

April 2, 2014

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**Re: Draft Phase I Environmental Site Assessment Update
Cue Apartment Property
721 East Pine Street and 1523 Harvard Avenue
Seattle, Washington
19019-00**

Dear Courtney:

This letter report presents the results of our Draft Phase I Environmental Site Assessment Update (Phase I Update) at the Cue Apartment Property in Seattle, Washington. The property consists of two King County tax parcels (6003000550 and 6003000555) located at 721 East Pine Street and 1523 Harvard Avenue in Seattle, Washington. The property is developed with a one-story retail building and an asphalt-paved surface parking lot. We understand that this property is being considered for future redevelopment.

Our Phase I Update describes the current conditions and past practices at the property, and evaluates the likelihood that potentially adverse environmental conditions may be present. This work was completed in general accordance with our scope of work dated February 12, 2014, the American Society for Testing and Materials (ASTM) E1527-13 guidelines for conducting Phase I Environmental Site Assessments, and the All Appropriate Inquiry (AAI) Final Rule per 40 CFR 312.

Our report begins with a Summary of Findings and Recommendations, which is followed by our:

- Scope of Work;
- Subject Property Description;
- Geology and Hydrogeology Summary;
- Historical Characterization Update;
- Synopsis of Previous Environmental Assessment;



- Regulatory Agency Database List Review and File Review Update;
- Site Reconnaissance;
- Interview;
- Data Gap Analysis;
- Environmental Professionalism Statement; and
- Limitations.

Figure 1 is a Vicinity Map showing the location of the subject property. Figure 2 is a Site Plan showing prominent property features and photograph locations. Photographs taken during our site reconnaissance are presented in Appendix A. The Environmental Data Resources, Inc., (EDR) environmental database site assessment report is presented in Appendix B. Historical topographic maps and aerial photos are presented in Appendix C. Sanborn Fire Insurance maps are presented in Appendix D. Ecology File Information on the adjacent Boylston Property (former BMW Site) is presented in Appendix E.

Summary of Findings and Recommendations

Our summary of findings presents current, controlled, or historical recognized environmental conditions (RECs) identified on the subject property or adjacent sites. RECs are defined by the ASTM E1527-13 guidelines as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.” A controlled REC is “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority... with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.” A historical REC is “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.”

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527 of the Cue Apartment Property at 721 East Pine Street and 1523 Harvard Avenue in Seattle, King County, Washington (the property). Any exceptions to or deletions from this practice are described in the Data Gap section of this report.



This assessment has revealed the following recognized environmental conditions associated with the subject property or adjacent sites:

Recognized Environmental Conditions

RECS have been identified on the subject property based on past use of the property and subsurface investigations on the property and adjacent site.

Past use of the property has included an automotive repair facility and motorcycle shop.

One soil sample collected from the upper foot of the subject property's parking lot during a geotechnical investigation in 2013 contained lead and benzene concentrations above the MTCA Method A Unrestricted Cleanup Levels.

Controlled Recognized Environmental Conditions

The adjacent Boylston site received a no further action (NFA) determination with a restrictive covenant in 1999. The site is currently being redeveloped and undergoing further cleanup as part of a proposed cleanup action plan approved by Ecology on November 13, 2013, per an Opinion Letter through the Voluntary Cleanup Program (VCP) (Appendix E). The known chemicals of concern have been identified as petroleum, lead, and cadmium in soil.

Recommendations

Based on the known isolated areas of petroleum and lead in the shallow soils and the history of the property as an automotive repair facility, we recommend developing a cleanup action plan (CAP) and Construction Contingency Plan (CCP) to manage these known and potential environmental impacts during construction. The CAP would include recommendations for removal of shallow impacted soil identified in the geotechnical investigation. The CCP would address potential environmental issues that may be encountered during subsurface excavation.

While not RECs, the following conditions of interest were noted:

Asbestos-Containing Material (ACM)

A hazardous building materials (HBM) assessment was completed on the building in early 2014. Asbestos-containing material (ACM) was identified in putty around the windows of the Red Label Moto company and in the roof membrane. The ACM around the windows was abated by NCM Group in early 2014, but the roof membrane material remains. According to the project



manager for Compass General Construction I, LLC, the roof membrane material will be abated at the time of the building demolition.

Recommendations

No recommendations.

Housekeeping

Five 55-gallon drums are stored in the parking lot along the south wall of the building. The drums are labeled as “Non-Hazardous Soils.” The drums apparently contain soil cuttings from the geotechnical borings conducted on the parking lot in 2013. The soils are to be disposed of with other soils from the property during redevelopment.

Recommendation

No recommendations.

Scope of Work

Our draft Phase I Environmental Site Assessment Update included:

- Conducting a historical review update of the subject property and surrounding area;
- Reviewing regulatory agency database lists and files for the subject property and adjacent sites;
- Conducting a site reconnaissance to observe the subject property and surrounding sites;
- Interviewing a knowledgeable person and reviewing available environmental information; and
- Preparing this letter report presenting the findings of our work.

Subject Property Description

The subject property is located at 721 East Pine Street and 1523 Harvard Avenue in the Capitol Hill neighborhood of Seattle, Washington (Figure 1). The property is located on two King County tax parcels (6003000550 and 6003000555). The subject property is located at the northeast corner of the block bounded by East Pine Street to the north, Harvard Avenue to the east, East Pike Street to the south, and Boylston Avenue to the west.



The tax parcel at 721 East Pine Street (6003000550) is 7,468 square feet (0.17 acre), and is occupied by a one-story retail store of 6,420 square feet. The building was constructed in 1920 and was occupied by a restaurant and automobile service garage. The legal description from the King County assessor website is "Lot 2, Block 16, Nagles Add PCL C Seattle BLA #3014851 Rec #20130515900009 SD BLA being Lots 8 thru 13 Block 4 Union Add Suppl Less Por Lots 8 & 9 for Rd TGW Lot 2 & Port Lot 1 Block 16 Nagle's Add to Seattle".

The tax parcel at 1523 Harvard Avenue (6003000555) is 2,883 square feet (0.07 acre), and is a surface parking lot. The legal description from the King County assessor website is "Lot 2, Block 16, Nagles Add PCL D Seattle BLA #3014851 Rec #20130515900009 SD BLA being Lots 8 thru 13 Block 4 Union Add Suppl Less Por Lots 8 & 9 for Rd TGW Lot 2 & Port Lot 1 Block 16 Nagle's Add to Seattle."

The subject property is bordered by:

- East Pine Street to the north, with a parking garage and cafe across the street;
- Harvard Avenue to the east, with the Seattle Central Community College's Fine Arts Building across the street; and
- An active construction site to the south and west.

Geology and Hydrogeology Summary

The city of Seattle area is located within the Puget Sound lowland, characterized by north-south ridges capped by Vashon till. The Capitol Hill district of Seattle is one of the north-south ridges, located east of the downtown Seattle core business district. Our understanding of the geology and hydrogeology of the property is based on investigations conducted by Hart Crowser and others on the property and adjacent sites.

Three subsurface borings were advanced in the parking lot in March 2013. The geologic units consist of Fill, Till, and Advance Outwash sand units. The Fill units refer to soils placed by human activity. The Fill consists of silty, gravelly Sand with brick fragments and organic material with an approximate thickness of 5 to 10 feet. Underlying the Fill unit is a Till unit. Glacial till is deposited beneath a glacier as it moves. The glacial till consists of dense, silty, gravelly Sand to sandy Silt. Advance Outwash is a fluvial deposit laid down in front of an advancing glacier and subsequently overridden by the glacier and consolidated. The Advance Outwash unit consists of dense sand and gravel with a small amount of silt and was observed at depths ranging from 25 to 40 feet below ground surface (bgs).



Groundwater was encountered in monitoring wells on the adjacent site at 45 and 51 feet bgs in the Advance Outwash unit. Perched groundwater was encountered only occasionally at depths around 12 to 14 feet.

The surrounding area topography slopes down to the west and south toward Elliott Bay, which is located approximately 1 mile southwest of the property. The property elevation is approximately 290 feet above sea level. Based on surrounding area topography, groundwater is likely to flow to the west/southwest, toward Elliott Bay. However, local flow directions in the area may be complex and influenced by utility trenches, foundation backfill, or other subsurface structures which may act as preferential pathways for near-surface groundwater.

Historical Characterization Update

The 2012 G-Logics Draft Phase I historical review was developed from the following sources:

- Sanborn Fire Insurance Maps (1893, 1905, 1949, 1950, and 1969);
- Aerial photographs (EDR 1956, 1965, 1969, 1977, 1980, 1985, 1990, 2006, 2009, and 2011);
- Kroll property ownership maps (1920, 1940, and 1960);
- Puget Sound Regional Archives, Historical tax records;
- Historical topographic maps (US Geological Survey Seattle 15' Quad 1894 and 1909; Snohomish 30' Quad 1895; Seattle 30' Quad 1897; Seattle South 7.5' Quad 1949, 1968, 1973, and 1983);
- King County Tax Assessor records;
- Reverse telephone directories (EDR City Directory Abstract from 1920 through 2005); and
- Building department records (City of Seattle, Department of Planning and Development).

Additional historical information was reviewed for this Phase I Update. This information includes:

- Aerial photographs (King County iMAP 1936, 2002, and 2009; and Google Earth 2013);



- An interview with Mr. Nick Cunningham, Project Manager for Compass General Construction I, LLC.

Dates in the text are from historical records and provide an approximate period of operation for each business or activity identified, except where explicitly stated. No Chain of Title documentation was available for review.

Subject Property

Historical topographic maps show the property was developed. Sanborn Fire Insurance maps show the subject property occupied by dwellings in 1893 and 1905. Historic tax records show a house on the Harvard Property constructed in 1902 at 1521 Harvard Avenue and a duplex built in 1903 at 1523 and 1525 Harvard Avenue. The house and duplex were heated with oil burners. A commercial building was built on the Pine Property in 1920. The 1920 Kroll map shows a structure occupying the Pine Property at 721 and 725 East Pine Street. The Harvard Property has a structure on each parcel, with addresses of 1521, 1525, and 1527 Harvard Avenue. The 1940 and 1960 Kroll maps are similar to the 1920 map. The 1949 Sanborn map shows the Pine Property is completely occupied by a large auto repair shop, and the Harvard Property has a 9-unit apartment complex. The 1950 and 1969 Sanborn maps are similar to the 1949 map. Aerial photographs from 1956, 1965, and 1969 show buildings occupying both the Pine and Harvard properties. Tax records list the house at 1521 Harvard Avenue as demolished in January 1969, though no date was provided for destruction of the duplex.

By 1977, the buildings on the Harvard property were demolished and the property was then used as a parking lot. Photographs from 1985 and 1990 are similar to the 1977 photograph. A construction application and permit included with the tax records for July 1987 discuss repairing fire damage in the southwest corner of the building on the Pine Property. The 2006 photograph shows what appears to be a small canopy or building on the Harvard Property.

Reverse city directories list a garage at 721 East Pine Street from 1935 through 2005. Auto parts manufacturing was listed at 725 East Pine Street from 1925 through 1970, with a restaurant listed from 1975 through 2005. 1527 Harvard Avenue lists auto repair businesses from 1925 through 1996. The other listings for Harvard Avenue addresses are for residences from the 1920s to 1970.



