



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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September 8, 2014

Mr. David S. Schooler  
Sterling Realty Organization Company  
600 106th Avenue NE, Suite 200  
Bellevue, WA 98004

**Re: Opinion on Proposed Cleanup of a Property Associated with a Site:**

- **Property Address:** 10605 and 10619 NE 8th Street, Bellevue, WA 98004
- **Facility/Site No.:** 5569973
- **VCP Project No.:** NW2817
- **Cleanup Site ID No.:** 7649

Dear Mr. Schooler:

The Washington State Department of Ecology (Ecology) received your request for an opinion on your proposed independent cleanup of a Property associated with the **Bellevue Corner Property UNOCAL 4511** facility (Site). This letter provides our opinion. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

**Issues Presented and Opinion**

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1. Upon completion of the proposed cleanup, will further remedial action likely be necessary at the Property to clean up contamination associated with the Site?

**NO. Ecology has determined that no further remedial action will likely be necessary at the Property to clean up contamination associated with the Site.**

2. Upon completion of the proposed cleanup, will further remedial action likely still be necessary elsewhere at the Site?

**YES. Ecology has determined that further remedial action will likely still be necessary elsewhere at the Site.**

This opinion is based on an analysis of whether the remedial action meets the substantive requirements of MTCA, Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC (collectively “substantive requirements of MTCA”). The analysis is provided below.



## **Description of the Property and the Site**

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This opinion applies only to the Property and the Site described below. This opinion does not apply to any other sites that may affect the Property. Any such sites, if known, are identified separately below.

### **1. Description of the Property.**

The Property includes the following tax parcels in King County, which were affected by the Site and will be addressed by your cleanup:

- 1544100221
- 1544100216

**Enclosure A** includes a legal description and survey map of the Property. **Enclosure B** includes a diagram of the Site that illustrates the location of the Property within the Site.

### **2. Description of the Site.**

The Site is defined by the nature and extent of contamination associated with the following releases:

- Tetrachloroethylene (PCE) and related degradation products; methylene chloride, chloroform, chloromethane; gasoline-, diesel-, and oil-range petroleum hydrocarbons (TPHg, TPHd, TPHo), benzene, toluene, ethylbenzene, xylenes (BTEX), and methyl tert-butyl ether (MTBE) into the Soil.
- PCE and related degradation products and naphthalene into the Ground Water.

Those releases have affected more than one parcel of real property, including the parcels identified above.

**Enclosure B** includes a detailed description and diagram of the Site, as currently known to Ecology.

### **3. Identification of Other Sites that may affect the Property.**

Please note the Thinker Toys Former facility (Facility Site ID # 2462690, VCP Site No. NW2338) also affects the Property. This opinion applies to contamination associated with the Thinker Toys Former facility that has migrated onto the Property.

### **Basis for the Opinion**

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This opinion is based on the information contained in the following documents:

1. Sweet-Edwards/EMCON, Inc., *Preliminary Environmental Site Assessment (PESA), Unocal Service Station 4511, Bellevue, WA*, September 5, 1990.
2. EMCON Northwest, Inc., *Underground Storage Tank Closure Assessment, UNOCAL Corporation Service Station 4511, 106th Avenue and NE 8th Street, Bellevue, WA*, May 21, 1992.
3. Terra Associates, Inc., *Limited Phase II Environmental Site Assessment, SRO Site, SEC NE 8th Street and 106th Avenue NE, Bellevue, WA, (Ecology's file copy is missing laboratory data report enclosed)*, July 17, 2008.
4. URS, *Report, Limited Phase II Site Investigation, SRO Bellevue Corner Property, NE 8th and 106th Avenue, Bellevue (Ecology's file copy is missing Appendices C and D) WA*, October 10, 2008.
5. SoundEarth Strategies, Inc., *Remedial Investigation and Focused Feasibility Study Report, Former Thinker Toys Property, 10610 Northeast 8th Street, Bellevue, WA (only portions of Appendix B and Appendix D reviewed)*, April 8, 2011.
6. GeoEngineers, *Remedial Investigation and Feasibility Study (RI/FS), Sterling Realty Organization, Bellevue Corner Property, 10605 and 10619 NE 8th Street, Bellevue, WA*, December 30, 2013.
7. GeoEngineers, *Revised DRAFT Remedial Investigation and Feasibility Study, Sterling Realty Organization, Bellevue Corner Property, 10605 and 10619 NE 8th Street, Bellevue, WA*, June 10, 2014.
8. GeoEngineers, *DRAFT Cleanup Action Plan (CAP), Sterling Realty Organization, Bellevue Corner Property, 10605 and 10619 NE 8th Street, Bellevue, WA*, April 10, 2014.

Those documents are kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. You can make an appointment by calling the NWRO resource contact at (425) 649-7235 or sending an email to [nwro\\_public\\_request@ecy.wa.gov](mailto:nwro_public_request@ecy.wa.gov).

This opinion is void if any of the information contained in those documents is materially false or misleading.

## **Analysis of the Cleanup**

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### **1. Cleanup of the Property located within the Site.**

Ecology has concluded that, upon completion of your proposed cleanup, **no further remedial action** will likely be necessary at the Property to clean up contamination associated with the Site. That conclusion is based on the following analysis:

#### **a. Characterization of the Site.**

Ecology has determined your characterization of the Site is sufficient to establish cleanup standards for the Site and select a cleanup for the Property. The Site is described above and in **Enclosure B**.

**Soil:** Soil samples indicate that petroleum-contaminated soil (PCS) with concentrations greater than Site cleanup levels remains at several locations at the Property. TPHo was detected in near surface soils and TPHg was detected in soils from 1.8 to 9 feet below the ground surface (bgs) at concentrations greater than Site cleanup levels. The nature and extent of the TPH releases have not been defined within the Property. However, the extent of PCS appears to be limited to within the boundaries of the proposed re-development excavation, thus it appears that all PCS on the Property will be removed during construction activities.

PCE and daughter products have been detected in soil samples collected over a large portion of the Property at depths ranging from 12.5 to 65 feet bgs. All PCE-related contamination within the Property boundaries will likely be removed during the re-development activities. However, there may be locations where soil containing these COCs at concentrations greater than cleanup levels will remain below the proposed total depth of excavation.

**Ground Water:** Ground water samples obtained from a number of monitoring wells on the Thinker Toys Former facility and on the Property show a broad PCE plume in the perched zone that extends onto, and likely beyond the Property to the south and west. PCE concentrations close to 10,000 µg/L in two wells on the Thinker Toys Former facility suggest the potential for product to be present at that property and indicate the upgradient source of PCE at the Property is the Thinker Toys Former facility. Water quality data from the deep zone indicate that PCE is not present at concentrations greater than Site cleanup levels at the Property or on the Thinker Toys Former property.

Ground water in the perched zone from down gradient wells indicates that impacted ground water is not present at the down gradient Property boundary.

However, west of the Property beneath 106th Avenue NE, the PCE plume appears to extend further southward.

**b. Establishment of cleanup standards for the Site.**

Ecology has determined the cleanup levels and points of compliance you established for the Site meet the substantive requirements of MTCA.

The selected soil and ground water cleanup levels were selected to be protective of unrestricted site uses and drinking water. In addition, a simplified Terrestrial Ecological Evaluation (TEE) was conducted for the Site, and an appropriate exclusion was identified (WAC 173-340-7491(c)(i)). There are less than 1.5 acres of contiguous undeveloped land on or within 500 feet of any area of the Site. Therefore, the proposed cleanup levels are appropriate for the Site.

**Soil:** The proposed cleanup levels for the Property are Method A cleanup levels, except where Method A levels are not available. In this case, Method B cleanup levels protective of potential leaching to potable ground water are proposed. The proposed cleanup levels are presented in Table 4 of the June 2014 Draft RI/FS, and are included in Enclosure B, Table 1 for reference.

The point of compliance for soil is throughout the Property to all depths.

**Ground Water:** The proposed cleanup levels for the Property are Method A cleanup levels, except where Method A levels are not available. In this case, Method B cleanup levels are proposed. The proposed cleanup levels are presented in Table 4 of the June 2014 Draft RI/FS, and are included as Enclosure B, Table 1 for reference.

The point of compliance for ground water at the Property is throughout all water bearing zones within the Property boundary.

**c. Selection of cleanup for the Property.**

Ecology has determined the cleanup you proposed for the Property meets the substantive requirements of MTCA. Your proposed cleanup meets minimum cleanup requirements and will not exacerbate conditions or preclude reasonable cleanup alternatives elsewhere at the Site.

The proposed cleanup outline in the Draft CAP includes:

- Soil excavation with off-Site disposal over the entire Property to an approximate depth of 70 feet bgs, with limit of excavation soil confirmation samples to be collected below and on the sidewalls of the excavation.
- Installation of a ground water capture system incorporated into the subsurface perimeter building wall drains with captured ground water discharged under permit to sanitary sewer.
- Installation of a vapor barrier at the base and sides of the underground structure to limit vapor intrusion into the structure.
- Implementation of an Environmental Covenant to operate and maintain the vapor barrier and ground water capture system. The Environmental Covenant may also be necessary to implement ongoing monitoring of ground water in the event that impacted soil or ground water is identified below the bottom slab of the building.

Once the following actions have been completed, Ecology will consider a No Further Action (NFA) determination for the Property:

- The draft CAP needs to be revised to be consistent with the changes made to the June 2014 RI/FS based on Ecology's previous comments and re-submitted to Ecology for review.
- Ecology strongly suggests that the following plans be submitted to Ecology *prior* to re-development of the Property:
  - Compliance Monitoring Plan for soil compliance sampling and post-remediation ground water monitoring and sampling.
  - Operation and Maintenance Plan for the passive wall drain system, and vapor barrier (including walls and floor of the building).
  - Environmental Materials Handling Plan (EMHP) proposed in the CAP.

Submission of these plans prior to re-development will allow Ecology to comment on these plans and reduce the risk that these plans would be inadequate to support an eventual NFA finding for the Property.

