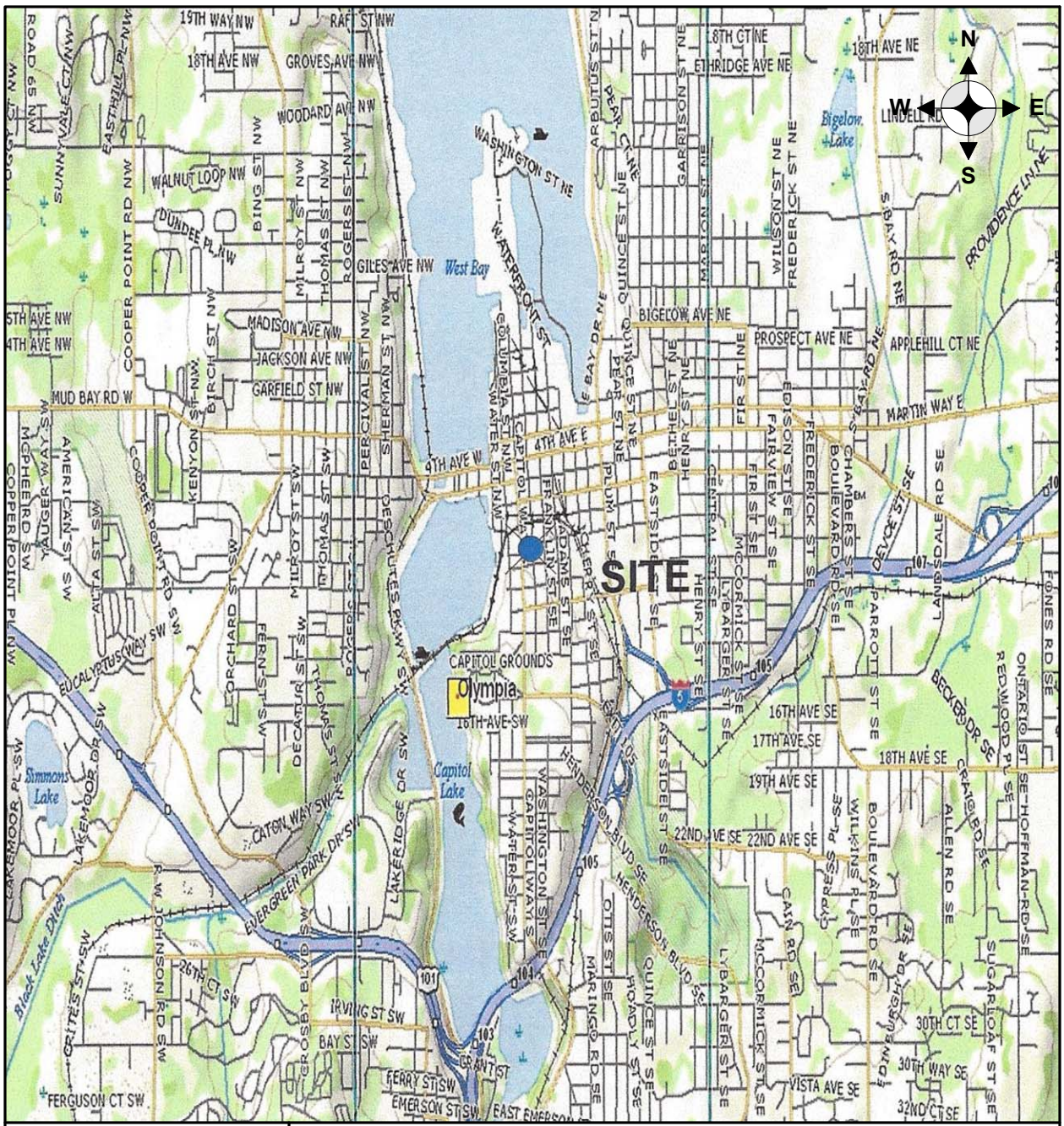


FIGURE 1

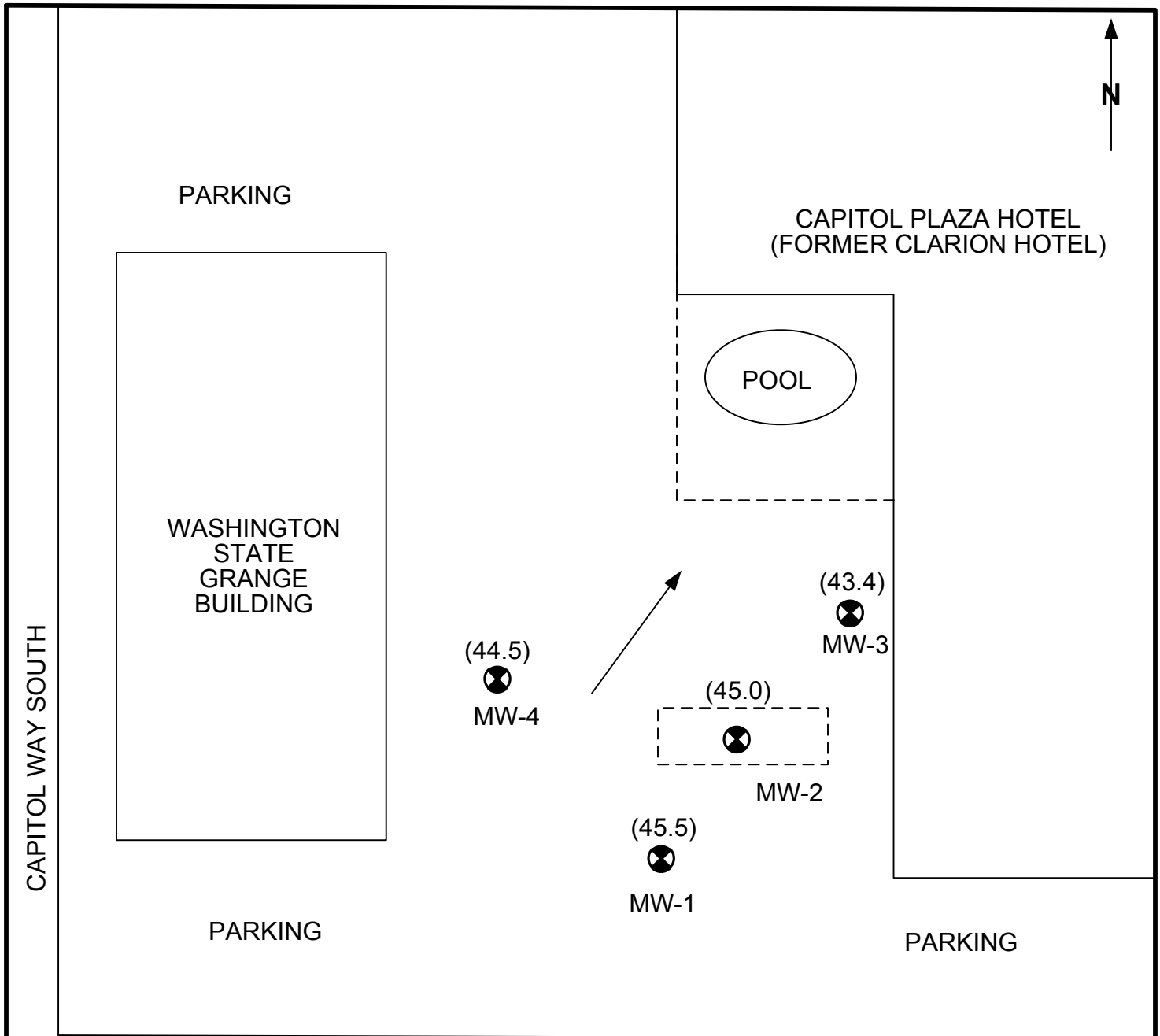
**HOTEL CONCEPTS
 CAPITOL PLAZA HOTEL PROPERTY
 GROUNDWATER MONITORING REPORT
 900 CAPITOL WAY SOUTH
 OLYMPIA, WASHINGTON 98087**