Update

The historic aerial photograph from 1936 shows buildings occupying the two tax parcels. The building at 721 and 725 East Pine Street appears to be a commercial building, while the building at 1523 Harvard Avenue appears to be a residence. The 2002 aerial photograph shows the commercial building at 721 and 725 East Pine Street, and a parking lot at 1523 Harvard Avenue. The 2009 and 2013 aerial photographs show no changes.

According to the King County tax assessor website, the 721 East Pine Street property was owned by the Diamond family from at least 1985 until 2012, when it was sold to O & S Partners, LLC. The 1523 Harvard Street property was owned by Harvard-Pike, LLC from 2007 to 2012, when it was purchased by O & S Partners, LLC. In 2013, both addresses were transferred to Seattle Core Development Site I, LLC.

Mr. Cunningham, a project manager for the property, stated that three tenants occupied the building until December 2013/January 2014. Bill's Off Broadway restaurant occupied 725 East Pine Street; Red Label Moto, a motorcycle dealer, occupied 1527 Harvard Avenue; and 15th Avenue Garage, an automotive service garage, occupied 721 East Pine Street. The property is to be redeveloped as a 7-story mixed retail/apartment complex, with one level of below-grade parking. The property is currently vacant, and awaiting demolition.

Surrounding Sites

The 1893 Sanborn map shows the surrounding sites as undeveloped. By 1905, the surrounding sites are developed with residences. By 1949, the adjoining site to the west is labeled "second hand auto parts," and to the south of that site is a building labeled "Laher Auto Spring Company." The east side of Harvard Avenue has a Masonic Temple and a service garage. The 1956 aerial photograph shows that the surrounding sites are developed. The 1965 aerial photograph shows that the adjoining site to the south has what appears to be a residence, and the adjoining site to the west has a building that extends through the middle of the block from north to south. By 1969, the adjoining site to the south no longer has a building and appears vacant. By 1977, the site north of East Pine Street has been developed with a parking structure. No additional changes to surrounding sites were observed on the aerial photographs from 1977 to 2006.

Reverse city directories show the surrounding sites as developed with grocery stores, service stations, laundries, restaurants, automotive parts stores, auto wreckers, automotive spring manufacturing company, and automotive sales. The nearby laundries listed included a Chinese



laundry at 703 East Pine Street in 1940; a Hand Laundry at 709 East Pine Street from 1960 to 1975; and two Chinese laundries at 709 East Pine Street in 1944 and 1955.

Update

The 1936 aerial photograph shows residences to the north and south of the subject property, with commercial buildings to the east and west. The 2009 aerial photograph shows parking lots to the south of the subject property, a parking garage to the north across East Pine Street, and commercial buildings to the east across Harvard Avenue and to the west. No significant changes were observed on the 2013 aerial photograph compared to the 2009 photograph.

In January and February of 2014, the adjoining site to the west (the former BMW) was demolished. The adjoining site is now an active construction site being developed into a mixed commercial/residential structure with underground parking. The proposed redevelopment of the site includes excavation to approximately 35 feet bgs and removal and disposal of all known areas of impacted soils.

Synopsis of Previous Environmental Investigations

The following reports were reviewed:

Phase I Environmental Site Assessment Draft, Parking Lot and One-Story Masonry Building Parcels, 1515 & 1523 Harvard Ave., and 721 E. Pine St., Seattle, WA 98122. Prepared by G-Logics Inc. for Barrientos LLC, April 17, 2012.

This draft Phase I report on the subject property identified the parking lot at 1515 & 1523 Harvard Avenue as the Harvard Property, and the 721 East Pine Street parcel was referred to as the Pine Property. The draft Phase I identified a REC based on the historic use of the Pine Property as a service garage from 1920 to the present. There was a possibility of heating oil tanks associated with former homes on the Harvard Property. The adjoining site at 714 East Pike Street (BMW Seattle) was identified as a REC due to releases of hazardous substances to the soil.

G-Logics recommended that a file review on the adjacent BMW site be completed. They also recommended soil and groundwater sampling on the subject property to better evaluate the presence or absence of contamination on the property from on-site activities.



Opinion Pursuant to WAC 173-340-515(5) on Remedial Actions for the Following Hazardous Waste Site: Boylston Property (Former BMW Seattle Property), 714 E. Pike/715 E. Pine Street, WA. Letter prepared by Ecology for Seattle Core Development Site I, LLC, November 13, 2013.

This Opinion Letter from Ecology for the adjacent site was requested prior to redevelopment on the site. After reviewing submitted documentation, Ecology identified releases to the soil of lead, cadmium, and total petroleum hydrocarbons (as gasoline, diesel, and heavy oil). Groundwater did not appear to be impacted by the releases. A focused feasibility study recommended over-excavation and removal of the contaminated soil for disposal off site. Ecology concurred with the recommendation.

Remedial Investigation (RI), Boylston Property (Former BMW Seattle Property), 714 East Pike/715 East Pine Street, Seattle, Washington. Prepared by Hart Crowser for Seattle Core Development Site I, January 31, 2013 (17859-02).

This investigation was conducted on the adjacent site to the west and south of the subject property. The report compiled and summarized results of site investigations and underground storage tank (UST) removals. Soil on the site had been impacted from historical releases of total petroleum hydrocarbons (TPH) from on-site operations and former USTs, and by releases of metals from automobile spring manufacturing activities. Diesel, heavy oil, lead, and cadmium were identified on the site at concentrations above their respective MTCA Method A cleanup levels.

This site is primarily down-gradient from the subject property, so most releases on this site would not likely impact the subject property. However, above-ground storage tanks (ASTs) containing waste oil were formerly located on the Boylston site adjacent to the subject property boundary. Three soil explorations were advanced on the Boylston site along the subject property boundary adjacent to the auto garage and motorcycle shop. One soil sample collected within 10 feet of the property line at a depth of 7 feet bgs contained heavy oil above the MTCA Method A cleanup level. The Remedial Investigation (RI) report suggested that the source of the heavy oil may be from releases from the auto repair facility and the motorcycle shop on the subject property. It is possible that releases associated with the ASTs may have migrated to the subject property.



Geotechnical Engineering Design Study, East Pine Street at Harvard Avenue East, (Denny Onslow Property), Seattle, Washington. Prepared by Hart Crowser for Denny Onslow and Hewitt Architects, April 19, 2013 (17937-00).

This design study presented the results from three hollow-stem auger borings in the parking lot at 1523 Harvard Avenue. Soil samples were collected from the borings and analyzed for metals, TPH, and volatile organic compounds (VOCs). One surface soil sample contained lead and benzene above the MTCA Method A unrestricted cleanup levels and gasoline-range TPH below the MTCA Method A cleanup level. One surface soil sample from a different boring contained heavy-oil range TPH below the MTCA Method A cleanup level. All other soil samples analyzed from the three borings did not contain chemicals of concern above the MTCA Method A cleanup levels. Based on these results, there appears to be petroleum and lead-impacted surface soils on part of the property.

Regulatory Agency Database List Review and File Review Update

This section describes the regulatory agency database lists that Environmental Data Resources (EDR) reviewed for sites of concern and the results of the Hart Crowser regulatory agency file review. EDR is a firm that acquires data from government agencies. EDR also maintains and reviews proprietary database lists for Historical Auto Stations and Cleaners; this information is derived from business directories. The purpose of the regulatory agency database list review was to screen for potential sources of contamination or activities of environmental concern for the subject property and adjacent properties. The agency-published databases were screened for sites of potential concern in general accordance with current ASTM standards. The review is limited to current files and does not include archived information. Because our regulatory agency database search was based on current agency records, our results are only as accurate as the records provided.

Regulatory agency database lists that EDR reviewed and approximate search distances from the subject property are as follows:



EPA Lists	Search Radius
National Priorities List (NPL)	1 mile
Delisted NPL Sites	1 mile
Proposed NPL Sites	1 mile
Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and its Information System (CERCLIS) List	0.5 mile
CERCLIS No Further Remedial Action Planned (NFRAP) List	0.5 mile
Federal RCRA Corrective Action Report (CORRACTS) List	1 mile
Resource, Conservation and Recovery Information System (RCRIS)	
Transporters, Storage, and Disposal (TSD) Facilities	0.5 mile
Generators, Transporters, and Handlers (SQG, LQG, CESQG, NonGen)	0.25 mile
Facility Index System/Facility Registry System (FINDS)	0.5 mile
Institutional and Engineering Controls Lists (INST CONTROL)	0.5 mile
Emergency Response Notification System (ERNS) List	Property

Ecology and Tribal Lists	Search Radius
State Hazardous Sites List (HSL)	1 mile
Ecology Confirmed and Suspected Contaminated Sites List (CSCSL)	1 mile
Ecology and Tribal Voluntary Cleanup Sites (VCP)	0.5 mile
Solid Waste Facilities/Landfill (SWF/LF) List	0.5 mile
Ecology Independent Cleanup Reports (ICR)	0.5 mile
Ecology and Tribal UST Lists (UST)	0.25 mile
Ecology and Tribal Leaking Underground Storage Tank (LUST) Lists	0.5 mile
Brownfields List	0.5 mile

The EDR report includes a list of databases searched, a statistical profile indicating the number of properties within 1 mile of the subject property, selected detailed information from federal and state lists, and an overview map illustrating the identifiable and mappable sites within 1 mile of the subject property. The EDR report is presented in Appendix B of this report. Refer to the EDR report for more detailed information and additional local database lists reviewed.

Sites listed in the EDR report often are included on the ALLSITES or FINDS listings. The ALLSITES listing indicates that Ecology has information on facilities and sites of interest. The FINDS listing indicates facility information and “pointers” to other sources that contain more detail.

The purpose of a file review is to acquire regulatory agency file information for the subject property and adjacent sites of potential concern based on their database-type listing and to



identify potential sources of contamination or activities of environmental concern. The review is limited to current files and does not include a review of archived information. The listings identified in the EDR report are described below.

File review requests to the Washington State Department of Ecology (Ecology) Northwest Regional Office in Bellevue, Washington, have been taking more than eight weeks to schedule. This exceeds the ASTM E1527-13 standard for a recommended time of 20 days. However, Hart Crowser has recent Ecology file information on the adjacent 714 Pike Street/Boylston Property (former BMW site) and this information is discussed below.

The following summarizes the results of the EDR database search.

Subject Property

The subject property was not listed on the federal, state, local, or tribal databases as specified in the ASTM method.

Update

The subject property was listed on the EDR Historic Auto Stations lists.

- Safety Service Co, automobile repairing from 1935 to 1940.
- Consolidated Garage, automobile garage in 1944
- Flick and Rash Auto Repair, automobile repairing from 1951 to 1990.
- British Car Center at 1527 Harvard Ave, automobile repairs and supplies from 1920 to 2007.

Surrounding Sites

Neighboring agency-listed sites in the area include:

- **BMW Seattle.** This adjacent site was listed on the CSCSL database, with a no further action required, and with institutional controls in place. G-Logics believed this site presented a potential to impact the subject property.
- **714 E Pike Site.** This adjoining site was on the VCP list in 2012. G-Logics stated that the status of the site was unknown, and it was unknown whether the site had impacted the subject property. The 714 East Pike site is the same as the BMW Seattle site.
- **Boylston Property (Former BMW Seattle Property).** This is the same adjoining site as the BMW Seattle and 714 East Pike Site as listed above. The current VCP Site No. is 33641566.



Update

- **BMW Seattle, 715 East Pine and 714 East Pike (RCRA-NonGen, FINDS, WA CSCSL, WA INST CONTROL, WA VCP, WA NPDES, WA ICR, and WA ALLSITES lists.)** This site adjacent to the west of the subject property was listed as a non-generator of hazardous wastes, and no violations were reported in the EDR report. The site was listed in the Confirmed and Suspected Contaminated Sites List (CSCSL), and the EDR report indicated that the contaminants are lead, other metals, and petroleum products, and that a cleanup was started. Independent cleanup reports related to petroleum products in the soil were received by Ecology in 1998 and 1995. An institutional control on the property as an environmental covenant dated 1998 includes property use restrictions and maintenance requirements. The site is in the Voluntary Cleanup Program. The site also has an NPDES permit that was issued in 2010 for construction stormwater.

The site was resubmitted into Ecology's VCP program in late 2012. Three new documents were submitted to Ecology through the new VCP number. Based on Ecology's review of the new documents and previous reports, they provided an Opinion letter dated November 13, 2013, expressing concurrence with the proposed CAP. The site is undergoing cleanup currently as part of construction activities. The CAP includes the removal of known USTs that were previously closed in place and known impacted soil. The CAP/CCP also includes the procedures for addressing the management and removal of any discovered unknown USTs and impacted soil.

- **Seattle Central Community College Masonic, 801 East Pine Street (WA ICR lists).** This nearby site is located across Pine Street to the east. The ICR list indicates a site that has provided an Independent Cleanup Report to Ecology. The EDR report noted that there were petroleum products in the soil, and the report was received by the agency in 1995.

Based on the information available to date and discussed in this report, the potential for nearby and surrounding sites to have adversely affected the subject property is medium to high.

Orphan Properties

EDR cannot resolve all addresses based on information available in regulatory databases. EDR reported 20 listings as orphan sites. We reviewed the information reported by EDR regarding these unmapped sites to assess whether they posed potential environmental threats to the subject property. Based on the information provided, none of these sites appeared to pose a risk to the subject property based on their location, distance from the subject property, and/or database listing.



Site Reconnaissance

On March 19, 2014, Ms. Anne Conrad of Hart Crowser conducted a site reconnaissance to observe the subject property and surrounding area. She was accompanied by Mr. Nick Cunningham and Mr. Erich Hoobler, of Compass Construction I, LLC. Mr. Cunningham was a Project Manager for the property, and had been associated with the property since November 2013. Mr. Hoobler was a project superintendent, and had very recently become associated with the property. Mr. Cunningham provided access to the buildings and answered questions regarding the recent history of the property. Photographs taken during the visits are presented in Appendix A and referenced on Figure 2. The following observations were recorded.

Subject Property

The subject property consists of two tax parcels on the southwest corner of East Pine Street and Harvard Avenue in the Capitol Hill area of Seattle. The northern parcel is occupied by a one-story building that formerly held three tenants and is currently vacant. The southern parcel is occupied by an asphalt parking lot, which is being used for storage of construction materials by Exxel Pacific. The building and parking lot were blocked with portable fencing and the entire property is developed. The land slopes steeply to the west and the land beneath the building had been built up to level the floors.

The building was formerly occupied by 15th Avenue Garage (721 East Pine Street), an automotive service garage; Bill's Off Broadway (725 East Pine Street), a restaurant; and Red Label Moto (1527 Harvard Avenue), a motorcycle dealer (Photograph 1). The former restaurant and motorcycle shop were accessed through the doors by moving the fence; the former garage was accessed through a hole in the wall inside the motorcycle shop. According to Mr. Cunningham, all tenants had vacated the building by the end of December 2013, or in early January 2014.

Mr. Cunningham stated that during an HBM assessment was conducted in the buildings in early 2014 by the NCM Group. ACM was identified in putty around some of the windows at the motorcycle shop, and in the roof membrane of the building. The putty around the windows was abated and the roof membrane will be handled during demolition. The building is to be demolished when the City of Seattle permit process is completed. The brick façade is to be kept and incorporated into the new Cue Apartments development.

The interior of the restaurant contained furniture, a pizza oven, a natural gas furnace, and debris (Photograph 2). Holes were observed in the ceiling, and pieces of flooring material had



been removed as part of the HBM assessment. Mr. Cunningham stated that the remaining items had been left by the tenant, and were to be removed via sale or dumpster. No HBM material had been found within the restaurant.

The motorcycle shop is empty, with only some shelving remaining (Photograph 3). Mr. Cunningham stated that the shop had been a custom motorcycle dealer which refurbished and sold motorcycles. There were no floor drains observed, and the concrete floor was in good condition. A trench had been cut in the floor along the east wall to access the soil beneath the building. Mr. Cunningham stated that no obvious environmental issues had been observed in the trench, but no soil samples had been collected.

At the time of the site visit access to the 15th Avenue Garage building from the outside had been blocked by the construction fence, so the garage was accessed through a hole cut in the wall at the back of the motorcycle shop (Photograph 4). The garage was nearly empty, and two test pits had been excavated through the concrete floor. Mr. Cunningham stated that the test pits were dug for Mr. Denny Onslow, the owner of the property, to determine the types of soil beneath the building and whether there were any obvious environmental impacts. Mr. Cunningham had been present when the test pits were dug.

One test pit, at the south end of the building, had been excavated to about eight feet below the floor. The material in the test pit consisted of rubble, including bricks, concrete blocks, soil, and boulders (Photograph 5). The second test pit was located along the west wall, in the northern half of the garage (Photograph 6). This material in this test pit was mainly gravelly soil, with some brick and a large metal bolt. Mr. Cunningham stated that no obvious environmental impacts such as odors or sheens were observed in either hole, and therefore no environmental samples were collected. He also stated that Exxel Pacific, the general contractor for the adjacent Former BMW construction site, had excavated by shovel in the second test pit to locate the base of the wall. This small, deeper hole within the test pit also did not show any signs of environmental impacts.

A hole had been cut into the northwest ceiling of the garage for the HBM assessment. Some of the ceiling material had been left on the garage floor, and appeared to be fire-damaged. An exhaust fan and piping remained (Photograph 7) that vented exhaust to the roof. Some pipes were observed entering the ground at the restroom and washup sink area. There were large cracks in the floor of the building. No hydraulic lifts were observed. Shelving in the storage area was empty, and no hazardous materials were observed.



The parking lot was accessed through a gate in the fence. The parking lot is currently being used to store construction materials such as lumber and fencing for Exxel Pacific. A portable generator was stored on the lot along with five 55-gallon steel drums (Photograph 8). The drums are labeled as Non-Hazardous Soils and apparently contain soil cuttings from the geotechnical investigation conducted on the property. The soils are to be disposed of during redevelopment.

The perimeter of the property was observed. The building was blocked by construction fences, and graffiti was prevalent on the fencing and building façade (Photographs 9 and 10). No vent pipes or fill ports were observed. No transformers were observed, but a portable generator belonging to Exxel Pacific was stored in the parking lot. No monitoring wells were observed on the property, but the patches for the locations of former soil borings could be seen in the parking lot.

Site Vicinity

To the north of the subject property is East Pine Street, with a Mia's Off Broadway Café and a parking garage for Seattle Central Community College across the street. The parking garage was partially underground due to the steep slope. The café appeared to be in good condition. No evidence of vent pipes was observed.

To the east is Harvard Avenue, with the Fine Arts Building for Seattle Central Community College, which is a former Masonic Temple. The buildings were observed to be in good condition. No vent pipes were observed along the street facing the subject property.

To the south and west is the active construction site of the Former BMW Seattle (Photograph 9). The site was observed through the fence. Next to the west side of the property, the excavation extended approximately 16 to 20 feet below grade. Wood lagging was observed below the brick wall of the subject property, and cement or grouting was backfilled behind the lagging. Heavy equipment including excavators, trucks, and graders were observed in the excavation. Soil was being excavated and loaded onto trucks for removal.

Our observations of nearby sites were limited to what we could view from the subject property and public rights of way.



Interviews

Hart Crowser interviewed Mr. Nick Cunningham of Compass General Construction I, LLC, regarding the current status of the property. Mr. Cunningham has been associated with the property since November 2013. Information from this interview is incorporated into the historical and site reconnaissance sections of the report.

Hart Crowser also interviewed Mr. Denny Onslow, the owner of the property and the user of the report. Mr. Onslow was unaware of any environmental liens, engineering controls, or institutional controls recorded for the property. He believed the sale price reasonably reflected the fair market value. He had no additional information regarding the property or surrounding sites that might indicate a release or threatened release of contaminants beyond information contained in previous Hart Crowser's reports for his property.

Data Gap Analysis

Reasonably ascertainable information must be collected under the ASTM standard and 40 CFR 312. Due to unforeseen circumstances, it is possible that some data gaps may remain at the end of the research period. No file review was conducted.

Environmental Professionalism Statement

Julie Wukelic, an engineer with over 25 years of experience in the environmental due-diligence field, provided senior oversight for this project. Anne Conrad, an environmental geochemist with experience in Phase I assessments, completed the site reconnaissance, conducted research, and wrote the report.

We declare that, to the best of our professional knowledge and belief, we meet the definition of an Environmental Professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.

Limitations

Work for this project was performed, and this letter report prepared, in accordance with generally accepted professional practices for the nature and conditions of the work completed in the same or similar localities, at the time the work was performed. It is intended for the



Umpqua Bank
April 2, 2014

DRAFT

19019-00
Page 19

exclusive use by Umpqua Bank, for specific application to the subject property. This report is not meant to represent a legal opinion. No other warranty, express or implied, is made.

Hart Crowser relied on information provided by the individuals indicated above. Hart Crowser can only relay this information and cannot be responsible for its accuracy or completeness.

Our work did not include sampling or testing of drinking water for lead content, sampling for indoor air quality, assessment of sewer systems, assessment for mold and other biohazards, sampling for radon vapor, a "good-faith" survey of asbestos and lead, and other items not the standard of practice for our time, unless otherwise noted herein.

Please call us if you have any questions. We trust that this report meets your needs.

Sincerely,

HART CROWSER, INC.

DRAFT

JULIE K.W. WUKELIC
Principal Engineer
jkw@hartcrowser.com

DRAFT

ANNE CONRAD, MS, LG
Environmental Geochemist
anne.conrad@hartcrowser.com

Attachments:

Figure 1 – Vicinity Map

Figure 2 – Site Plan

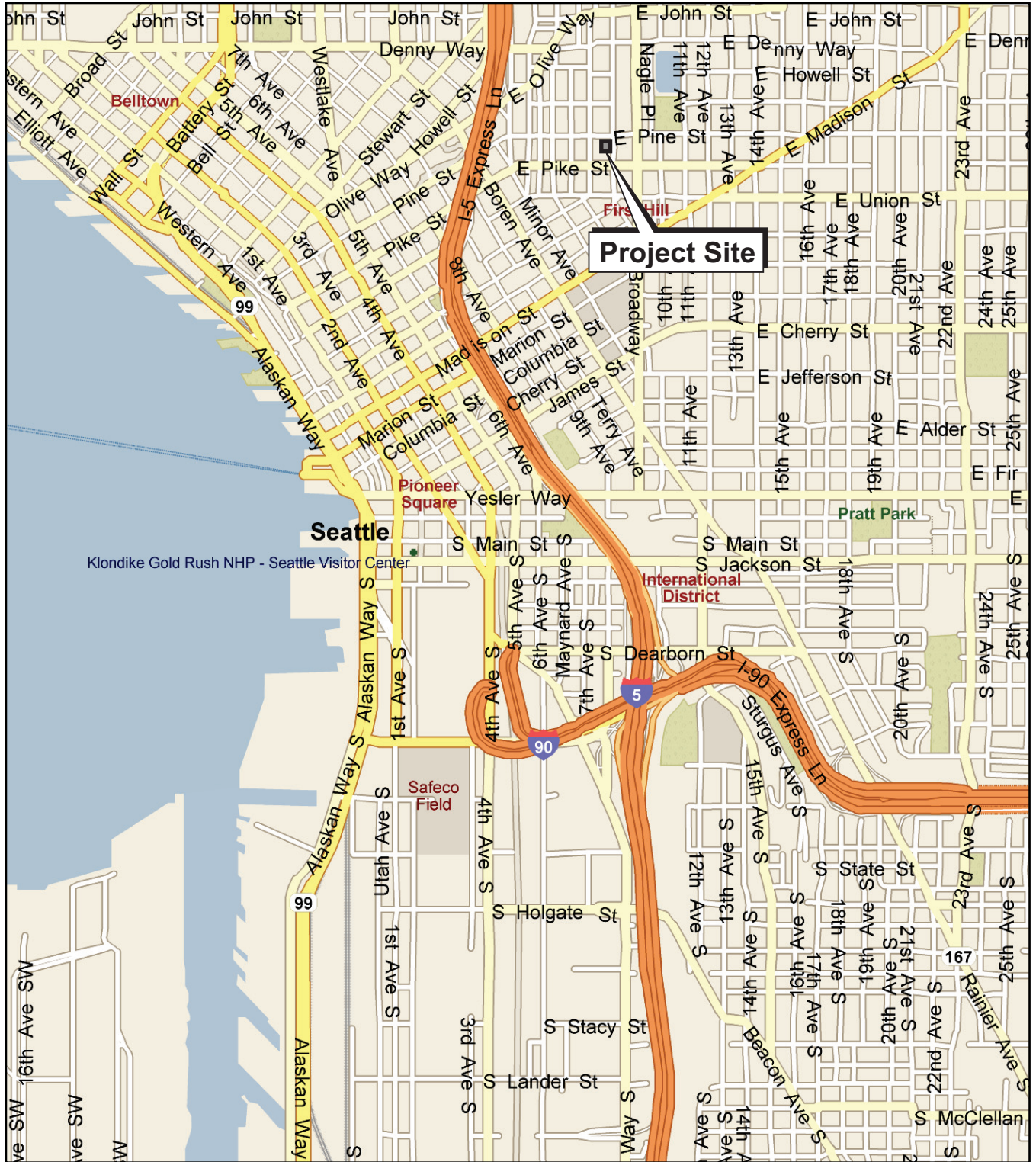
Appendix A – Site Reconnaissance Photographs

Appendix B – Site Assessment Report, EDR (see attached CD-ROM)

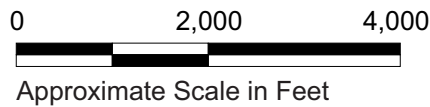
Appendix C – Historical Aerial Photographs EDR, Google Earth 2013

Appendix D – Sanborn Fire Insurance Maps, EDR

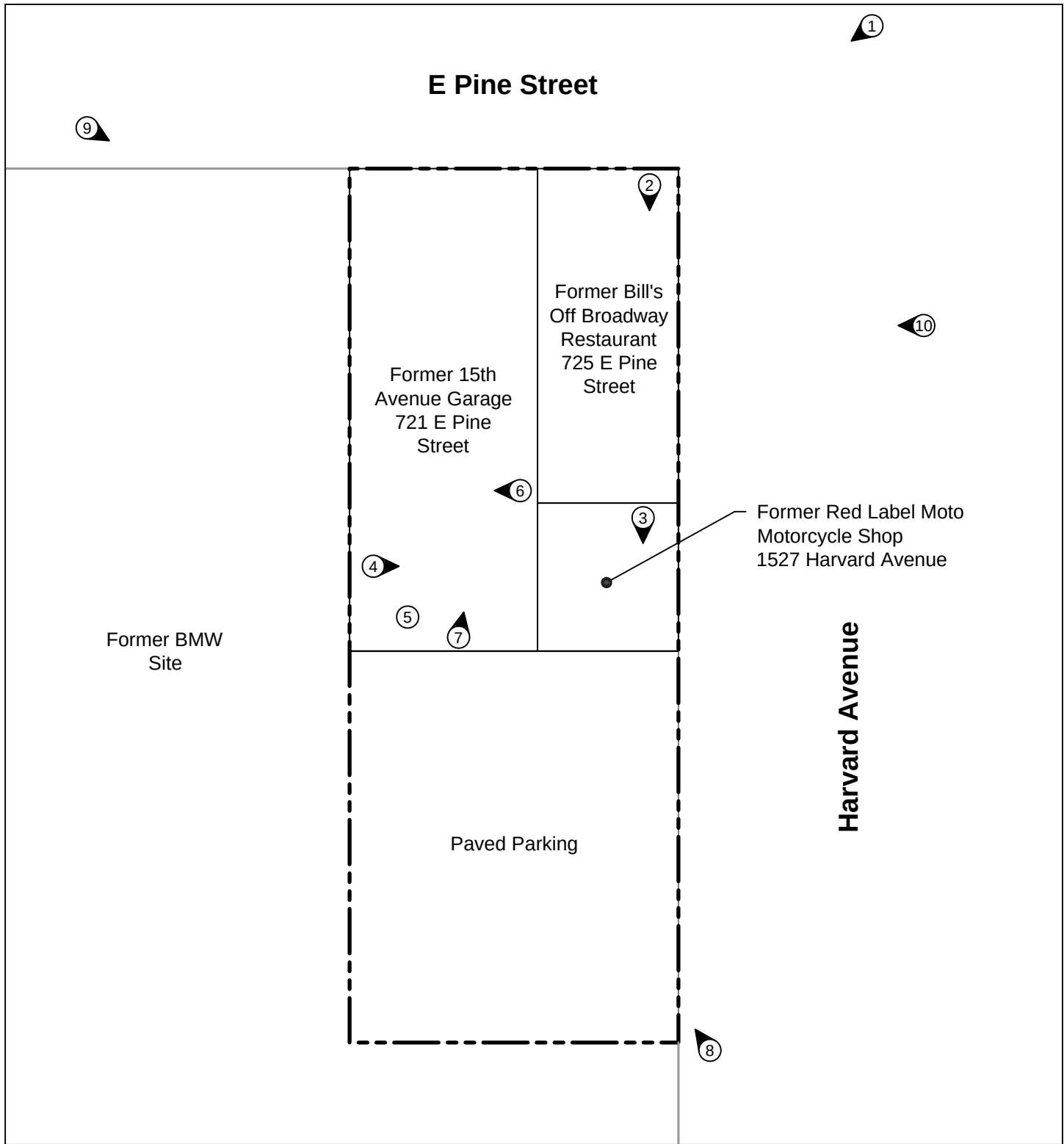
Appendix E – Ecology VCP Opinion Letter on Boylston Property (Former BMW Site)



Note: Base map prepared from Microsoft Streets and Trips 2002.

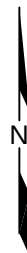


Cue Apartment Property Seattle, Washington	
Vicinity Map	
19019-00	3/14
 HARTCROWSER	Figure 1



0 30 60
Scale in Feet

① Photograph Location, Number, and Direction
- - - - - Property Boundary



Cue Apartment Property Seattle, Washington	
Site Plan	
19019-00	3/14
	Figure 2

APPENDIX A

Site Reconnaissance Photographs

APPENDIX B
Site Assessment Report
EDR
(see attached CD-ROM)



Photograph 1 – View of northeast corner of building, looking southwest. The entrances for the 15th Avenue Garage and Bill's Off Broadway can be observed behind the construction fencing.



Photograph 2 – Interior of Bill's Off Broadway restaurant. Note hole cut in ceiling for HBM testing and natural gas heater hanging from ceiling to the right of the photograph. (← up)



Photograph 3 – Interior of Red Label Moto space. Note the trench cut in the floor on the left side of the photograph. (← up)



Photograph 4 – Interior of 15th Avenue Garage, looking east. Note the hole cut through the wall into the Red Label Moto space. A test pit and excavated rubble can be observed in the foreground. (← up)



Photograph 5 – Test pit at south end of 15th Avenue Garage, showing rubble below concrete floor to a depth of approximately 8 feet. (← up)



Photograph 6 – Interior of 15th Avenue Garage, showing second test pit along west wall. Excavated material is predominantly soil.



Photograph 7 – Interior of 15th Avenue Garage, showing exhaust fan piping to roof, rubble from south test pit, and empty storage shelves. (← up)



Photograph 8 – View of parking lot and south wall of building, looking north. Note five 55-gallon drums containing soil cuttings against building wall.



Photograph 9 – View of west wall of building, looking east. Former BMW construction site is in foreground. (← up)



Photograph 10 – View of east wall of building, looking west.

APPENDIX C
Historical Aerial Photographs EDR,
Google Earth 2013

Cue Apartment Property

721 East Pine Street
Seattle, WA 98122

Inquiry Number: 3872784.5
March 07, 2014

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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Date EDR Searched Historical Sources:

Aerial Photography March 07, 2014

Target Property:

721 East Pine Street

Seattle, WA 98122

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1943	Aerial Photograph. Scale: 1"=500'	Panel #: 47122-E3, Seattle South, WA;/Flight Date: January 01, 1943	EDR
1956	Aerial Photograph. Scale: 1"=500'	Panel #: 47122-E3, Seattle South, WA;/Flight Date: January 01, 1956	EDR
1965	Aerial Photograph. Scale: 1"=500'	Panel #: 47122-E3, Seattle South, WA;/Flight Date: January 01, 1965	EDR
1969	Aerial Photograph. Scale: 1"=500'	Panel #: 47122-E3, Seattle South, WA;/Flight Date: June 30, 1969	EDR
1977	Aerial Photograph. Scale: 1"=500'	Panel #: 47122-E3, Seattle South, WA;/Flight Date: January 01, 1977	EDR
1980	Aerial Photograph. Scale: 1"=500'	Panel #: 47122-E3, Seattle South, WA;/Flight Date: July 29, 1980	EDR
1985	Aerial Photograph. Scale: 1"=500'	Panel #: 47122-E3, Seattle South, WA;/Flight Date: January 01, 1985	EDR
1990	Aerial Photograph. Scale: 1"=500'	Panel #: 47122-E3, Seattle South, WA;/DOQQ - acquisition dates: July 10, 1990	EDR
2006	Aerial Photograph. Scale: 1"=500'	Panel #: 47122-E3, Seattle South, WA;/Flight Year: 2006	EDR
2009	Aerial Photograph. Scale: 1"=500'	Panel #: 47122-E3, Seattle South, WA;/Flight Year: 2009	EDR
2011	Aerial Photograph. Scale: 1"=500'	Panel #: 47122-E3, Seattle South, WA;/Flight Year: 2011	EDR

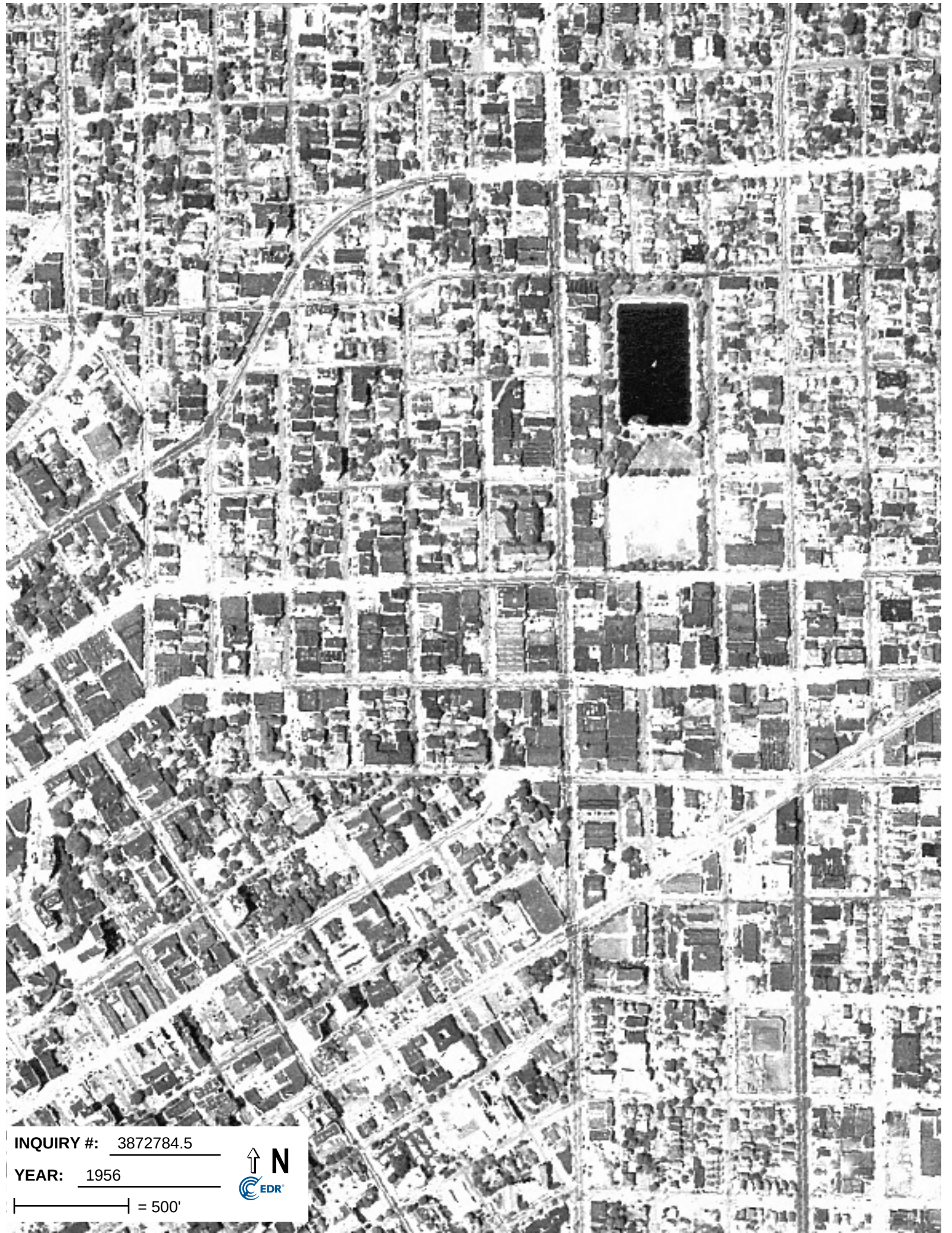


INQUIRY #: 3872784.5

YEAR: 1943

| = 500'





INQUIRY #: 3872784.5

YEAR: 1956

| = 500'





INQUIRY #: 3872784.5

YEAR: 1965

| = 500'





INQUIRY #: 3872784.5

YEAR: 1969

| = 500'



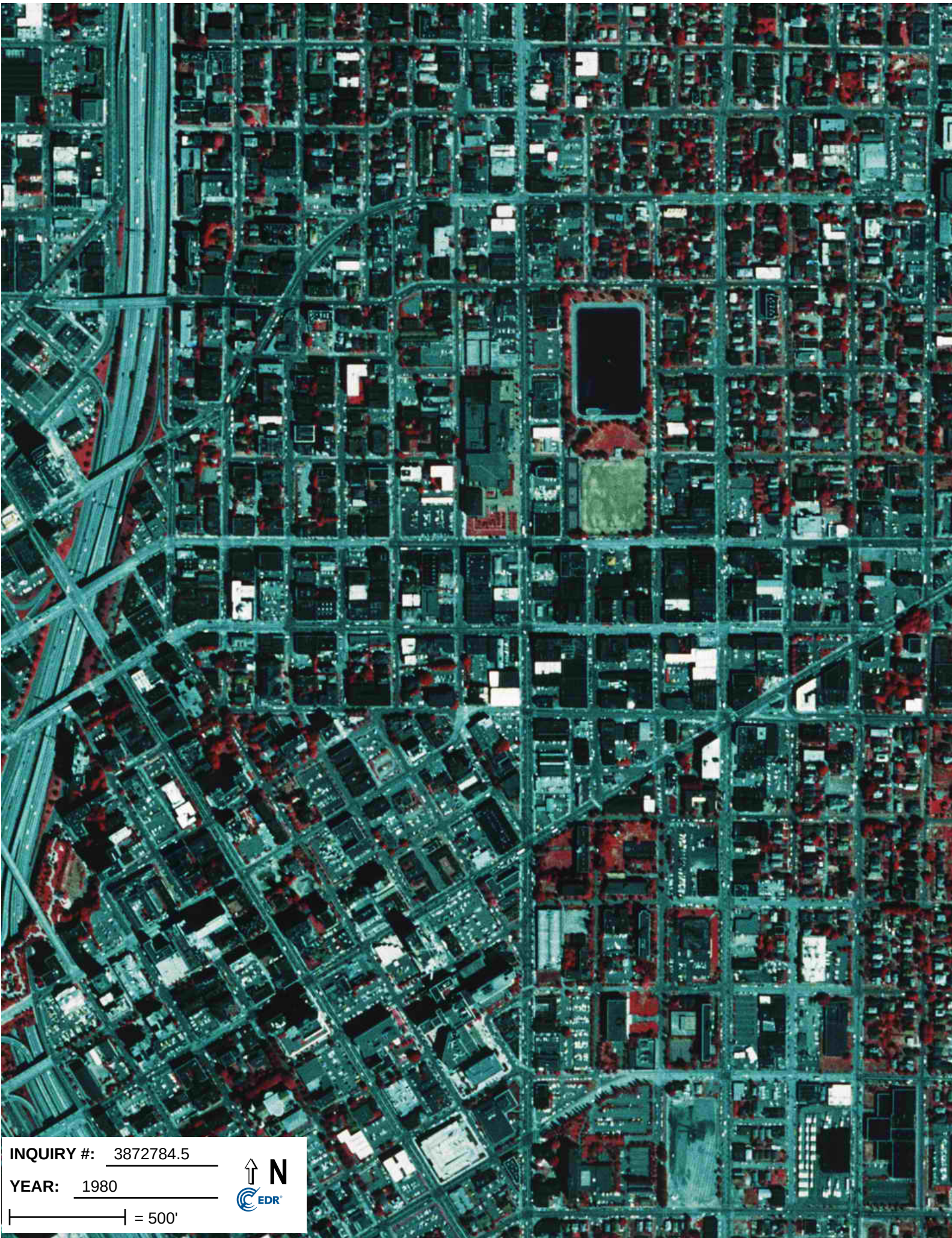


INQUIRY #: 3872784.5

YEAR: 1977

| = 500'





INQUIRY #: 3872784.5

YEAR: 1980

| = 500'





INQUIRY #: 3872784.5

YEAR: 1985

| = 500'





INQUIRY #: 3872784.5

YEAR: 1990

| = 500'





INQUIRY #: 3872784.5

YEAR: 2006

| = 500'





INQUIRY #: 3872784.5

YEAR: 2009

| = 500'





INQUIRY #: 3872784.5

YEAR: 2011

| = 500'



iMAP 1936



(C) 2008 King County

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Date: 2/25/2014

Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)



King County

iMAP 2002



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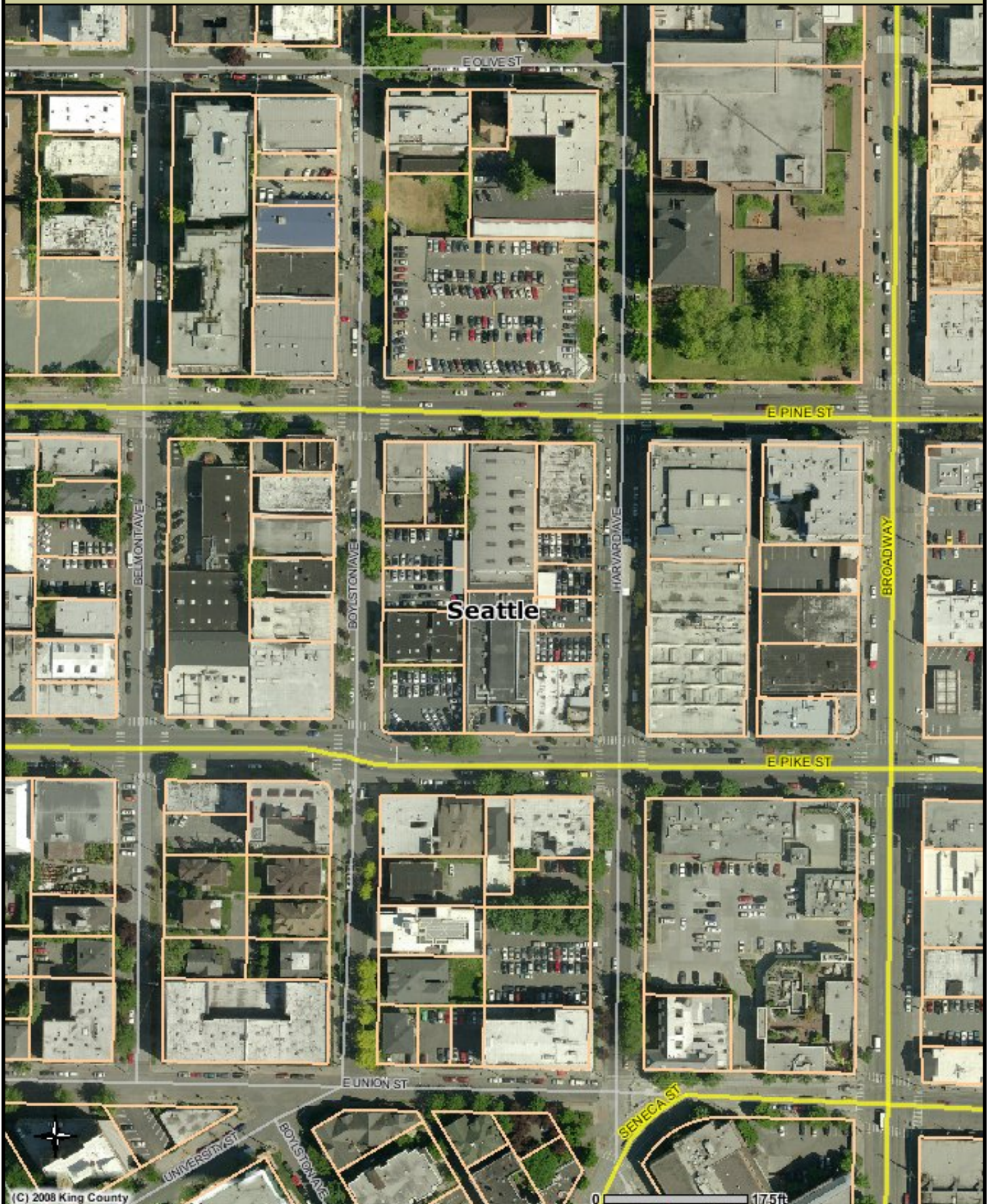
Date: 2/25/2014

Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)



King County

iMAP 2009



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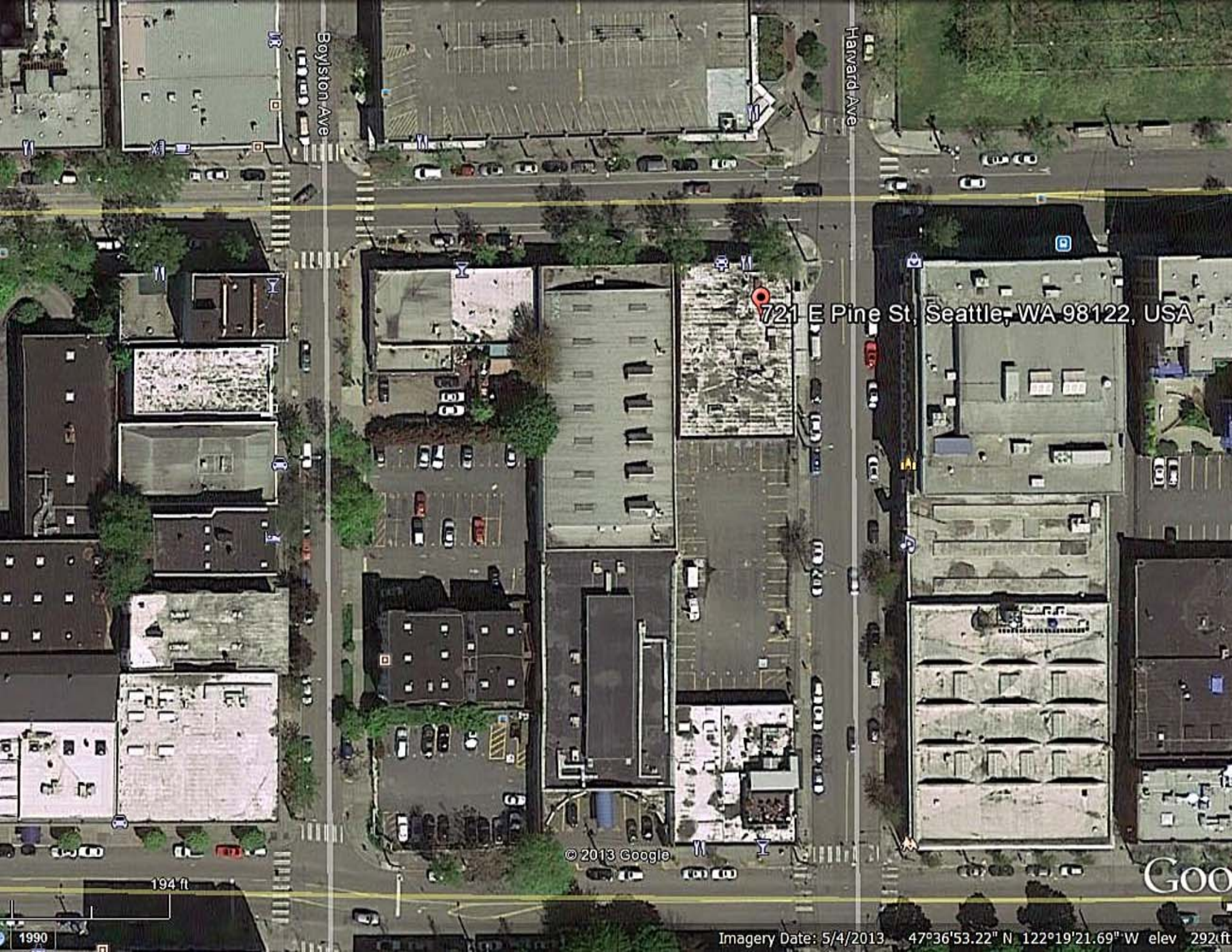
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Date: 2/25/2014

Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)



King County



721 E Pine St, Seattle, WA 98122, USA

Boylston Ave

Harvard Ave

© 2013 Google

194 ft

1990

Imagery Date: 5/4/2013 47°36'53.22" N 122°19'21.69" W elev 292 ft

Goo

APPENDIX D
Sanborn Fire Insurance Maps
EDR

Cue Apartment Property

721 East Pine Street
Seattle, WA 98122

Inquiry Number: 3872784.3
March 06, 2014

Certified Sanborn® Map Report



6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

3/06/14

Site Name:

Cue Apartment Property
721 East Pine Street
Seattle, WA 98122

Client Name:

Hart Crowser, Inc.
1700 Westlake Ave
Seattle, WA 98109



EDR Inquiry # 3872784.3

Contact: Anne Conrad

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Hart Crowser, Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: Cue Apartment Property
Address: 721 East Pine Street
City, State, Zip: Seattle, WA 98122
Cross Street:
P.O. # 19019-00
Project: Cue Apartment Property
Certification # F49B-41C7-B062



Sanborn® Library search results
Certification # F49B-41C7-B062

Maps Provided:

1969
1950
1949
1905
1893

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1969 Source Sheets



Volume 2, Sheet 192



Volume 2, Sheet 220

1950 Source Sheets



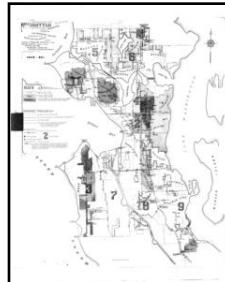
Volume 2, Sheet 192



Volume 2, Sheet 220



Volume 1, Sheet r



Volume 1, Sheet xxxx

1949 Source Sheets



Volume 2, Sheet 192



Volume 2, Sheet 220

1905 Source Sheets



Volume 2, Sheet 192



Volume 2, Sheet 220

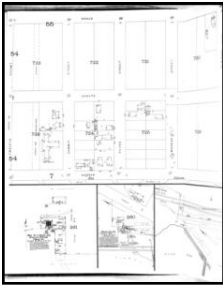
1893 Source Sheets



Volume 2, Sheet 55



Volume 2, Sheet 55

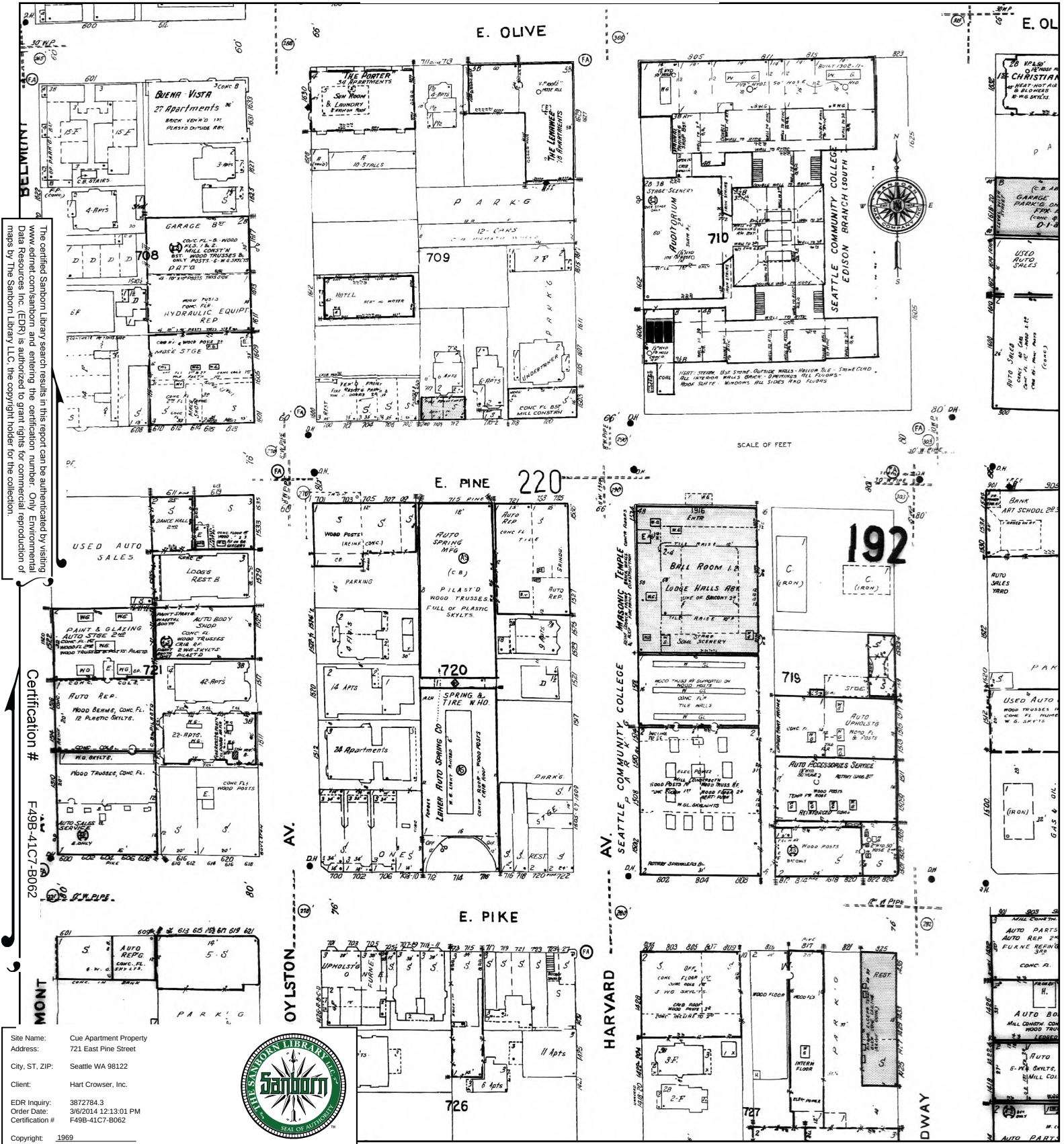


Volume 2, Sheet 56

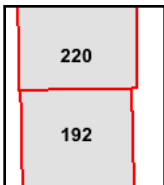
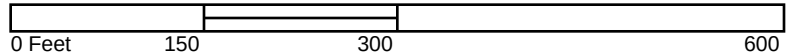


Volume 2, Sheet 56

1969 Certified Sanborn Map



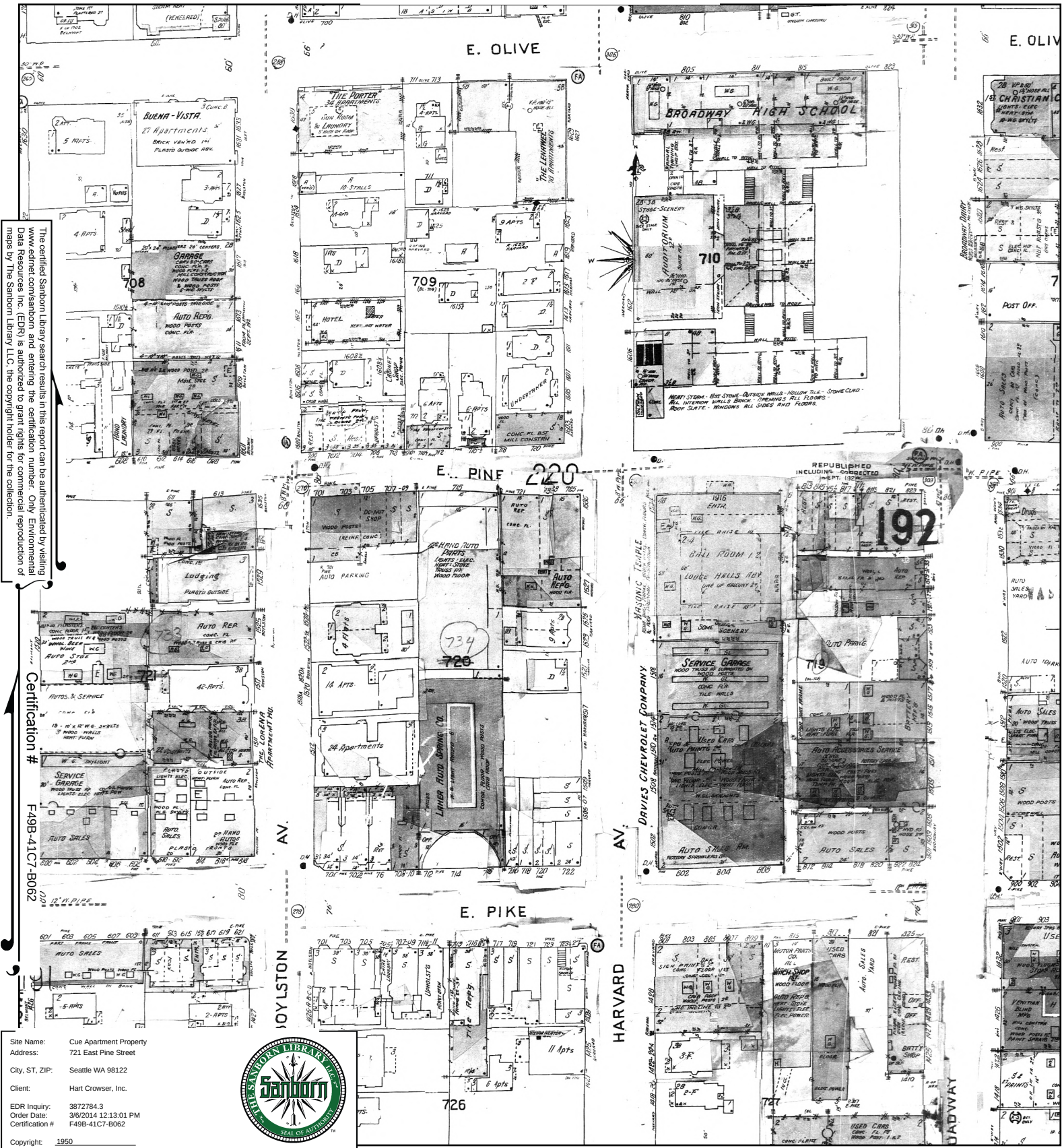
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 Outlined areas indicate map sheets within the collection.



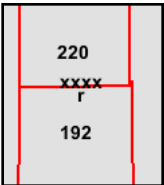
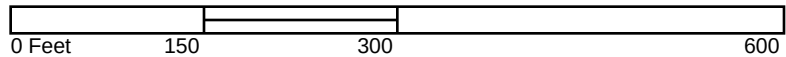
Volume 2, Sheet 192
 Volume 2, Sheet 220



1950 Certified Sanborn Map



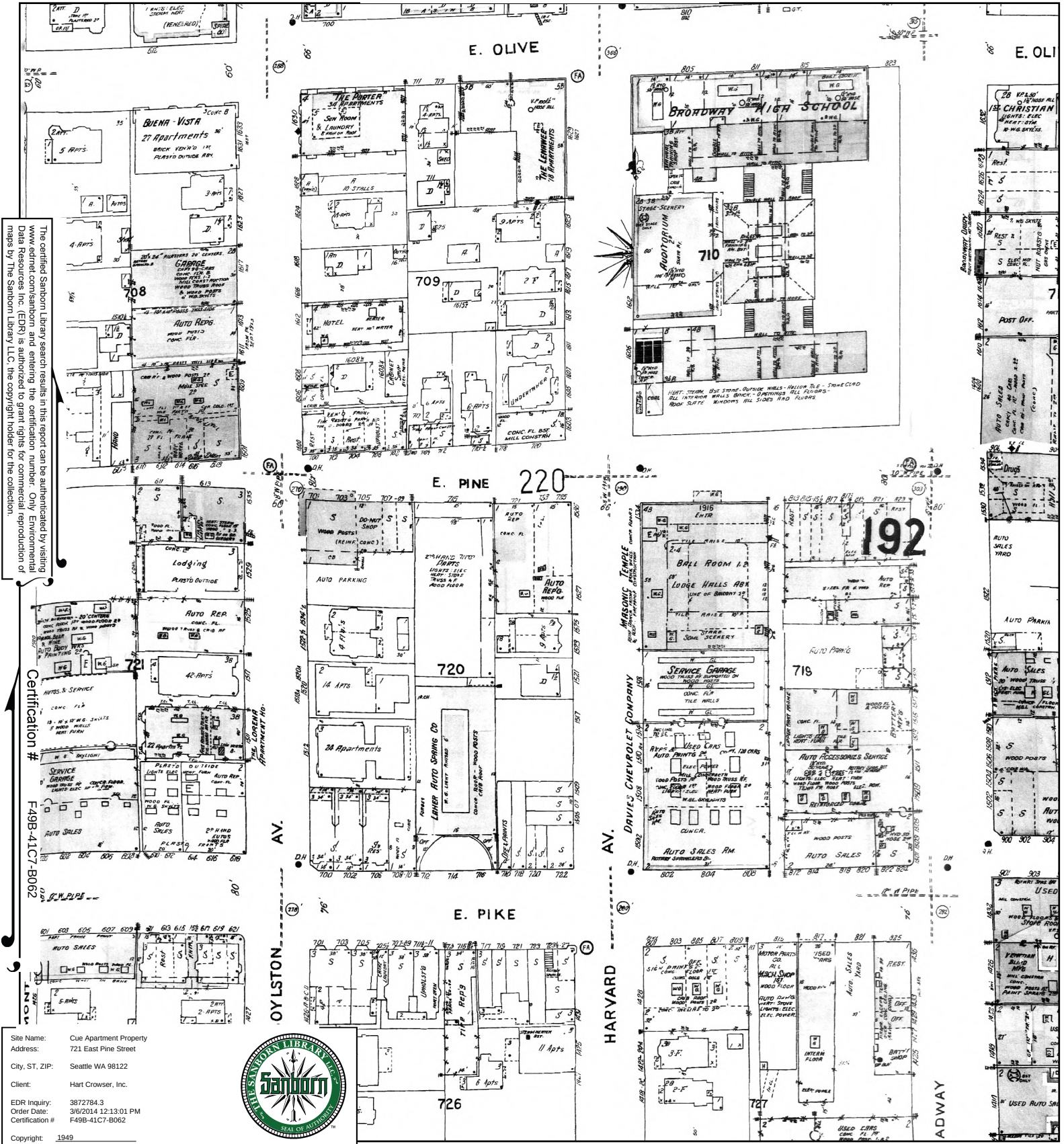
This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



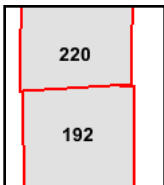
Volume 2, Sheet 192
Volume 2, Sheet 220
Volume 1, Sheet r
Volume 1, Sheet xxxx



1949 Certified Sanborn Map



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 Outlined areas indicate map sheets within the collection.

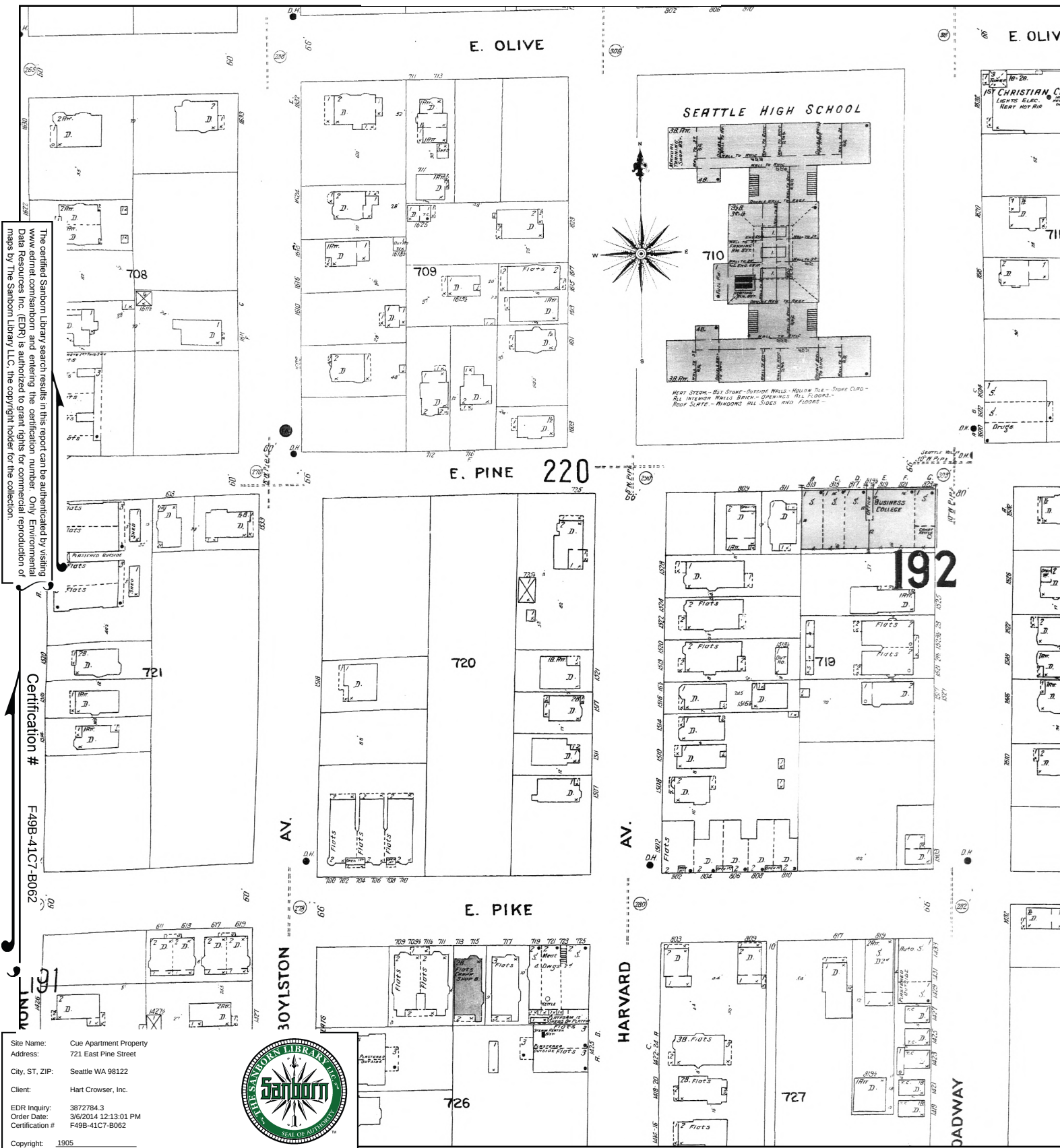


Volume 2, Sheet 192
 Volume 2, Sheet 220

0 Feet 150 300 600



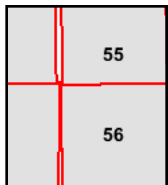
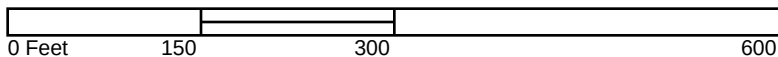
1905 Certified Sanborn Map



1893 Certified Sanborn Map



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 2, Sheet 55
 Volume 2, Sheet 55
 Volume 2, Sheet 56
 Volume 2, Sheet 56



APPENDIX E
Ecology VCP Opinion Letter on Boylston Property
(Former BMW Site)



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

November 13, 2013

MR. GREG VAN PATTEN
SEATTLE CORE DEVELOPMENT SITE I, LLC
6710 E. CAMELBACK ROAD, SUITE 100
SCOTTSDALE, AZ 85251

**Re: Opinion Pursuant to WAC 173-340-515(5) on Remedial Actions for the
Following Hazardous Waste Site:**

- **Name:** Boylston Property (Former BMW Seattle Property)
- **Address:** 714 E. Pike / 715 E. Pine Street, WA
- **Facility/Site No.:** 33641566
- **CS ID:** 1055
- **VCP No.:** NW2618

Dear Mr. Van Patten:

Thank you for submitting the Cleanup Action Plan and the Focused Feasibility Study report regarding your remedial actions for Boylston Property (Site) for review by the Washington State Department of Ecology (Ecology) under the Voluntary Cleanup Program (VCP). Ecology appreciates your initiative in pursuing this administrative option for cleaning up hazardous waste sites under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

This letter constitutes an advisory opinion regarding a review of the submitted report pursuant to requirements of MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC, for characterizing and addressing the following releases at the Site:

- Total Petroleum Hydrocarbons – as gasoline (TPH-G), diesel range (TPH-D), and heavy oil-range (TPH-O) into soil.
- Lead and cadmium into soil.

Ecology is providing this advisory opinion under the specific authority of RCW 70.105D.030(1)(i) and WAC 173-340-515(5).

This opinion does not resolve a person's liability to the state under MTCA or protect a person from contribution claims by third parties for matters addressed by the opinion. The state does not have the authority to settle with any person potentially liable under MTCA except in accordance with RCW 70.105D.040(4). The opinion is advisory only and not binding on Ecology.



Ecology's Toxics Cleanup Program has reviewed the following information regarding your remedial actions:

1. Hart Crowser, Inc., September 20, 2013, Cleanup Action Plan/Construction Contingency Plan, Boylston.
2. Hart Crowser, Inc., September 20, 2013, Focused Feasibility Study, Boylston Property.
3. Hart Crowser, Inc., January 31, 2013, Remedial Investigation (RI), Boylston.

The cleanup work plan and other documents listed above will be kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. Appointments can be made by calling the NWRO resource contact at 425.649.7235, or sending an email to nwro_public_request@ecy.wa.gov.

The remedial investigation conducted at this Site in 2012 concluded the presence of petroleum hydrocarbons and metals contamination in soil at concentrations exceeding MTCA Method A cleanup levels. In accordance to the feasibility study, over-excavation is selected as the remedy to remove and dispose all the contaminated soils from the Site. Ecology concurs with your proposal, which includes to remove the impacted soil as demonstrated on Figure 1.

Based on a review of supporting documentation listed above, pursuant to **requirements contained in MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC, for characterizing and addressing the following release(s) at the Site, Ecology has determined:**

- Numerous site assessments conducted from 1989 to 2013 by various consulting firms have identified the contaminant sources and characterized the nature and extent of the contamination at this Site.
- Petroleum hydrocarbons and heavy metals (lead and cadmium) are the contaminants existing in the soil at concentration exceeding MTCA Method A cleanup levels, due to releases from four underground storage tanks (USTs), one aboveground storage tank (AST) and surface spills during operations at the former BMW facility. Groundwater occurs at a depth of more than 50 feet below the surface at this Site. The water sampling results indicated that the Site groundwater has not been impacted by the releases.
- Ecology considers the selected cleanup alternative developed in the focused feasibility study report as a preferred remedy as well. The cleanup alternative includes removal and off-Site disposal of all the USTs and the impacted soils from the Site. The excavated area will be within the proposed underground parking (Figure 1).
- Prior to making a determination for No Further Action at this Site, Ecology needs to have confirmative analytical results that show completion of the impacted soil cleanup at concentrations exceeding the MTCA Method A cleanup level.

Greg Van Patten
November 13, 2013
Page 3

This opinion does not represent a determination by Ecology that a proposed remedial action will be sufficient to characterize and address the specified contamination at the Site or that no further remedial action will be required at the Site upon completion of the proposed remedial action. To obtain either of these opinions, you must submit appropriate documentation to Ecology and request such an opinion under the VCP. **This letter also does not provide an opinion regarding the sufficiency of any other remedial action proposed for or conducted at the Site.**

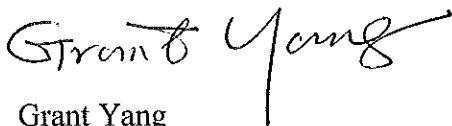
Please note that this opinion is based solely on the information contained in the documents listed above. Therefore, if any of the information contained in those documents is materially false or misleading, then this opinion will automatically be rendered null and void.

The state, Ecology, and its officers and employees make no guarantees or assurances by providing this opinion, and no cause of action against the state, Ecology, its officers or employees may arise from any act or omission in providing this opinion.

Again, Ecology appreciates your initiative in conducting independent remedial action and requesting technical consultation under the VCP. As the cleanup of the Site progresses, you may request a NFA under the VCP, including assistance in identifying applicable regulatory requirements and opinions regarding whether remedial actions conducted at the Site meet those requirements.

If you have any questions regarding this opinion, please contact me at (425) 649-7126, or gyan461@ecy.wa.gov.

Sincerely,



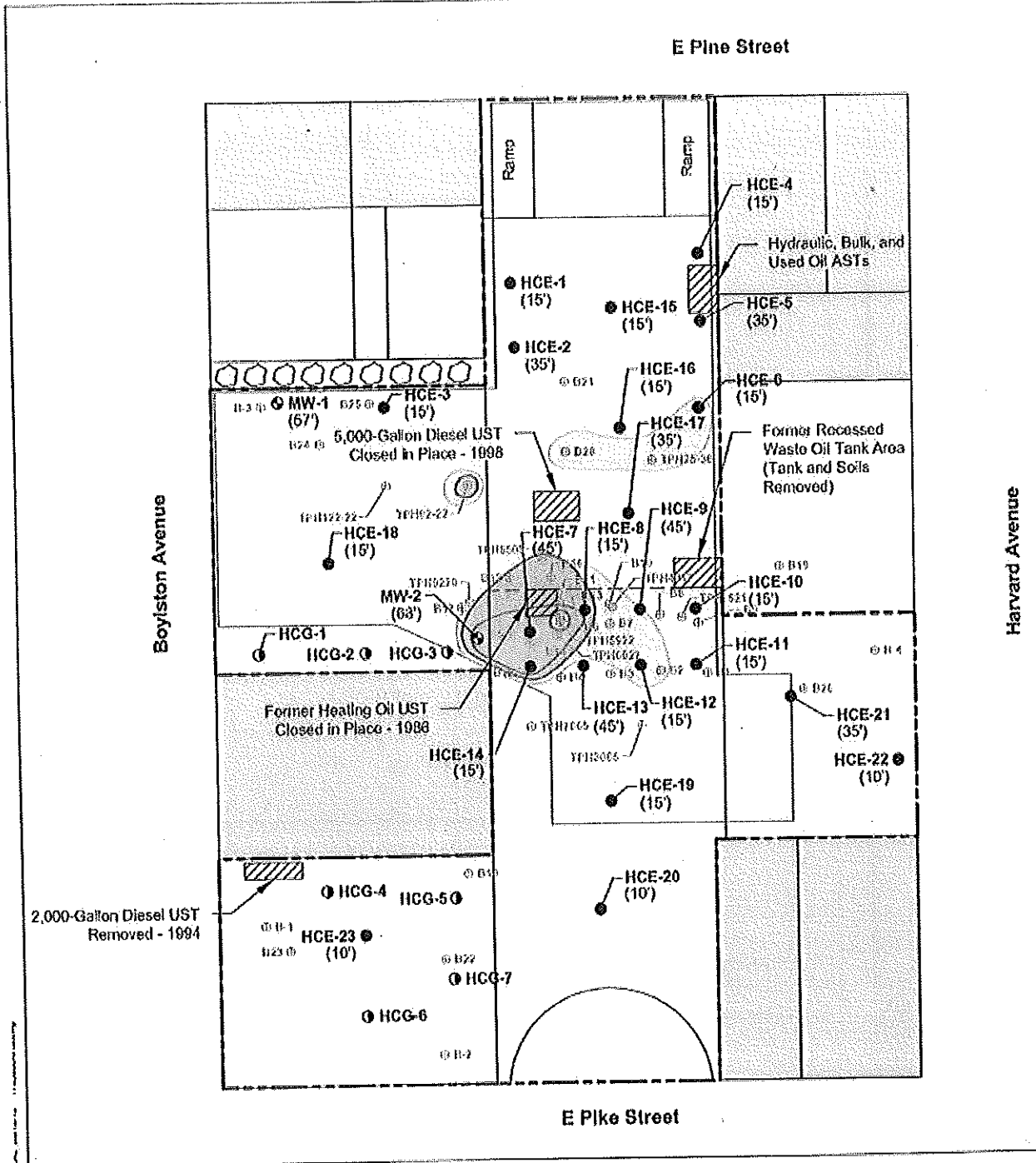
Grant Yang
Site Manager

NWRO Toxics Cleanup Program

Enclosure - Figure 1 Proposed Impacted Soil Excavation Area and Monitoring Well Locations

cc: Sonia Fernandez, VCP Coordinator, Ecology

Figure 1 Figure 1 Proposed Impacted Soil Excavation Area and Monitoring Well Locations
(Hart Crowser, Inc., 2013)



(Figure 1 – Continued: Legend and Explanations)