- A sufficient number of final limit of excavation sidewall and base of excavation samples below cleanup levels will need to be collected and analyzed for the appropriate parameters to demonstrate that all impacted soil is removed. Final limit of excavation soil samples should be analyzed for TPHg, TPHd, TPHo, and VOCs.

The RI/FS indicates that there may be locations where soil samples containing concentrations of COCs at concentrations greater than cleanup levels will remain below the proposed total depth of excavation. In this case, if removal is not possible, the remaining impacted soil areas should be thoroughly characterized. Residual impacted soils beneath the final limits of excavation will need to be treated or removed or shown to no longer be present at concentrations greater than Site cleanup levels at a later date. Alternately, an Environmental Covenant for the remaining impacted soil could be requested with a Property-specific NFA.

- After the excavation is complete, residual contaminated soil vapor may exist within the Property boundaries due to residual VOCs in soil and ground water surrounding the Property. The new building floor and walls are to be designed to act as a barrier to vapor intrusion. Ecology will need to review those detailed design documents when they are available. Confirmation soil vapor and air sampling will be needed during and following the remediation in accordance with MTCA requirements for demonstrating that cleanup levels have been met at the points of compliance.
- Provisions have to be made during Property re-development to ensure that ground water monitoring of the deep zone beneath and the perched zone adjacent to the Property can continue to be conducted after Property re-development, particularly within the Property boundaries. This should include installation of monitoring wells beneath and adjacent to the new building. A minimum of four consecutive quarters of post-remediation ground water monitoring for TPHg, TPHd, TPHo, and VOCs with concentrations at or less than proposed cleanup levels is required to support an eventual NFA finding for the Property.
- Because the wall drains and vapor barrier are an engineering control to prevent ground water and soil vapor migration, an NFA for the Property would require ongoing ground water monitoring as part of an Environmental Covenant and will have to be authorized by the Property owner and all easement holders within the Property.

## **2. Cleanup of the Site as a whole.**

Ecology has concluded that **further remedial action** will still be necessary elsewhere at the Site upon completion of your proposed cleanup. In other words, while your proposed cleanup may constitute the final action for the Property, it will constitute only an **“interim action”** for the Site as a whole.

## **Limitations of the Opinion**

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### **1. Opinion does not settle liability with the state.**

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion **does not**:

- Change the boundaries of the Site.
- Resolve or alter a person’s liability to the state.
- Protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70.105D.040(4).

### **2. Opinion does not constitute a determination of substantial equivalence.**

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you proposed will be substantially equivalent. Courts make that determination. *See* RCW 70.105D.080 and WAC 173-340-545.

### **3. Opinion is limited to proposed cleanup.**

This letter does not provide an opinion on whether further remedial action will actually be necessary at the Property upon completion of your proposed cleanup. To obtain such an opinion, you must submit a report to Ecology upon completion of your cleanup and request an opinion under the VCP.



Mr. David S. Schooler  
September 8, 2014  
Page 9

**4. State is immune from liability.**

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. *See* RCW 70.105D.030(1)(i).

**Contact Information**

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Thank you for choosing to clean up your Property under the Voluntary Cleanup Program (VCP). As you conduct your cleanup, please do not hesitate to request additional services. We look forward to working with you.

For more information about the VCP and the cleanup process, please visit our web site: [www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm](http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm). If you have any questions about this opinion, please contact me by phone at (425) 649-7257 or by e-mail at [masa461@ecy.wa.gov](mailto:masa461@ecy.wa.gov).

Sincerely,



Maureen Sanchez  
Toxics Cleanup Program






Enclosures (2):   A – Legal Description and Survey Map of the Property  
                          B – Description and Diagrams of the Site (Including the Property)

cc:     James G. Roth, GeoEngineers  
          Sonia Fernandez, VCP Coordinator, Ecology  
          Heather Vick, VCP Site Manager, Thinker Toys Former (NW2338), Ecology

**Enclosure A**

**Legal Description and Survey Map of the Property**

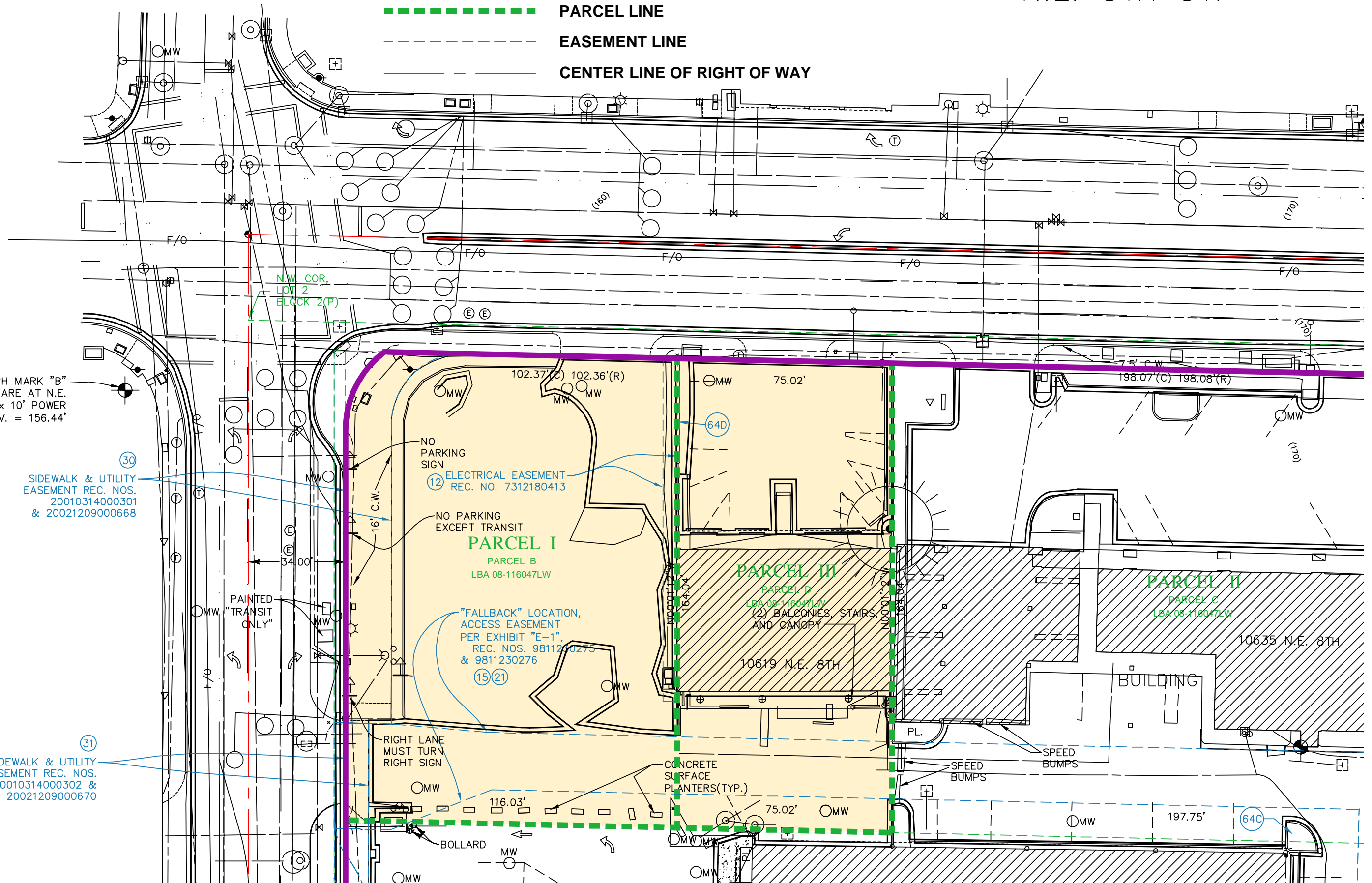
N.E. 8TH ST.

-  MTCA CLEANUP BOUNDARY
-  PROPERTY LINE PER LEGAL DESCRIPTION
-  PARCEL LINE
-  EASEMENT LINE
-  CENTER LINE OF RIGHT OF WAY

BENCH MARK "B"  
CHISELED SQUARE AT N.E.  
CORNER 8' x 10' POWER  
VAULT. ELEV. = 156.44'

30  
SIDEWALK & UTILITY  
EASEMENT REC. NOS.  
20010314000301  
& 20021209000668

31  
SIDEWALK & UTILITY  
EASEMENT REC. NOS.  
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20021209000670



Enclosure A, Figure 1

REVISED PARCEL B DESCRIPTION:

THE EAST 120.00 FEET OF THE WEST 150.00 FEET OF THE NORTH 174.00 FEET OF LOT 2 IN BLOCK 2 OF CHERITON FRUIT GARDENS PLAT NO. 1, ACCORDING TO PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 47, AS RECORDED IN THE RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 10.00 FEET THEREOF FOR STREET PURPOSES;

AND EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF BELLEVUE, A MUNICIPAL CORPORATION BY DEED UNDER RECORDING NO. 20021209000668 AND RECORDING NO. 2002120900670, RECORDS OF IN KING COUNTY, WASHINGTON;

SITUATE IN THE CITY OF BELLEVUE, KING COUNTY, WASHINGTON.

From:

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Boundary Line Adjustment 08-116047LW,  
Recorded January 27, 2009, Records of King County, Washington

**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

That portion of Lot 2, Block 2, Cheriton Fruit Gardens Plat No. 1, according to the plat recorded in Volume 7 of Plats, Page 47, as recorded in the Records of King County, Washington, described as follows:

The east 120 feet of the west 150 feet of the northerly 140 feet of said Lot 2;  
Except the north 10 feet thereof; and,

Except that portion thereof, described as follows:

Commencing at the intersection of the centerlines of NE 8<sup>th</sup> Street and of 106<sup>th</sup> Avenue NE; thence South 00°00'59" East 30.01 feet along said centerline of 106<sup>th</sup> Avenue NE to the northwest corner of said Lot 2; thence continuing South 00°00'59" East 10.00 feet along the west line of said Lot 2; thence South 88°41'48" East 30.01 feet to the intersection of the south margin of NE 8<sup>th</sup> Street and the east margin of 106<sup>th</sup> Avenue NE and the POINT OF BEGINNING; thence South 00°00'59" East along said east margin, a distance of 130.03 feet to the south line of the north 140.00 feet of said Lot 2; thence South 88°41'48" East along said south line a distance of 4.00 feet; thence North 00°00'59" West 102.23 feet to the beginning of a curve to the right having a radius of 34.50 feet; thence northeasterly along said curve to the right through a central angle of 52°49'11", an arc distance of 31.80 feet to a point on the south margin of NE 8<sup>th</sup> Street; thence North 88°41'48" West along said south margin 17.66 feet to the POINT OF BEGINNING;

Grantor reserves from this grant, on behalf of itself and its successors and assigns, a temporary construction and staging easement, over all of the above described property. This easement shall be exercised in accordance with the provisions set forth in Attachment A to this Exhibit A, which is incorporated herein by this reference; and

Grantor further reserves from this grant, a sidewalk and utility easement over that portion thereof, described as follows:

COMMENCING at the intersection of the centerlines of NE 8<sup>th</sup> Street and of 106<sup>th</sup> Avenue NE; thence South 00°00'59" East 30.01 feet along said centerline of 106<sup>th</sup> Avenue NE to the northwest corner of said Lot 2; thence continuing South 00°00'59" East 10.00 feet along the west line of said Lot 2; thence South 88°41'48" East 30.01 feet to the intersection of the south margin of NE 8<sup>th</sup> Street and the east margin of 106<sup>th</sup> Avenue NE;

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thence South 00°00'59" East along said east margin, a distance of 130.03 feet to the south line of the north 140.00 feet of said Lot 2; thence South 88°41'48" East along said south line a distance of 4.00 feet to the POINT OF BEGINNING;

thence North 00°00'59" West 102.23 feet to the beginning of a curve to the right having a radius of 34.50 feet; thence northeasterly along said curve to the right through a central angle of 52°49'11", an arc distance of 31.80 feet to a point on the south margin of NE 8<sup>th</sup> Street; thence South 88°41'48" East along said south margin 27.93 feet to the beginning of a curve concave to the southeast, having a radius of 25.00 feet and from which the radius point bears South 01°18'12" West; thence southwesterly along said curve to the left through a central angle of 91°19'11", an arc distance of 39.85 feet; thence South 00°00'59" East 104.45 feet to said south line of the north 140.00 feet of said Lot 2; thence North 88°41'48" West along said south line a distance of 16.00 feet to the POINT OF BEGINNING;

Containing an area of 2107 square feet.

This sidewalk and utility easement shall be exercised in accordance with the provisions set forth in Attachment B to this Exhibit A, which is incorporated herein by this reference.

Situate in the City of Bellevue, King County, Washington.

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REVISED PARCEL D DESCRIPTION:

THE EAST 75.00 FEET OF THE WEST 225.00 FEET OF THE NORTH 174.00 FEET OF LOT 2 IN BLOCK 2 OF CHERITON FRUIT GARDENS PLAT NO. 1, ACCORDING TO PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 47, AS RECORDED IN THE RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 10.00 FEET THEREOF CONVEYED TO THE CITY OF BELLEVUE FOR STREET PURPOSES, BY DEED RECORDED UNDER RECORDING NO. 5038658, IN KING COUNTY, WASHINGTON;

SITUATE IN THE CITY OF BELLEVUE, KING COUNTY, WASHINGTON.

From:

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Boundary Line Adjustment 08-116047LW,  
Recorded January 27, 2009, Records of King County, Washington

After Recording Mail to:

Sterling Realty Organization Co.,  
PO Box 91723  
Bellevue, WA 98009



**20061012000442**

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PAGE 001 OF 001  
10/12/2006 10:51  
KING COUNTY, WA

32.00

**Document Title:** Statutory Warranty Deed  
**Grantor:** EPC Holdings 693 LLC, a Washington limited liability company  
**Grantee:** Sterling Realty Organization Co., a Washington corporation  
**Legal Description:** Ptn Lot 2, Block 2, Cheriton Fruit Gardens Plat No. 1, Vol 7 P 47

**Assessor's Property Tax Account Number:** 154410-0216-09

*NCS-204207A*

**STATUTORY WARRANTY DEED**

**1ST AM**

THE GRANTOR, **EPC Holdings 693 LLC, a Washington limited liability company**, for good and valuable consideration as part of an I.R.C. Section 1031 Tax Deferred Exchange, convey and warrant to **Sterling Realty Organization Co., a Washington corporation**, the following described real estate, situated in the County of King, State of Washington:

THE EAST 75 FEET OF THE WEST 225 FEET OF THE NORTH 179 FEET OF LOT 2 IN BLOCK 2 OF CHERITON FRUIT GARDENS PLAT NO. 1, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 47, RECORDS OF KING COUNTY;

EXCEPT THE NORTH 10 FEET THEREOF CONVEYED TO THE CITY OF BELLEVUE FOR STREET, BY DEED RECORDED UNDER RECORDING NO. 5038658, IN KING COUNTY, WASHINGTON.

Subject to all matters of record.

DATED THIS 6<sup>TH</sup> DAY OF OCTOBER, 2006

EPC Holdings 693 LLC, a Washington limited liability company  
by: EPC Exchange Corporation, a Washington corporation  
its: Sole member

*Karen S. King*  
\_\_\_\_\_  
Karen S. King, Vice-President

STATE OF WASHINGTON )

)ss.

COUNTY OF KING )

**E2242776**

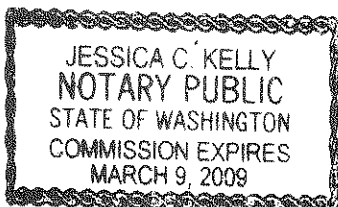
10/12/2006 10:50  
KING COUNTY, WA  
TAX  
SALE

\$10.00  
\$0.00

PAGE 001 OF 001

On this 6th day of October, 2006, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Karen S. King, to be known to be the Vice-President of EPC Exchange Corporation, sole member of EPC Holdings 693 LLC, a Washington limited liability company, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



*Jessica C. Kelly*  
\_\_\_\_\_  
Notary Public, State of Washington  
Residing at: *Bellevue, WA*  
Commission expires: *3-9-2009*  
Printed name: *Jessica C. Kelly*



## **Enclosure B**

### **Description and Diagrams of the Site (including the Property)**

# Site Description

*This section provides Ecology's understanding and interpretation of Site conditions, and is the basis for the opinions expressed in the body of the letter.*

**Site:** The Site is defined as PCE and related degradation products; methylene chloride, chloroform, chloromethane; TPHg, TPHd, TPHo, BTEX, and MTBE in soil, and PCE and related degradation products and naphthalene to ground water. The Site is located on King County tax parcels 1544100221 and 1544100216 at 10605 and 10619 NE 8th Street in Bellevue, WA (Property). The Property has been impacted by releases of PCE at the Thinker Toys Former facility located across NE 8th Street to the north (**Figure 1**).

**Area and Property Description:** The Property is located east of 106th Avenue East and south of NE 8th Street, see **Figure 1**. The Property is in the Bellevue central business district, surrounded by numerous commercial and multi-story condominium developments.

**Site History and Current Use:** Parcel 1544100221 (10605 NE 8th Street) is 0.43 acres in size and was reportedly undeveloped until 1958 when a retail gasoline station was constructed on the Property by the Union Oil Company of California (Unocal). The gas station consisted of separate shop and station buildings, three gasoline underground storage tanks (USTs), a waste oil UST and an oil UST. In 1969, the gas station was re-developed by Unocal as a Union 76 station. The Union 76 station included two 10,000-gallon gasoline USTs, a heating oil UST, a waste oil UST, three hydraulic hoists, an oil-water separator, and a dry well (**Figure 2**). The disposition of the three original (1958) USTs is not known. Parcel 1544100221 continued to be used as a service station until 1991 when the station building was demolished and the facilities removed. Approximately 2,000 cubic yards of petroleum-impacted soil were removed from the Property during the closure of the service station. An NFA finding for the Site was issued by Ecology in July 1992 however that NFA is no longer valid due to new information. Parcel 1544100221 is vacant, paved and currently in use as a parking lot.

Parcel 1544100216 is 0.28 acres in size and was used from approximately 1930 to 1958 as part of the Cheriton Fruit Gardens that had fruit trees, berry plants and fields in agricultural use. The 11,250-square foot masonry commercial building on Parcel 1544100216 was constructed in the early 1960s for use as office and retail space. The commercial building on Parcel 1544100216 is currently used for retail businesses.

**Sources of Contamination:** The sources of petroleum hydrocarbon contamination at the Site are the USTs and associated product piping and dispensers, and potentially the former service garage waste oil UST and dry well. Based on data collected at the Property and surrounding area, the source of PCE detected in soil and ground water at the Property is the upgradient Thinker Toys Former facility located north of the Property across NE 8th Street.

**Physiographic Setting:** The Site is situated on top of and near the middle of the Interlake Drift Upland, a topographic highland bordered by Lake Washington on the west and the Lake Sammamish/Sammamish River valley to the east. The upland surface is molded into a series of

north-south trending ridges and valleys, and near the Site slopes gently down to the southwest. Elevations at the Site range from about 150 to 160 feet above mean sea level.

**Surface/Storm Water System:** Surface water runoff from the Property and surrounding area is captured in the City of Bellevue's storm water drainage system. The runoff is likely directed to the southwest towards Meydenbauer Creek, the surface water body closest to the Site. This creek, and its tributaries, historically drained much of downtown Bellevue, but now that drainage is mostly underground in culverts. The creek daylights about ½-mile southwest of the Property, where it continues to the south and west before discharging into Lake Washington.

**Ecological Setting:** The downtown area near the Property has little ecological habitat, except for limited landscaping around commercial buildings. The land surface in the Site area is covered by paving and buildings.

**Geology:** The Property vicinity is mapped as being underlain by glacial till. The Property is generally underlain by approximately 5 to 15 feet of fill underlain by silt, sand, and gravel interpreted as glacial till to approximately 35 to 40 feet bgs. This unit contains some sandy zones, particularly at depths of 20 to 30 feet bgs, where perched water is encountered. Below this unit is a deposit consisting of silt, sand, and gravel that has been interpreted as glacial (Advance) outwash that extends to a maximum depth of approximately 88 feet bgs. A blue-gray dense, sandy silt layer was encountered beneath the Advance outwash at depths ranging from 76 to 88 feet bgs in some borings (**Figures 3 and 4**).

**Ground Water:** The uppermost ground water at the Site reportedly occurs as a perched zone within sand lenses in the till. This water-bearing zone occurs between 20 and 35 feet bgs, whereas static water levels are generally 22 to 30 feet bgs. Lateral flow in the perched zone is to the south or southwest (**Figure 5**).

A lower aquifer, the deep zone, has also been identified within the Advance outwash below 74 feet (static water levels range from 74 to 93 feet bgs). Based on water level elevation data from deep zone monitoring wells, flow direction in the deep zone is to the southeast (**Figure 6**).

#### **Release and Extent of Contamination in Soil and Ground Water:**

**Soil:** Soil samples indicate that soil containing petroleum hydrocarbon concentrations greater than MTCMA Method A cleanup levels remains at several locations at the Property. TPHo was detected in near surface soils and TPHg was detected in soils from 1.8 to 9 feet bgs (at SRO-7) at concentrations greater than Site cleanup levels. The nature and extent of the TPH releases have not been defined. PCE has been detected in soil samples collected at the Property at depths ranging from 12.5 to 65 feet bgs (**Figures 7, 8, and 9**).

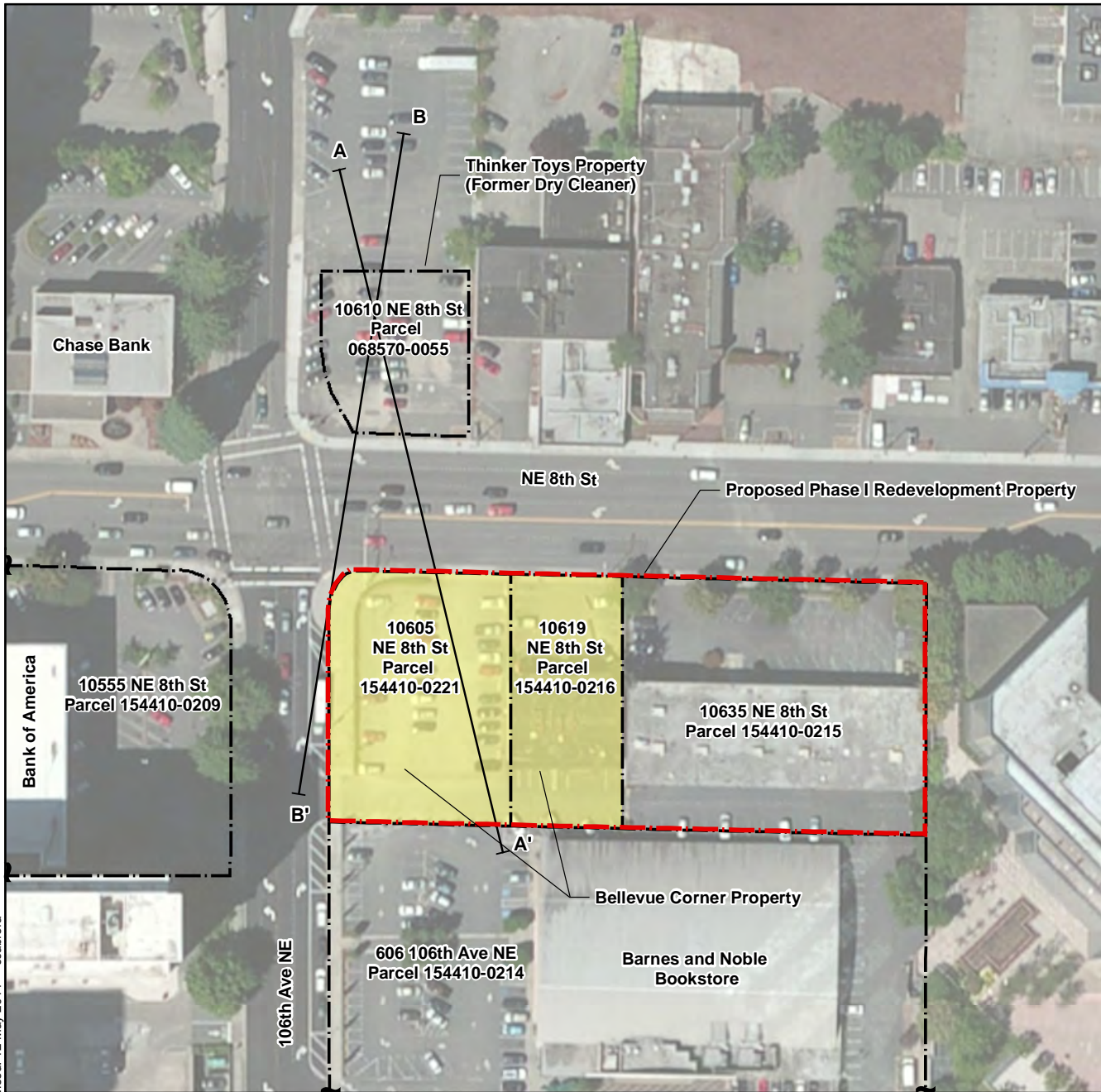
**Ground Water:** Ground water samples obtained from a number of monitoring wells on the Thinker Toys Site and on the Property show a broad PCE plume in the perched zone that extends onto, and likely beyond the Property. PCE concentrations close to 10,000 µg/L in two wells on

the Thinker Toys property suggest the potential for product to be present and indicate the apparent upgradient source of PCE at the Property. Water quality data from the deep zone indicate that PCE is not present at concentrations greater than MTCA Method A cleanup levels at the Property or at the Thinker Toys property.

Ground water in the perched zone has not been sampled immediately downgradient of the TPH detections in soil to determine if TPH impacts are present in ground water. However, data collected from more distant down gradient wells indicate that impacted ground water is not present in those wells.

The sampling locations at the Site with select sample results are shown on **Figure 10**, which is included in the Site Diagrams.

## Site Diagrams



Path: W:\Seattle\Projects\919272004\GIS\927200400\_SitePlan.mxd Map Revised: 12 May 2014 ccabrera

**Legend**

- Bellevue Corner Property at 10605 and 10619 NE 8th Street
- Proposed Phase I Redevelopment Property
- Parcel Boundary
- Approximate Geologic Cross Section Location



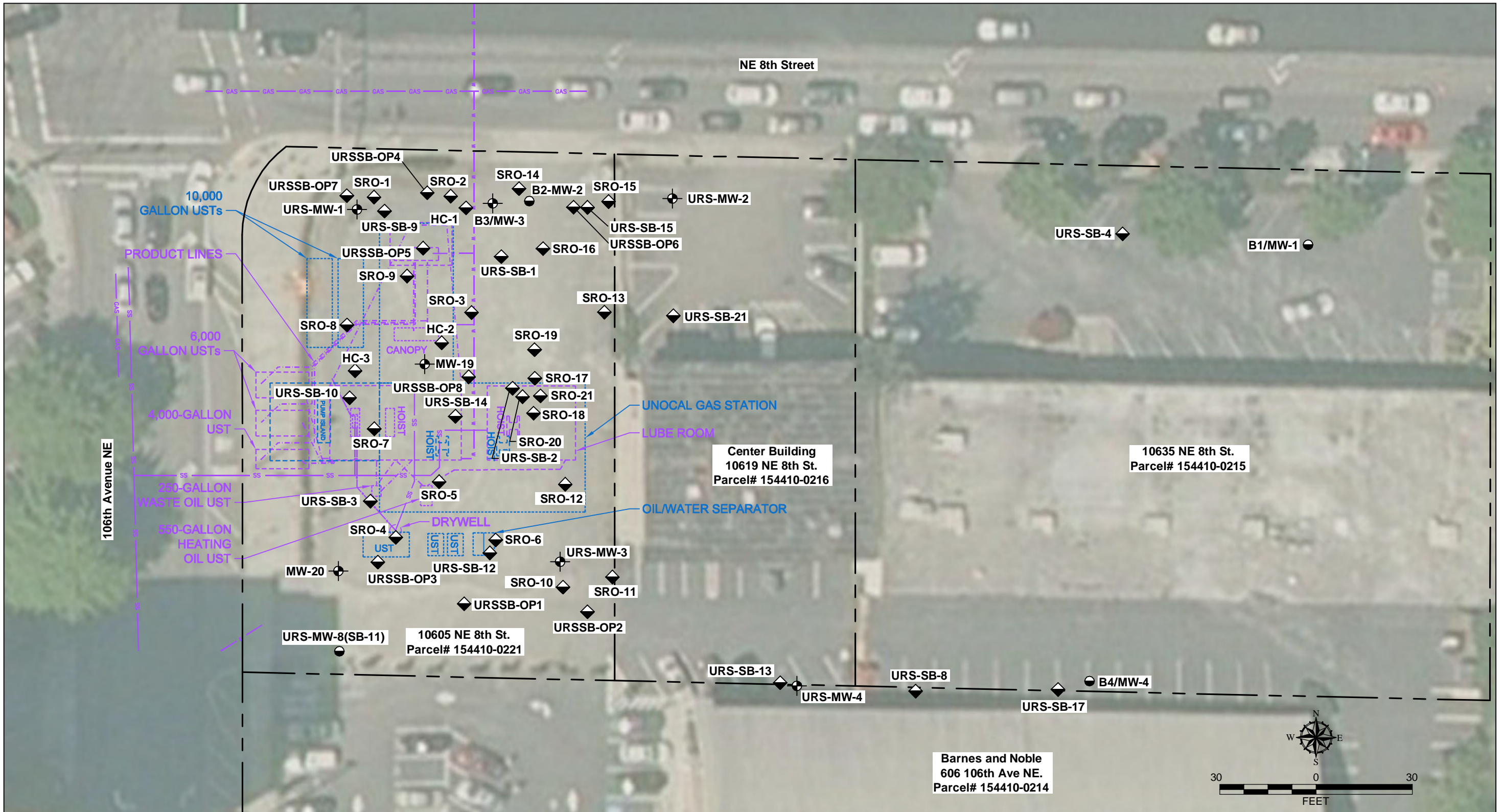
Data Source: Aerial image from Microsoft, 2011.  
Parcel boundaries from King County, 2013.

Notes:  
1. The locations of all features shown are approximate.  
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

<b>Bellevue Corner Property and Adjacent Parcels</b>	
SRO, 10605 and 10619 NE 8th Street Bellevue, Washington	
	<b>Figure 2</b>

**Enclosure B, Figure 1**

P:\19227004\100\CAD\03\_SHEET FILES\RIFS\FIGURE 4 HISTORICAL FEATURES.DWG\TAB\FI MODIFIED BY TRICHAUD ON MAY 14, 2014 - 9:36



**Notes**

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Reference: Background image obtained from Bing Images, 2012. Historical Site features from Sound Earth Strategies, Inc., 2011 figure.

**Legend**

- Monitoring Well Location
- Deep Monitoring Well Location
- Soil Boring Location
- Approximate Parcel Boundaries
- HC Hart Crowser Soil Boring
- URS URS Soil Boring/Well
- SRO Farallon Soil Boring
- B1/MW-1 Terra Associates Soil Boring/Well
- Historical Site Feature (1959-1962)
- Historical Site Feature (1969)

**Historical Features and Sample Locations**

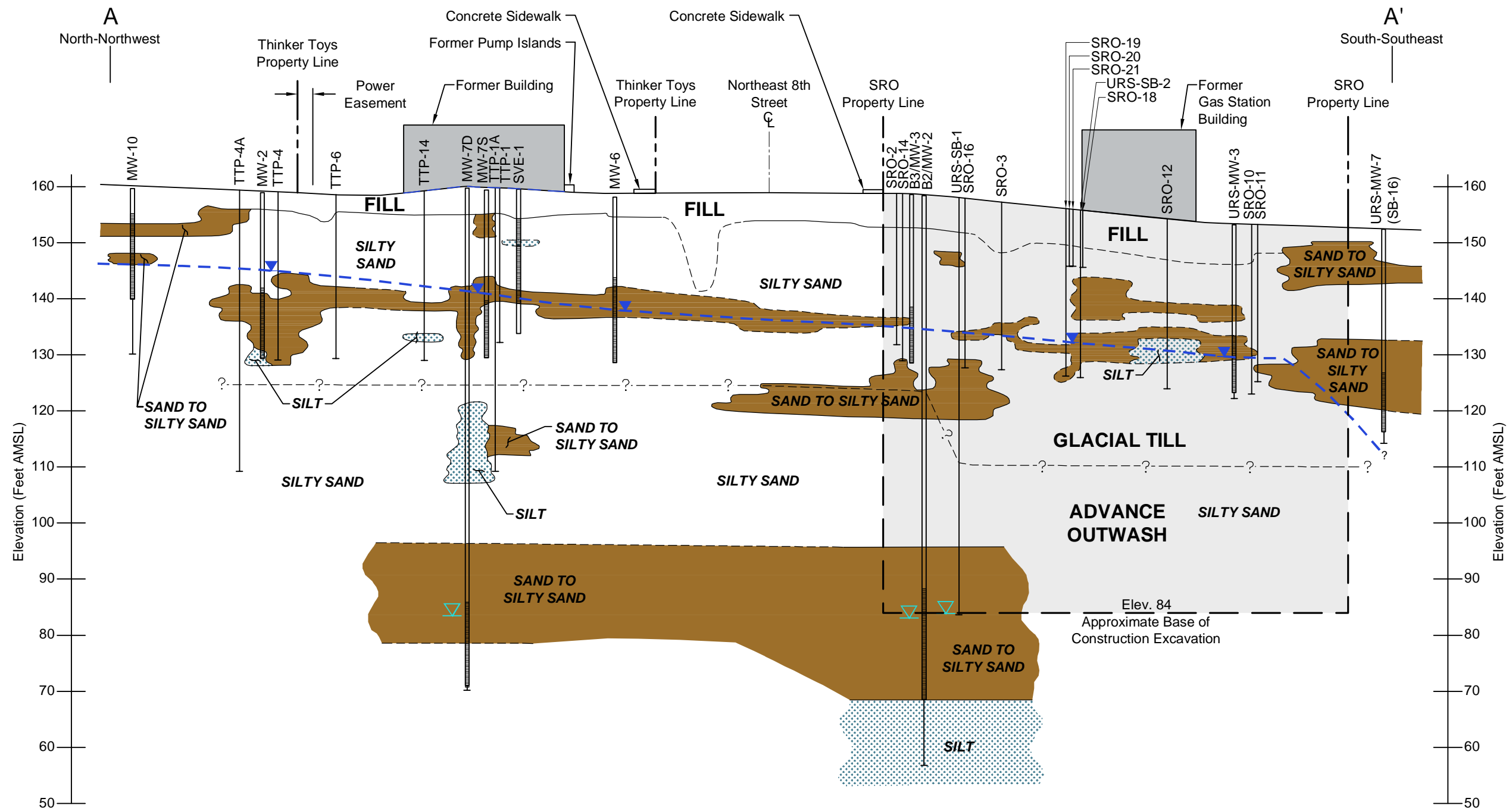
SRO, 10605 and 10619 NE 8th Street  
Bellevue, Washington



**Figure 4**

**Enclosure B, Figure 2**

P:\19227004\100\CAD\03\_SHEET FILES\RIFS\FIGURE 5-6 CROSS-SECTION AA\_BB.DWG\TAB:AA MODIFIED BY THICHAUD ON MAY 14, 2014 - 9:54



Elevation (Feet AMSL)

Elevation (Feet AMSL)

**Legend**

- Boring/Monitoring Well Location Transposed (TP) in feet, North (N), South (S), East (E), or West (W) of Cross-Section Line
- Blank Casing
- Groundwater Level
- Water Table
- Well Screen Interval
- Bottom of Boring
- Inferred Geologic Contact
- Planned Development Excavation Extent

HORIZONTAL SCALE: 1"= 40'  
 VERTICAL SCALE: 1"= 20'  
 VERTICAL EXAGGERATION: 2X

**Notes**

- The locations of all features shown are approximate.
- This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.
- Cross Section Location is shown on Figure 2.

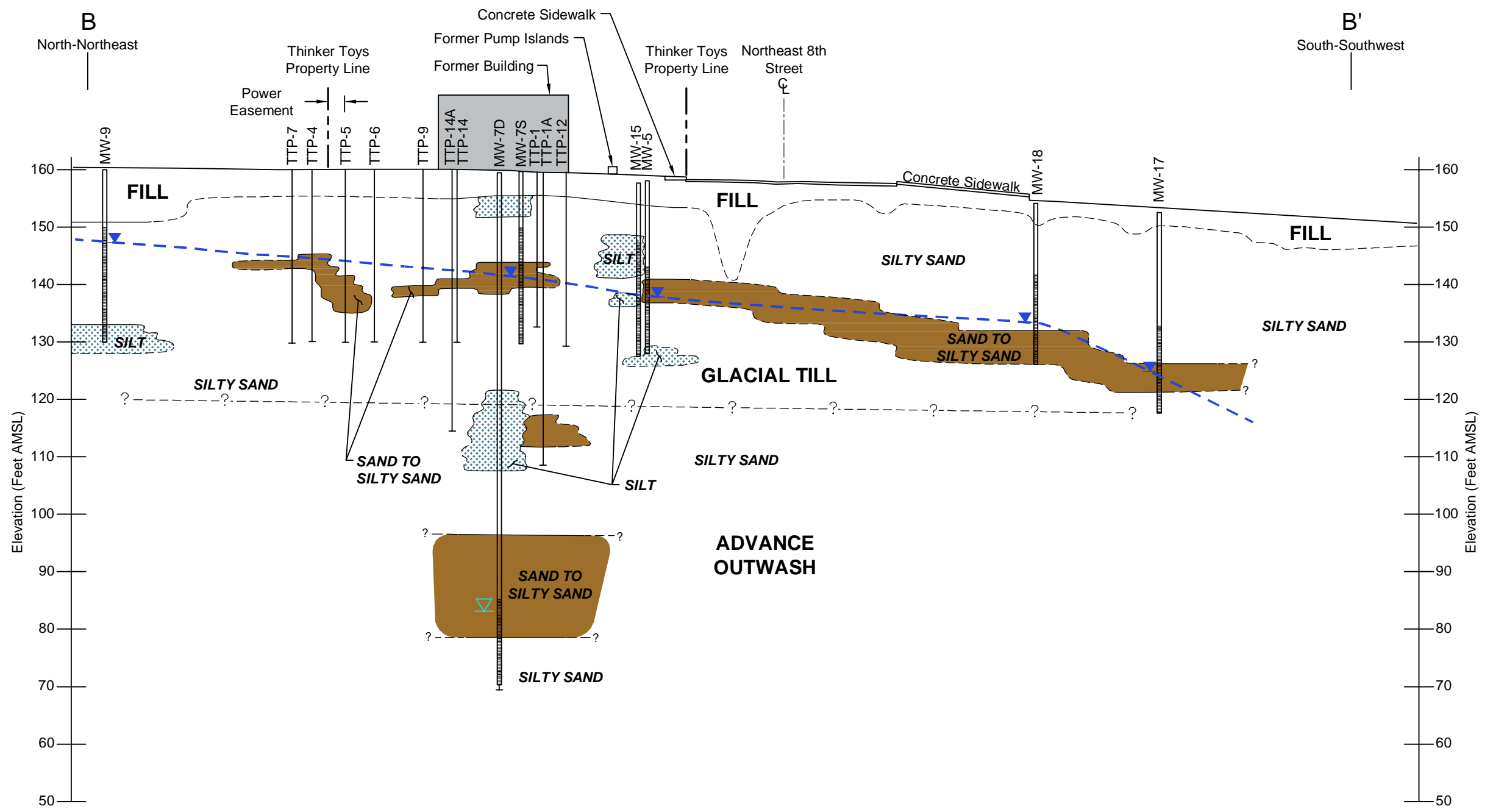
Reference: Cross-Section A-A' for the Former Thinker Toys site by Farallon Consulting, dated 11/02/10.

<b>Geologic Cross Section A-A'</b>	
SRO, 10605 and 10619 NE 8th Street Bellevue, Washington	
	<b>Figure 5</b>

**Enclosure B, Figure 3**



P:\19227004\100\CAD\03\_SHEET FILES\TRIFS\FIGURE 5-6 CROSS-SECTION AA\_BB.DWG\TAB:BB MODIFIED BY THICHAUD ON MAY 14, 2014 - 9:55



**Notes**

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.
3. Cross Section location is shown on Figure 2.

Reference: Cross-Section B-B' for the Former Thinker Toys site by Farallon Consulting, dated 11/02/10.

**Legend**

- Boring/Monitoring Well Location Transposed (TP) in feet, North (N), South (S), East (E), or West (W) of Cross-Section Line
- Blank Casing
- Groundwater Level
- Water Table
- Well Screen Interval
- Bottom of Boring
- Inferred Geologic Contact

HORIZONTAL SCALE: 1"= 40'  
 VERTICAL SCALE: 1"= 20'  
 VERTICAL EXAGGERATION: 2X

**Geologic Cross Section B-B'**

SRO, 10605 and 10619 NE 8th Street  
 Bellevue, Washington

**GEOENGINEERS** **Figure 6**

Enclosure B, Figure 4






Path: W:\Seattle\Projects\9227004\GIS\922700400\_PerchedGW.mxd Map Revised: 12 May 2014 ccabrera

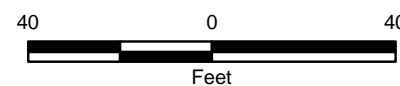


Data Source: Aerial image from Microsoft, 2011.  
Monitoring well locations and groundwater contours digitized from Sound Earth Strategies, 2011.

Notes:  
1. Groundwater elevations are above mean sea level (NAVD88 Datum).  
2. May 3, 2010 groundwater elevation data for shallow wells on the SRO Property are shown in Table 1. Groundwater elevation data for the Thinker Toys property wells are not tabulated.  
3. The locations of all features shown are approximate.  
4. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

**Legend**

-  Monitoring Well
-  Deep Monitoring Well
-  Inferred Groundwater Elevation Contour
-  Inferred Perched Groundwater Flow Direction (May 3, 2010)
-  Approximate Parcel Boundary



**Perched Groundwater Elevation Contours (May 3, 2010)**

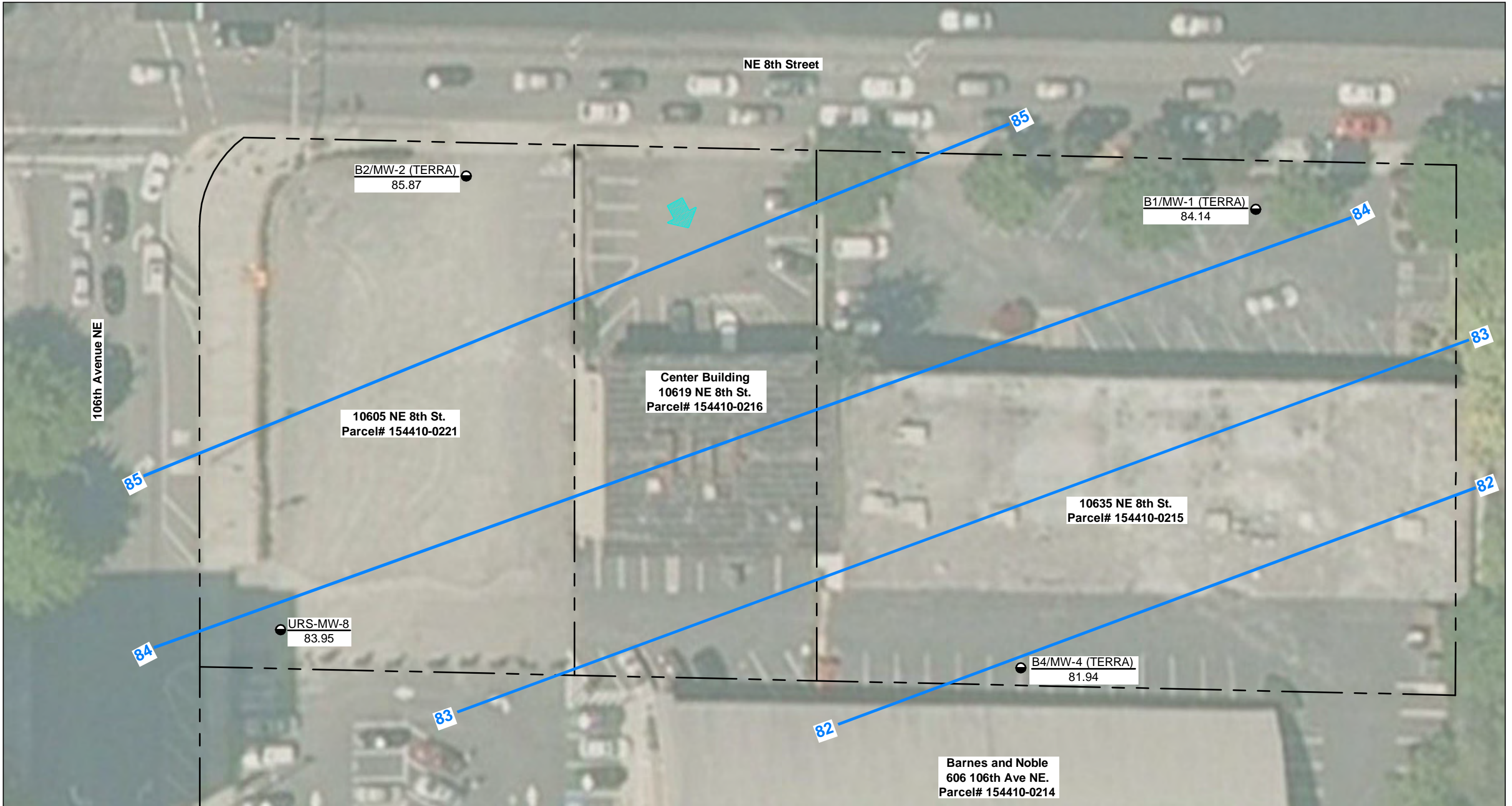
SRO, 10605 and 10619 NE 8th Street  
Bellevue, Washington



**Figure 7**

**Enclosure B, Figure 5**

P:\19227004\100\CAD\03\_SHEET FILES\RIFS\FIGURE 8 ADVANCED OUTWASH GW.DWG\TAB:FI MODIFIED BY THICHAUD ON MAY 16, 2014 - 11:21

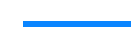

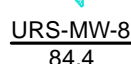



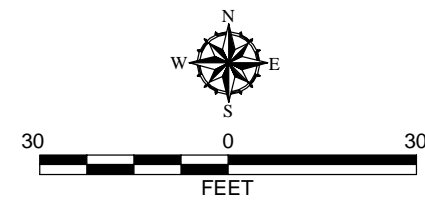
Notes

1. Groundwater elevations are above mean sea level (NAVD88 datum)
2. October 21, 2011, groundwater elevation data are shown on Table 1.
3. The locations of all features shown are approximate.
4. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Reference: Background image obtained from Bing Images, 2012. Historical Site features from Sound Earth Strategies, Inc., 2011 figure.

Legend

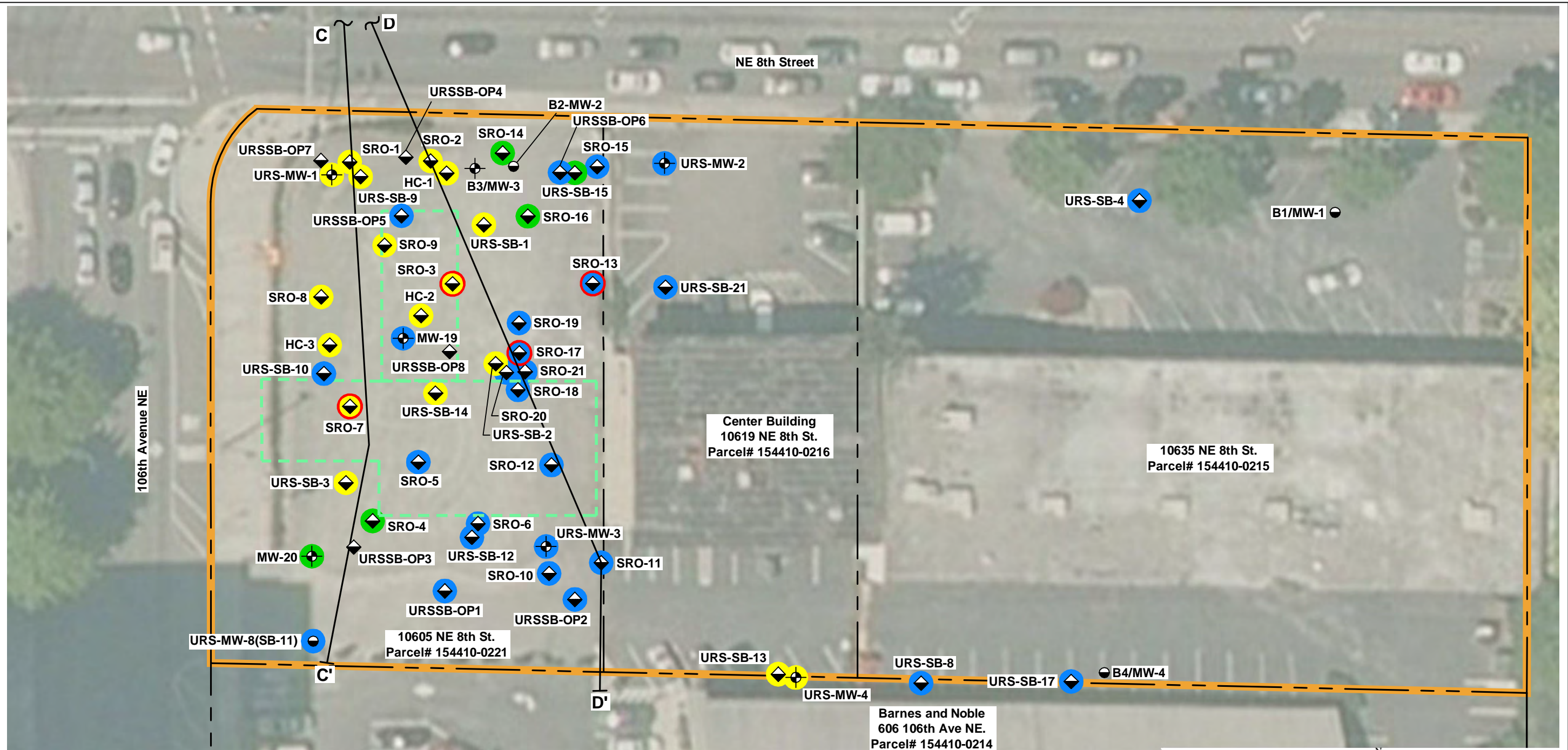
-  Inferred Groundwater Contour
-  Approximate Groundwater Flow Direction in Advance Outwash
-  Deep Well or Soil Boring Designation  
Groundwater Elevation on October 21, 2011
-  Deep Monitoring Well Location



<b>Advance Outwash Groundwater Elevation Contours (October 21, 2011)</b>	
SRO, 10605 and 10619 NE 8th Street Bellevue, Washington	
	<b>Figure 8</b>

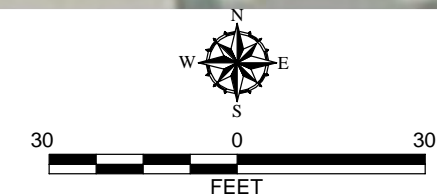
Enclosure B, Figure 6

P:\19227004\100\CAD\103\_SHEET FILES\RIFS\FIGURE 9\_PCE DETECTIONS IN SOIL.DWG\TAB:F7 MODIFIED BY TMICHAUD ON MAY 16, 2014 - 11:19



**Legend**

- ⊕ Monitoring Well Location
  - Deep Monitoring Well Location
  - ◆ Soil Boring Location
  - - - Approximate Parcel Boundaries
  - Excavation Extent for Planned Phase I Development
  - HC Hart Crowser Soil Boring
  - URS URS Soil Boring/Well
  - SRO Farallon Soil Boring
  - B1/MW-1 Terra Associates Boring/Well
  - Former Gas Station
  - C|C' Cross-Section
- Highest PCE Concentration in Soil:**
- Not detected above laboratory reporting limit
  - Detected at or below MTCA Method A Cleanup Level (0.05 mg/kg)
  - Detected above MTCA Method A Cleanup Level (0.05 mg/kg) and at or below 2.3 mg/kg
  - Gasoline or diesel/oil-range petroleum detected above MTCA Method A Cleanup level in shallow soil (<9' bgs)
  - No Color = Chemical analysis not performed



**Notes**

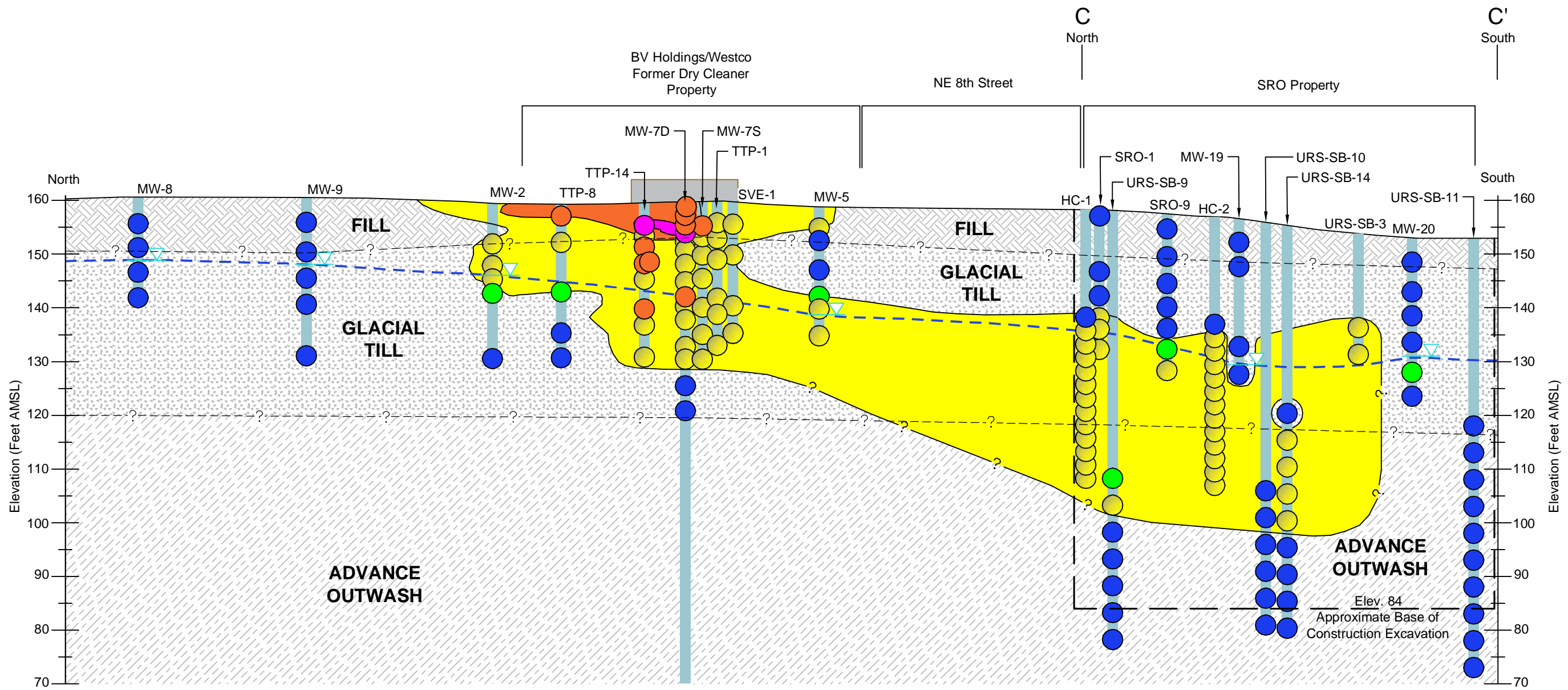
1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Reference: Background image obtained from Bing Images, 2012.

<b>PCE Detections in Soil</b>	
SRO, 10605 and 10619 NE 8th Street Bellevue, Washington	
<b>GEOENGINEERS</b>	<b>Figure 9</b>

**Enclosure B, Figure 7**

P:\1919227004\100\CAD\03\_SHEET FILES\RIF\FIGURE 10\_I12\_I13.DWG\TAB\FIO MODIFIED BY TMICHAUD ON MAY 16, 2014 - 11:27



**Tetrachloroethene (PCE) Concentrations**

- Not Detected Above Laboratory Reporting Limit
  - <0.05 mg/kg
  - and  0.05 to 2.3 mg/kg
  - and  2.3 to 60 mg/kg
  - and  60 mg/kg (RCRA Land Ban Value)
  - ?— Limit Uncertain
- MTCA Method A Cleanup Level = 0.05 mg/kg

**Legend**

- MW-8 Monitoring Well Location
- TTP-8/SRO-9 Soil Boring Location
- Approximate Soil Sampling Depth
- Former Dry Cleaners Building
- AMSL** Above Mean Sea Level
- - - Water table
- ▽ Groundwater Level Elevation (Feet AMSL; August 23, 2010)
- C-C'** Cross-Section Location Shown on Figure 9
- - - ? - - - Inferred Geologic Contact
- Planned Development Excavation Extent

HORIZONTAL SCALE: 1"= 40'  
 VERTICAL SCALE: 1"= 20'  
 VERTICAL EXAGGERATION: 2X

**Notes**

- The locations of all features shown are approximate.
- This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Reference: Background image provided by URS, dated 2011.  
 Modified by GeoEngineers.

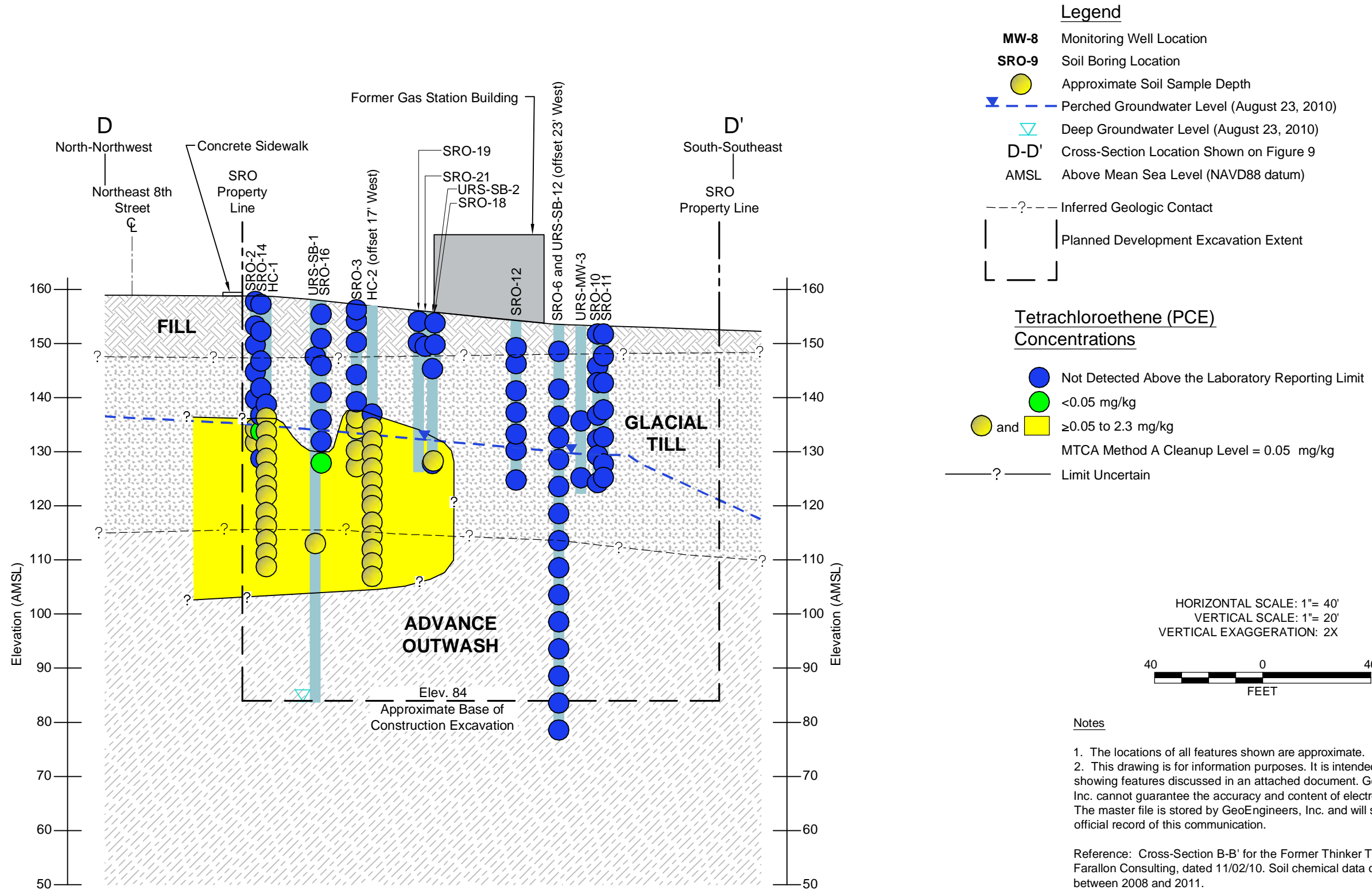
**PCE Soil Contamination  
Cross Section C-C'**

SRO, 10605 and 10619 NE 8th Street  
Bellevue, Washington

**Figure 10**

**Enclosure B, Figure 8**

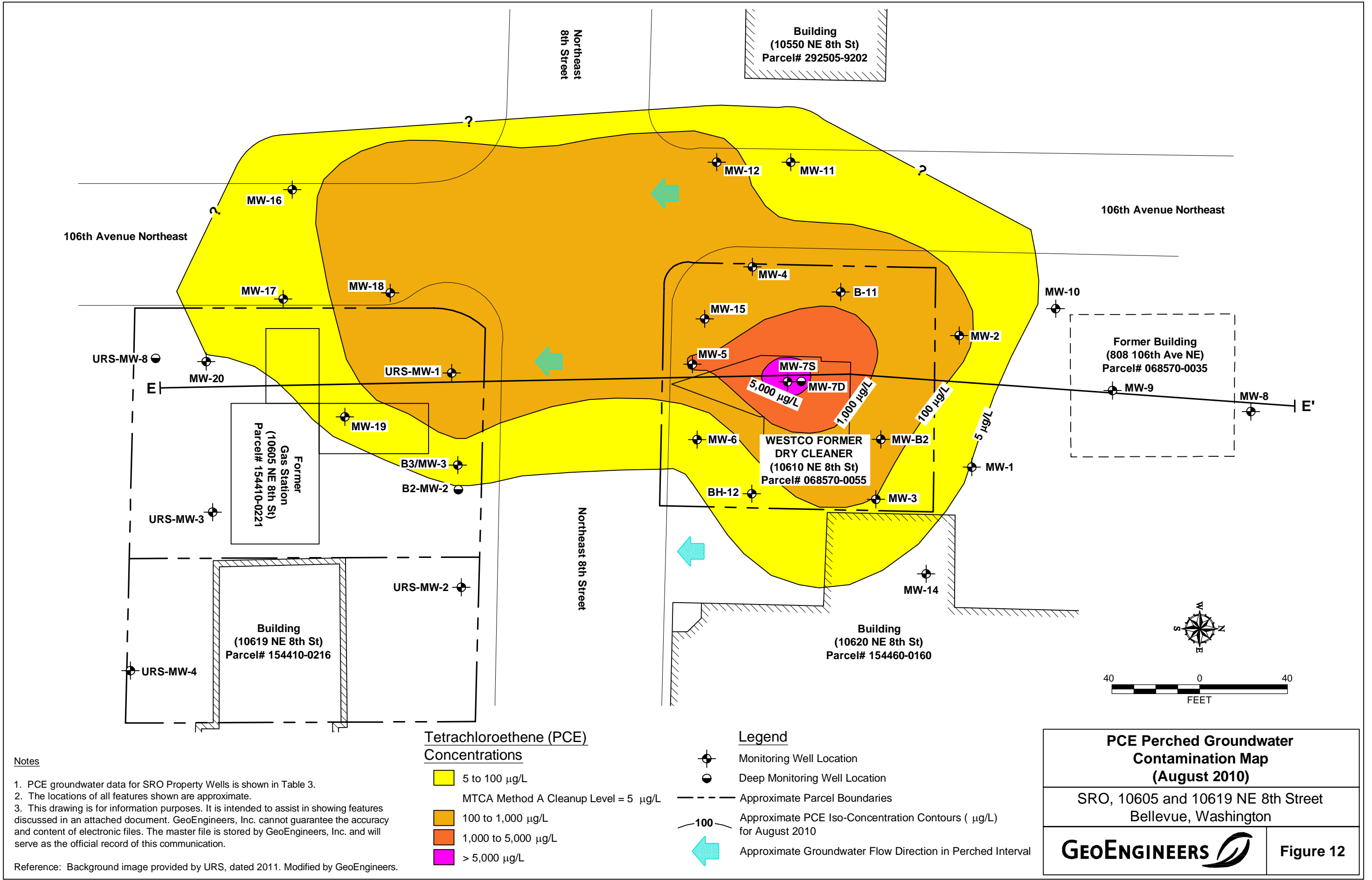
F:\1919227004\100\CAD\03\_SHEET FILES\RIFS\FIGURE II PCE SOIL CROSS-SECTION DD.DWG\TAB:AA MODIFIED BY TRICHAUD ON MAY 16, 2014 - 11:28



<b>PCE Soil Contamination Cross Section D-D'</b>	
SRO, 10605 and 10619 NE 8th Street Bellevue, Washington	
<b>GEOENGINEERS</b>	<b>Figure 11</b>

Enclosure B, Figure 9

P:\1919227004\100\CAD\03\_SHEET FILES\RIFS\FIGURE 10\_12\_13.DWG\TAB\F12\_MODIFIED BY TMICHAUD ON MAY 14, 2014 - 10:22



<b>PCE Perched Groundwater Contamination Map (August 2010)</b>	
SRO, 10605 and 10619 NE 8th Street Bellevue, Washington	
<b>GEOENGINEERS</b>	<b>Figure 12</b>

Enclosure B, Figure 10

## Table 4

### Soil and Groundwater Cleanup Levels

Sterling Realty Organization Property at 10605 and 10619 NE 8<sup>th</sup> Street  
Bellevue, Washington

Contaminants of Concern	Media	Cleanup Level	Source
Gasoline-range Petroleum Hydrocarbons	Soil	100 (mg/kg)	MTCA Method A, Unrestricted
Diesel-range Petroleum Hydrocarbons		2,000 (mg/kg)	
Oil-range Petroleum Hydrocarbons		2,000 (mg/kg)	
PCE		0.05 (mg/kg)	
TCE		0.03 (mg/kg)	
Benzene		0.03 (mg/kg)	
Toluene		7 (mg/kg)	
Ethylbenzene		6 (mg/kg)	
Lead		250 (mg/kg)	
MTBE		0.1 (mg/kg)	
Xylenes		9 (mg/kg)	
cis-1,2-dichloroethene		Soil	
trans-1,2-dichloroethene	0.48 (mg/kg)		
1,1-dichloroethene	0.037 (mg/kg)		
1,2-dichloroethane	0.0023 (mg/kg)		
Vinyl chloride	0.0012 (mg/kg)		
Chloroform	0.4 (mg/kg)		
Chloromethane	N/A		
Gasoline-range Petroleum Hydrocarbons	Groundwater	1,000 (µg/L)	MTCA Method A
Diesel-range Petroleum Hydrocarbons		500 (µg/L)	
Oil-range Petroleum Hydrocarbons		500 (µg/L)	
Naphthalenes		160 (µg/L)	
MTBE		20 (µg/L)	
PCE		5 (µg/L)	
TCE		5 (µg/L)	
Benzene		5 (µg/L)	
Toluene		1,000 (µg/L)	
Ethylbenzene		700 (µg/L)	
Xylenes		1,000 (µg/L)	
1,1,1-trichloroethane		200 (µg/L)	
1,2-dichloroethane		5 (µg/L)	
cis-1,2-dichloroethene	Groundwater	16 (µg/L)	MTCA Method B, Standard Formula <sup>2</sup>

**Notes:**

<sup>1</sup>Based on Protection of Groundwater

<sup>2</sup>Based on Potable Groundwater (non-carcinogenic)

PCE = Tetrachloroethene

TCE = Trichloroethene

mg/kg = milligrams per kilogram

MTBE = methyl tert-butyl ether

N/A = none available

µg/L = micrograms per liter