SITE LOCATION MAP

Reference: DeLorme Topo
 North America 1992

GO SPECTRUM NW, LLC

JANUARY 2014



10th AVENUE SW

EXPLANATION



APPROXIMATE LIMITS OF
FORMER UST REMOVAL
EXCAVATION

(45.0)

GROUNDWATER ELEVATION
(FEET ABOVE MSL)



GROUNDWATER
MONITORING WELL



INFERED GROUNDWATER
FLOW DIRECTION

NOT TO SCALE

FIGURE 2

**HOTEL CONCEPTS
CAPITOL PLAZA HOTEL PROPERTY
GROUNDWATER MONITORING REPORT
900 CAPITOL WAY SOUTH
OLYMPIA, WASHINGTON 98087**

SITE PLOT PLAN

GO SPECTRUM NW, LLC

JANUARY 2014

TABLES

TABLE 1: MONITORING WELL WATER LEVEL MEASUREMENTS			
MONITORING WELL	TOP OF CASING ELEVATION (Feet Above MSL²)	STATIC WATER LEVEL (Feet Below TOC¹)	GROUNDWATER ELEVATION
MW1	55.5	9.9	45.6
MW2	55.1	10.0	45.1
MW3	53.6	10.1	43.5
MW4	55.1	10.5	44.6

EXPLANATION¹Measured Below the Top of Well Casing in Feet²Feet Above Mean Sea Level

TABLE 2: GROUNDWATER SAMPLE ANALYTICAL RESULTS		
SAMPLE	SOURCE LOCATION	ANALYSIS RESULTS ($\mu\text{g/liter}$)¹
MW-1-04	Monitoring Well MW-1, southwest of the Site former UST Removal Excavation (up-gradient).	NWTPH-Dx ² - ND ³
MW-2-04	Monitoring Well MW-2, in the center of the Site former UST Removal Excavation.	NWTPH-Dx - ND
MW-3-04	Monitoring Well MW-3, northeast the Site former UST Removal Excavation (down-gradient).	NWTPH-Dx - ND
MW-4-04	Monitoring Well MW-4, northwest of the Site former UST Removal Excavation (down-gradient)	NWTPH-Dx - ND
⁴ Washington Model Toxics Control Act (MTCA) Method A Groundwater Cleanup Levels		Diesel- to Heavy Oil-Range TPH – 500 ppb

EXPLANATION

¹Analytical results reported in micrograms per liter ($\mu\text{g/liter}$) - parts per billion;

²Dx - Diesel to heavy oil-range total petroleum hydrocarbons by Test Method NWTPH-Dx;

³ND - Not Detected, below test method detection limits diesel-range TPH (250 parts per million [ppb]); and

⁴MTCA - Washington Model Toxics Control Act (MTCA) Method A Cleanup Levels for Groundwater.

APPENDIX A: COPY OF ANALYTICAL REPORT

January 23, 2014

Miguel Ortega
GO Spectrum NW
4205 148th Ave NE, Ste. 204
Bellevue, WA 98007

Dear Mr. Ortega:

Please find enclosed the analytical data report for the WIB Capitol Plaza GW Project in Stanwood, Washington. Water samples were analyzed for Diesel and Oil by NWTPH-Dx/Dx Extended with Silica Gel Clean up on January 16, 2014.

The results of the analyses are summarized in the attached tables. All soil values are reported on a dry weight basis. Applicable detection limits and QA/QC data are included. An invoice for this analytical work is also enclosed.

ESN Northwest appreciates the opportunity to have provided services for this project. If you have any further questions about the data report, please give me a call. It was a pleasure working with you on this project, and we are looking forward to the next opportunity to work together.

