



SoundEarth Strategies, Inc.
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Seattle, Washington 98102

May 14, 2013

Ms. Donna Musa
Washington State Department of Ecology, Toxics Cleanup Program
Northwest Regional Office
3190 160th Avenue Southeast
Bellevue, Washington 98008-5452

**SUBJECT: INITIAL INVESTIGATION AND RELEASE REPORT
4527 and 4531 8th Avenue Northeast Property
4527 and 4531 8th Avenue Northeast, Seattle, Washington
Project Number: 0611-005**

Dear Ms. Musa:

SoundEarth Strategies, Inc. (SoundEarth) is submitting the enclosed report to document the discovery and removal of petroleum-contaminated soil (PCS) beneath the parcels located at 4527 and 4531 8th Avenue Northeast in Seattle, Washington (the Property).

During a Phase I Environmental Site Assessment (ESA) conducted by SoundEarth in 2011, the buildings on the Property were confirmed to have historically been heated by oil-burning furnaces, the fuel for which was stored in an underground storage tank (UST). SoundEarth subsequently conducted a Phase II ESA to evaluate whether the use and storage of heating oil resulted in a reportable release to the subsurface. No evidence of contamination was observed in borings advanced at the 4527 residence (UST 4527). Soil in one of the borings advanced at the 4531 residence (UST 4531) exhibited petroleum odor and staining. A detectable concentration of diesel-range petroleum hydrocarbons (DRPH) was identified in only one of the soil borings, and the concentration (1,100 milligrams per kilogram [mg/kg]) was below the Model Toxics Control Act (MTCA) Method A cleanup level of 2,000 mg/kg.

In March 2013 and conducted concurrent with Property redevelopment activities, the USTs were decommissioned and PCS (i.e., soil exhibiting any evidence of petroleum contamination, such as odor, staining, and elevated PID readings) was excavated and disposed of at a regulated facility.

UST 4527

UST 4527 was located on the southern Property boundary along the shoring wall of the redevelopment project. PCS was observed surrounding the UST. Considering the access restrictions, a shoring drill was used to evaluate the vertical extent of the PCS. PCS was encountered at 6.5 feet below ground surface(bgs), and the soil was confirmed to be clean by 10 feet bgs. Because of the close proximity of the south-adjointing structure, the PCS was removed using slot cut excavations to mitigate and potentials structural instability. PCS was excavated to the north, east, and west of the UST and to the extent possible to the south. Floor and north, east, and west sidewall confirmation samples were collected and confirmed that all PCS was removed from the Property. A groundwater sample was collected following

excavation activities. Considering the depth to groundwater (approximately 30 feet), a combination drill rig was used to install a temporary well point and collect a reconnaissance, worst-case groundwater sample. The results of the groundwater analysis indicated that the concentration of DRPH in groundwater was well below the MTCA Method A cleanup level.

UST 4531

Consistent with observations made during the Phase II ESA, PCS was observed surrounding UST 4531. All soil exhibiting staining and odor was overexcavated and removed from the Property, and confirmation soil samples did not contain detectable concentrations of DRPH.

Bunker Fuel Discovery

A small release of bunker fuel was discovered along the western Property boundary during construction excavation activities. Considering the depth and location of the release, its source could not be identified. SoundEarth mobilized to the field, collected a soil sample for analysis of carcinogenic polycyclic aromatic hydrocarbons (cPAHs), metals, hydrocarbon identification, and DRPH. Both DRPH and cPAHs in the sample exceeded their respective cleanup levels. The release, which was approximately 1 foot thick at a depth of 8 feet, was overexcavated, and confirmation samples collected on the Property indicated all bunker-fuel contaminated soil had been removed from the Property. A groundwater reconnaissance samples also was collected from water seeping into the excavation; the results of the analyses did not indicated exceedances of cPAHs or DRPH in groundwater.

Closing

Please see the attached reports for additional details. If you have any questions or comments, do not hesitate to contact the undersigned at 206-306-1900.

Respectfully,

SoundEarth Strategies, Inc.



Erin K. Rothman
Principal Scientist

Attachments: Summary of Underground Storage Tank Decommissioning Activities, prepared by SoundEarth Strategies, Inc. on May 14, 2013.
Summary of Phase II Environmental Site Assessment Activities, prepared by SoundEarth Strategies, Inc. on September 16, 2011.

cc: Ms. Lis Soldano, Intracorp Properties