Sincerely,



Michael A. Korosec
President

ESN NORTHWEST CHEMISTRY LABORATORY

GO Spectrum Northwest
WIB CAPITOL PLAZA GW PROJECT
Project # 5-101
Olympia, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnw.com

Analysis of Diesel Range Organics & Lube Oil Range Organics in Water by Method NWTPH-Dx Extended with EPA Method 3660C Silica Gel Clean Up

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (ug/L)	Lube Oil Range Organics (ug/L)
Method Blank	1/16/2014	1/16/2014	89	nd	nd
LCS	1/16/2014	1/16/2014	107	106%	---
MW-1-04	1/16/2014	1/16/2014	92	nd	nd
MW-2-04	1/16/2014	1/16/2014	96	nd	nd
MW-3-04	1/16/2014	1/16/2014	90	nd	nd
MW-4-04	1/16/2014	1/16/2014	94	nd	nd
Reporting Limits				250	500

"nd" Indicates not detected at the listed detection limits.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

CHAIN-OF-CUSTODY RECORD

CLIENT: 608 Spectrum NW DATE: 1/15/14 PAGE 1 OF 1
 ADDRESS: 4205 148th Avenue NE, STE 202 Bellevue 98007 WA PROJECT NAME: WIB Capitol Plaza CU
 PHONE: 425-460-5216 FAX: [REDACTED] LOCATION: Olympic NW
 CLIENT PROJECT #: 5-101 PROJECT MANAGER: M Ortega COLLECTOR: M Ortega DATE OF COLLECTION: 1/15/14

Sample Number	Depth	Time	Sample Type	Container Type	ANALYSES	NOTES	Total Number of Containers
1. <u>MW-1-04</u>		<u>0715</u>	<u>water</u>	<u>16.4 Amber</u>	<input checked="" type="checkbox"/> TPH-HCID <input type="checkbox"/> TPH - DIESEL & OIL <input type="checkbox"/> TPH - GASOLINE <input type="checkbox"/> BTEX <input type="checkbox"/> VOC 8200CL <input type="checkbox"/> VOC 8200 <input type="checkbox"/> SemiVol 8270 <input type="checkbox"/> PAH's 8270 <input type="checkbox"/> PCB's 8270 <input type="checkbox"/> CL Pesticides 8081 <input type="checkbox"/> RCRA 8 Metals <input type="checkbox"/> MTCA 5 Metals <input type="checkbox"/> Pb <input type="checkbox"/> Asbestos-PLM <input type="checkbox"/> GRO Suite <input type="checkbox"/> DRO Suite <input type="checkbox"/> WO Suite	<u>[blank]</u>	
2. <u>MW-2-04</u>		<u>0805</u>	<u>[blank]</u>	<u>[blank]</u>			
3. <u>MW-3-04</u>		<u>0855</u>	<u>[blank]</u>	<u>[blank]</u>			
4. <u>MW-4-04</u>		<u>5925</u>	<u>[blank]</u>	<u>[blank]</u>		<u>[blank]</u>	
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
13.							
14.							
15.							
16.							
17.							
18.							

RELIQUISHED BY (Signature) _____ DATE/TIME 1/15/14 10:45 RECEIVED BY (Signature) [Signature] DATE/TIME 1-15/14 10:45

RELINQUISHED BY (Signature) _____ DATE/TIME _____ RECEIVED BY (Signature) _____ DATE/TIME _____

SAMPLE DISPOSAL INSTRUCTIONS

ESN DISPOSAL @ \$2.00 each Return Pickup

NOTES:

Turn Around Time: 24 HR 48 HR 5 DAY

TOTAL NUMBER OF CONTAINERS: 4
 CHAIN OF CUSTODY SEALS Y/N/A: _____
 SEALS INTACT? Y/N/A: _____
 RECEIVED GOOD COND./COLD: _____

LABORATORY NOTES: