SoundEarth Strategies, Inc.
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DRAFT REMEDIAL INVESTIGATION REPORT

UNDER AGREED ORDER NO. DE 8661

Property:
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington 98043

Ecology Facility ID: 93355524

Prepared for:
TOC Holdings Co.
2737 West Commodore Way
Seattle, Washington 98199

Report Date:
November 27, 2013

DRAFT – ISSUED FOR ECOLOGY REVIEW

Draft Remedial Investigation Report

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Prepared for:

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2737 West Commodore Way
Seattle, Washington 98199

Project No.: 0440-030

Prepared by:

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November 27, 2013

SoundEarth Strategies

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ACRONYMS AND ABBREVIATIONS

µg/L	micrograms per liter
µg/m^3	micrograms per cubic meter
Axis	Axis Survey and Mapping
bgs	below ground surface
BTEX	benzene, toluene, ethylbenzene, and total xylenes
COC	chemical of concern
CSM	conceptual site model
DIPE	diisopropyl ether
DPE	dual-phase extraction
Draft RI Report	Draft Remedial Investigation Report, prepared by SoundEarth Strategies, Inc.
Drake Property	24309 56th Avenue West, Mountlake Terrace, Washington
DRPH	diesel-range petroleum hydrocarbons
Ecology	Washington State Department of Ecology
EDB	ethylene dibromide (1,2-dibromoethane)
EDC	ethylene dichloride (1,2-dicholoroethane)
EPA	U.S. Environmental Protection Agency
ESE	Environmental Science & Engineering, Inc.
ETBE	ethyl t-butyl ether
GC/FID	capillary gas chromatography using a flame ionization detector
GRPH	gasoline-range petroleum hydrocarbons
HASP	health and safety plan
Herman Property	24311 56th Avenue West, Mountlake Terrace, Washington
HVOC	halogenated volatile organic compounds

ACRONYMS AND ABBREVIATIONS (CONTINUED)

JEM	EPA Online Screening Level Johnson and Ettinger Model
K&S	K&S Environmental, Inc.
Landau	Landau Associates
LNAPL	light nonaqueous-phase liquids
mg/kg	milligrams per kilogram
mg/m^3	milligrams per cubic meter
MPE	multi-phase extraction
MTBE	methyl tertiary-butyl ether
Mountlake Senior Property	5525 244th Street Southwest, Mountlake Terrace, Washington
MTCA	Washington State Model Toxics Control Act
NAVD88	North American Vertical Datum of 1988
ng/ml	nanograms per milliliter
NWTPH	Northwest Total Petroleum Hydrocarbon
O&M	operation and maintenance
ORPH	oil-range petroleum hydrocarbons
PCS	petroleum-contaminated soil
PIANO	paraffins, isoparaffins, aromatics, naphthalenes, and olefins
PID	photoionization detector
Pinnacle	Pinnacle GeoSciences, Inc.
PPP	public participation plan
PVC	polyvinyl chloride
Raknes Property	24121 56th Avenue West, Mountlake Terrace, Washington
RI	remedial investigation
ROW	right-of-way

ACRONYMS AND ABBREVIATIONS (CONTINUED)

Shin/Choi Property	24325 56th Avenue West, Mountlake Terrace, Washington
Site	Site includes soil, soil vapor, and groundwater contaminated with gasoline-range petroleum hydrocarbons, benzene, toluene, ethylbenzene, total xylenes, and lead beneath portions of the TOC, TOC/Farmasonis, Drake, and Herman Properties, and portions of the 56th Avenue West right-of-way
SoundEarth	SoundEarth Strategies, Inc., formerly known as Sound Environmental Strategies Corporation
TAME	t-amyl methyl ether
TBA	t-butyl alcohol
TEE	Terrestrial Ecological Evaluation
TNMHC	total non-methane hydrocarbon speciation
TOC Property	24205 56th Avenue West, Mountlake Terrace, Washington
TOC/Farmasonis Property	24225 56th Avenue West, Mountlake Terrace, Washington
TPH	total petroleum hydrocarbon
TRPH	total recoverable petroleum hydrocarbons
UST	underground storage tank
VOC	volatile organic compound
WAC	Washington Administrative Code

EXECUTIVE SUMMARY

SoundEarth Strategies, Inc. has prepared this Draft Remedial Investigation Report (Draft RI Report) on behalf of TOC Holdings Co. for TOC Holdings Co. Facility No. 01-176, located at 24205 56th Avenue West in Mountlake Terrace, Washington (the TOC Property). This Draft RI Report was prepared under the authority of Agreed Order No. DE 8661 between Potential Liable Persons and the Washington State Department of Ecology and was developed to meet the general requirements of a remedial investigation as defined by the Washington State Model Toxics Control Act (MTCA) Cleanup Regulation in Section 350 of Chapter 340 of Title 173 of the Washington Administrative Code.

Based upon the findings of the investigations summarized herein, the Site includes soil, soil vapor, and/or groundwater contaminated with gasoline-range petroleum hydrocarbons (GRPH); benzene, toluene, ethylbenzene, and total xylenes (BTEX) beneath portions of the TOC Property; the properties to the south, listed at 24225 and 24309 56th Avenue West (TOC/Farmasonis and Drake Properties, respectively); and portions of the 56th Avenue West right-of-way. The Site extends as far south as the north margin of the Herman Property, located at 24311 56th Avenue West, where the southern limits of contamination are bounded by monitoring wells MW51, MW85, MW89, and MW104.

The impacts beneath the Site likely are associated with a release of petroleum hydrocarbons from the retail gasoline station that formerly operated on the TOC Property between 1968 and 1990. The highest concentrations of chlorinated solvents are located in the west-central portion of the TOC Property. The results of investigations confirm that the petroleum hydrocarbon release originating from the TOC Property extends beyond the southern and western property boundaries and includes light nonaqueous-phase liquids (LNAPL) approximately 190 feet south of the former underground storage tank (UST) excavation.

The Site is situated on the glacial upland plateau in Mountlake Terrace, between Seattle and Everett, Washington, known as the Intercity Plateau. Elevations range from 365 feet to 350 feet North American Vertical Datum 1988, and surface topography slopes downhill to the south to southeast across grades of 2 to 3 percent. The Site is located within the McAleer Drainage Basin/Watershed, which, through a series of open sections of stream, culverts, flow control structures, and detention facilities, directs surface water flow into Lake Washington. Lake Washington is located approximately 2 miles to the southeast of the Site.

The TOC Property is currently vacant. A retail gasoline station operated on the TOC Property between 1968 and 1990. Historical records indicate that three USTs with capacities between 4,000 and 8,000 gallons, six fuel dispensers, and associated product delivery lines were previously located on the TOC Property. The pump islands were removed from the TOC Property in 1990, and the remaining UST system was removed from the northwestern portions of the TOC Property in 1991. Soil samples collected from the floor and sidewalls of the tank excavation contained concentrations of GRPH, benzene, and total xylenes in excess of the applicable MTCA Method A cleanup levels. Petroleum-contaminated soil excavated during UST removal activities was placed back into the excavation.

Additional potential sources or petroleum contamination has been documented between 15 and 140 feet downgradient (south) of the Site, including a confirmed release of petroleum hydrocarbons 40 feet south of the southern boundary of the Site, originating from a former retail gasoline UST system that operated on the Herman Property; as many as five USTs containing various petroleum mixtures and a

former diesel fueling rack situated on the Herman Property; a confirmed release of petroleum hydrocarbons 140 feet south of the southern boundary of the Site, originating from one or more former retail gasoline UST systems that operated on the property listed at 24325 56th Avenue West (Shin/Choi Property); and at least two current or former USTs situated on the northern portion of the property listed at 5525 244th Street Northwest (Mountlake Senior Property), located approximately 150 feet southeast of the southern boundary of the Site.

Subsurface investigations, groundwater monitoring events, and interim actions were conducted at the Site between 1992 and 2013 to evaluate the vertical and lateral extent of petroleum hydrocarbon contamination, to provide sufficient information to support the evaluation of technically feasible cleanup alternatives for the Site, and to evaluate the performance of interim actions conducted at the Site. During the subsurface investigations, soil samples collected from borings advanced within the Site were found to contain concentrations of GRPH and BTEX in excess of the applicable MTCA Method A cleanup levels at depths between ground and 50 feet below ground surface (bgs). Borings advanced on the Shin/Choi and Herman Properties were found to contain concentrations of GRPH, BTEX, and methyl-tertiary butyl ether (MTBE) in excess of the applicable MTCA Method A cleanup levels at depths between ground and 50 feet bgs; these concentrations are laterally discrete from petroleum contamination originating from the TOC Property. Groundwater samples collected from wells within the Site since 1992 have contained concentrations of GRPH, BTEX, and lead in excess of the applicable MTCA Method A cleanup levels. Groundwater samples collected from the Herman and Shin/Choi Properties have contained concentrations of GRPH, BTEX, and the fuel additives MTBE, ethylene dibromide (EDB), and 1,2-dichloroethane (EDC) in excess of the applicable MTCA Method A cleanup levels. LNAPL has also been encountered in wells at the Shin/Choi Property.

Three water-bearing zones have been identified over the course of investigations at the Site: a shallow, perched zone in the upper portion of glacial till within 20 feet of ground surface throughout the Site, generally mimicking the south-sloping surface topography; an intermediate zone, situated at depths between approximately 20 and 50 feet bgs within the discontinuous sand and/or gravel-rich glaciofluvial deposits within the lower portion of the glacial till formation; and a deep zone, a semiconfined aquifer, at depths of more than 50 feet bgs, occurring entirely within advance outwash deposits and below the transition zone with the overlying glacial till. The Shallow Zone is a former zone of contaminant migration at the TOC Property. The Intermediate Zone is currently the zone of primary contaminant transport beneath the Site.

In 1996, a dual-phase extraction remediation system operated on the TOC Property and was designed to remediate shallow petroleum-impacted soil and groundwater beneath the TOC Property. Operation of the former 1996 system between February 1997 and October 2004 appears to have effectively remediated Shallow Zone groundwater at the Site. In 2012, remediation systems were installed on the TOC and TOC/Farmasonis Properties to remediate residual petroleum-contaminated shallow soil, as well as Intermediate Zone soil and groundwater beneath the Site.

This executive summary is presented solely for introductory purposes, and the information contained in this section should be used only in conjunction with the full text of this Draft RI Report. A complete description of the project, Site conditions, investigative methods, and investigation results is contained within this Draft RI Report.

1.0 INTRODUCTION

SoundEarth Strategies, Inc. (SoundEarth, formerly known as Sound Environmental Strategies Corporation) has prepared this Draft Remedial Investigation Report (Draft RI Report) on behalf of TOC Holdings Co. (formerly known as Time Oil Co.) for the properties located at 24205 56th Avenue West, 24225 56th Avenue West, 24309 56th Avenue West, and portions of the 56th Avenue West right-of-way (ROW) in Mountlake Terrace, Washington (hereinafter referred to as the TOC Property, TOC/Farmasonis Property, Drake Property, and portions of the 56th Avenue West ROW, respectively), as shown on Figures 1 and 2. The Site extends as far south as the north margin of the Herman Property, located at 24311 56th Avenue West, where the southern limits of contamination are bounded by monitoring wells MW51, MW85, MW89, and MW104. The TOC Property is listed as Cleanup Site ID 6885 and Facility ID 93355524 with Washington State Department of Ecology (Ecology). Laboratory analytical data associated with the TOC Property have been uploaded to Ecology's Electronic Information Management Database under the Study ID AODE8661.

This Draft RI Report was prepared under the authority of Agreed Order No. DE 8661 between Potential Liable Persons and Ecology and was developed to meet the requirements of a remedial investigation (RI) as defined by the Washington State Model Toxics Control Act (MTCA) Regulation in Part 350 of Chapter 340 of Title 173 of the Washington Administrative Code (WAC 173-340-350). The RI was conducted following the procedures and protocols outlined in Exhibit B, Scope of Work and Schedule, of Agreed Order No. DE 8661.

The Site is defined by the full lateral and vertical extent of contamination that has resulted from the historical operation of a retail gasoline station on the TOC Property. Based on the information gathered to date, the Site includes soil, soil vapor, and groundwater contaminated with gasoline-range petroleum hydrocarbons (GRPH); and benzene, toluene, ethylbenzene, and total xylenes (BTEX) beneath portions of the TOC, TOC/Farmasonis and Drake Properties, portions of the 56th Avenue West ROW, and the north margin of the Herman Property (Figure 2).

1.1 PUBLIC PARTICIPATION

Consideration of public concerns is mandated under the MTCA cleanup regulation for an Ecology-led or potentially liable person-led cleanup action under an Agreed Order. A public participation plan (PPP) will be prepared by TOC Holdings Co. and Ecology prior to finalizing this Draft RI Report. The PPP will describe the activities conducted at the Site. The public has the opportunity to provide comments on the work performed to date in accordance with WAC 173-340-600. The typical comment period is 30 days, unless otherwise determined by Ecology.

1.2 DOCUMENT PURPOSE

The purpose of the RI was to collect data necessary to adequately characterize the Site and to allow for the development and evaluation of cleanup action alternatives. This Draft RI Report summarizes the information obtained during the review of historical information regarding the TOC Property and surrounding parcels, as well as the scope and findings of each subsurface investigation that has been conducted on and in the vicinity of the Site, and presents a conceptual site model (CSM).

1.3 REPORT ORGANIZATION

This Draft RI Report is organized into the following sections:

- **Section 2.0, Background**. This section provides a description of the Site features and location; a summary of the current and historical uses of the Site and adjoining properties; and a description of the Site's environmental setting, including the local meteorology, geology, and hydrology.
- **Section 3.0, Environmental Investigations and Interim Actions**. This section provides a description of the sampling conducted at the Site between 1991 and 2013. Included is an outline of the field work performed, as well as a discussion of the findings, conclusions, and remaining data gaps following completion of each phase of investigation.
- **Section 4.0, Conceptual Site Model**. This section provides a summary of the CSM derived from the results of the environmental investigations performed at the Site. Included is a discussion of confirmed and suspected source areas, a listing of the chemicals and media of concern, the fate and transport characteristics of the release of hazardous substances, the potential exposure pathways, and a discussion of the terrestrial ecological evaluation process required by WAC 173-340-7940.
- **Section 5.0, Bibliography**. This section lists references used to create this Draft RI Report.
- **Section 6.0, Limitations.** This section discusses document limitations.

2.0 BACKGROUND

This section provides a description of the Site features and location; a summary of current, historical, and future land use at the Site and adjoining parcels, and a description of the environmental, geologic, and hydrogeologic settings at the Site.

2.1 SITE LOCATION AND DESCRIPTION

The Site is comprised of three tax parcels and a portion of the 56th Avenue West ROW in Mountlake Terrace, Washington (Figure 2). The Site is defined by the extent of contamination caused by the releases of hazardous substances at the TOC Property, as discussed in Section 1.0 above.

The TOC Property and adjoining properties, including the ROW, affected by the release(s) from the TOC Property are described in the following subsections and presented on Figure 2.

2.1.1 TOC Property

The TOC Property includes a single tax parcel (Snohomish County tax parcel #00489300003501) that encompasses approximately 14,400 square feet (0.33 acres) of land. According to the Snohomish County Assessor's records, the TOC Property address is listed as 24205 56th Avenue West; the TOC Property is situated approximately 500 feet north of the boundary between Snohomish County and King County, Washington. TOC Holdings Co. currently owns the Property. A retail gasoline station operated on the TOC Property between 1968 and 1990 and was equipped with at least three underground storage tank (USTs) ranging in capacity ranging from

4,000 to 8,000 gallons. The former gas station was decommissioned in 1991, and the 1976-vintage brick office building for the former gas station was demolished in 2008. TOC Property features are presented in plan view on Figure 3.

With exception for the fenced in situ remediation system compound, the TOC Property is currently vacant. The western portion of the TOC Property is paved with asphalt, and the eastern portion is unpaved and vegetated.

2.1.2 TOC/Farmasonis Property

The TOC/Farmasonis Property includes a single tax parcel (Snohomish County tax parcel #00489300003400) that encompasses approximately 36,200 square feet (0.83 acres) of land. According to the Snohomish County Assessor's records, the TOC/Farmasonis Property address is listed as 24225 56th Avenue West. TOC Holdings Co. currently owns the Property.

The TOC/Farmasonis Property is occupied by a 1961-vintage, single-story, wood-framed building that operates as Romio's Pizza restaurant. An operating in situ remediation compound is present behind the restaurant. The western portion of the TOC/Farmasonis Property is paved with asphalt. The eastern portion is unpaved and vegetated. There is no evidence of historical petroleum storage or retail sales at the TOC/Farmasonis Property (Snohomish County 2007). TOC/Farmasonis Property features are presented in plan view on Figure 3.

2.1.3 Drake Property

The Drake Property includes a single tax parcel (Snohomish County tax parcel #00489300003300) that encompasses approximately 36,200 square feet (0.83 acres) of land. According to the Snohomish County Assessor's records, the Drake Property address is listed as 24309 56th Avenue West. David Drake currently owns the Property.

The Drake Property is occupied by a 1961-vintage, single-story, wood-framed building that operates as Getaway Tavern. The Drake Property was first developed in 1961 as a convenience store. There is no evidence of historical petroleum storage or retail sales at the Drake Property (Snohomish County 2007). Drake Property features are presented in plan view on Figure 3.

2.1.4 56th Avenue West Right-of-Way

The 56th Avenue West ROW is classified as a minor arterial (City of Mountlake Terrace 2007). The asphalt-paved ROW traverses north-south, is bordered by concrete sidewalks, and is composed of two through lanes, with a center turn lane at its intersection with 244th Street Southwest. Features for the 56th Avenue West ROW are presented in plan view on Figure 3.

2.2 SURROUNDING PARCELS DESCRIPTIONS

Development in the vicinity of the Site is primarily a mix of residential and commercial uses (Figures 2 and 3). Uses of surrounding parcels at the time this Draft RI Report was prepared are summarized below:

- **North.** The TOC Property is bounded to the north by the 242nd Street Southwest ROW. To the North of the ROW is the parcel listed as 24121 56th Avenue West (Raknes Property), which is occupied by a 1961-vintage, single-story, concrete block building that operates as Pacific Pipe & Pump LLC, a marine plumbing equipment supplier. The current owners are Per Gunnar Raknes & Merete Lill. Exterior portions of the Raknes Property are paved with asphalt.

- **South.** To the south of the Drake Property is the Herman Property at 24311 56th Avenue West. Herman Property is currently occupied by a 1953-vintage, 1.5-story, concrete block commercial building that operates as Dave's Auto, an automobile service and repair shop. The Herman Property formerly operated as a retail gasoline service station between 1953 and up to 2001. The Herman Property is currently owned by Patrick Herman. To the south of the Herman Property is the parcel listed at 24325 56th Avenue West (Shin/Choi Property), which is occupied by a 1976-vintage, concrete block building and currently operates as EZ Corner Mart, a convenience store. Exterior portions of the Shin/Choi Property are paved with asphalt and concrete. Hyunmin Shin currently owns the property. Herman Property and Shin/Choi Property features are presented in plan view on Figure 3.
- **East.** The east-adjoining Young Mobile Home Park is composed of five parcels, which accommodate one single-family residence constructed over a daylight basement, and as many as 67 mobile home lots. West of Young Mobile Home Park, south of the Drake Property, and east the Herman and Shin/Choi Properties is the vacant undeveloped property listed as 5525 24th Street Southwest (Mountlake Senior Property), located to the southeast of the Site and currently owned by Mountlake Senior Living Associates LP; the northern portion of this parcel was included within Herman Property parcel boundaries until 1985. At the time this report was prepared, the Mountlake Senior Property was in the pre-construction phases of development as a 96-unit senior living apartment complex.
- **West.** The Site is bounded to the west by the 56th Avenue West ROW between 241st Street Southwest and 244th Street Southwest, beyond which lie (from north to south) nine residential parcels with the addresses 24104, 24108, 24200, 24202, 24204, 24206, 24208, 24300, and 24302 56th Avenue West (City of Mountlake Terrace, 2005; Snohomish County 2013c)) and a tenth parcel that operates as an automotive repair shop with the address 5601 244th Street Southwest.

2.3 UNDERGROUND UTILITIES

The following subsections describe underground utilities present beneath the Site based on site reconnaissance, City side sewer cards, city and county utility and road maps, building plans, private utility locates, and surveys conducted by Axis Survey and Mapping, of Kirkland, Washington, (Axis) in March 2012. The current and historical utilities within the Site are presented in plan view on Figure 3. A more detailed discussion of the referenced historical Site features and land use is provided in Section 2.5.

2.3.1 TOC Property

The TOC Property is serviced by underground municipal sanitary sewer and domestic water utility connections, as well as overhead electrical power.

Although natural gas connections serve the surrounding properties, it appears that the TOC Property was never connected to the natural gas utility; the former building was heated by electric baseboard heat (Snohomish County Assessor 2007) and lacked ductwork, storage space, and plumbing for a forced-air furnace system that could have been powered by natural gas or heating fuel. Electrical service to the former building was disconnected in May 2008, but overhead electrical power remains connected to the remediation system compound.

The domestic water utility was capped at the meter in May 2008 at the time the former building was demolished. The 4-inch-diameter, concrete sanitary sewer, reportedly installed in 1975, was also capped at the cleanout next to the southeast corner of the former building; however, the sanitary sewer continues to serve the remediation system compound in accordance with the conditions of State Waste Discharge Permit ST-7384, which was most recently renewed on June 19, 2012.

The municipal storm sewer system does not serve the 24200 Block of 56th Avenue West. The closest storm sewer main downslope from the TOC Property is located approximately 200 feet away, next to the southwest corner of the Drake Property. Private drainage infrastructure was installed at the TOC Property in 1975 in the form of two catch basins that intercept runoff from the paved parking lot and discharge to underground infiltration systems (Time Oil Co. 1975). The catch basins intercept surface runoff only, since neither is plumbed with a subsurface inlet. The north catch basin is clogged with soil flush with the grill but originally discharged runoff into a 4-inch-diameter perforated infiltration pipe north of the former building. The south catch basin was designed to discharge runoff through a 6-inch-diameter pipe into a 10-foot-wide, 10-foot-long, and 4-foot-deep infiltration pit backfilled with 3 feet of coarse gravel and capped with a 1-foot-thick layer earthen fill. The design location of the infiltration pit is beneath the southeast quadrant of the remediation system compound. Undated maintenance notes indicate that the south catch basin had become clogged at some point.

2.3.2 TOC/Farmasonis Property

The TOC/Farmasonis Property is serviced by underground municipal sanitary sewer, natural gas, and domestic water utility connections, as well as overhead electrical power. Snohomish Public Utility District #1 power easements are present along the northern and western property boundaries for the vaults and transformer, and primary electrical power supply installed in connection with the interim cleanup action and operation of the remediation systems.

Two sanitary sewer lines are present beneath the TOC/Farmasonis Property: one sanitary sewer line runs across the eastern property boundary that services the mobile home park and Drake and Herman Properties. The second sanitary sewer line present beneath the Property serves the restaurant as well as the remediation system compound, in accordance with the conditions of State Waste Discharge Permit ST-7384.

There is one private storm catch basin at the TOC/Farmasonis Property located in the paved parking area north of the existing restaurant. According to the City of Mountlake Terrace's as-built utility map (City of Mountlake Terrace 2005), the catch basin discharges runoff below ground east to a drainage basin filled with crushed rock within the grass field.

2.3.3 Drake Property

The Drake Property is serviced by underground municipal sanitary sewer, natural gas, domestic water utility connections, as well as overhead electrical power.

A 24-inch-diameter sanitary sewer line present beneath the Drake Property runs along the eastern portion of the property and services the mobile home park, the Getaway Tavern on the Drake Property, and the building on the Herman Property. It connects to the 10-inch-diameter sanitary sewer line beneath the 56th Avenue West ROW.

There is one private storm catch basin at the Drake Property located in the paved parking area east of the Getaway Tavern. It is not known where the catch basin discharges.

2.3.4 56th Avenue West Right-of-Way

Multiple utility lines are present beneath the 56th Avenue West ROW, including 8-inch-diameter water and storm drain lines, a 10-inch-diameter sanitary sewer line, fiber optics, and a natural gas line. The sanitary sewer beneath the 56th Avenue West ROW is the deepest utility serving the neighborhood. The invert elevations of the sanitary sewer main in the 56th Avenue West ROW are approximately 10 to 15 feet below the street surface.

Three catch basins are located in the 56th Avenue West ROW; two are located near the southwest corner of the Herman Property and tie to the third catch basin on the west side of the ROW. According to the as-built utility map for the area, the catch basins connect to the 8-inch-diameter storm drain located beneath the western portion of the ROW.

2.4 LAND USE DESIGNATION

The current land use of the Site and surrounding area is a mix of industrial, office, and commercial. According to the City of Mountlake Terrace 2012 Comprehensive Plan Map, the Site and parcels adjoining the Site to the north, south, and west are zoned as Community Business Downtown. To the east of the Site, land use is zoned as Mobile Home Park.

2.5 LAND USE HISTORY OF THE SITE

The historical usage of each affected properties within the Site, as defined in Section 2.1, is summarized in the following subsections. Selected aerial photographs are attached to this report. Available Snohomish County current and archived assessor records and City of Mountlake Terrace archived building permit files are included in Appendices A and B, respectively, of this report. Relevant historical features of the Property are depicted on Figure 3.

2.5.1 TOC Property

According to the earliest available records, a fruit stand operated on the east half of the TOC Property between 1962 and 1975. In 1968, a retail gasoline station was developed on the Property with one 6,000-gallon USTs, one 8,000-gallon UST, and one UST with a capacity of either 6,000 or 4,000 gallons. Historical records are consistent with the number of USTs, if not the capacity of one of the USTs. Between 1975 and 1976, the fruit stand was demolished and replaced with a brick masonry building closer to the center of the TOC Property that operated as a retail gasoline station. Between 1990 and 1991 the fuel dispensers and three USTs were removed from the TOC Property. A release of petroleum hydrocarbons to the subsurface was confirmed during the UST removal; petroleum-contaminated soil (PCS) removed from the UST excavation was placed back into the excavation. Between approximately 1995 and 2008, TOC leased the TOC Property to B&B Cable, a telecommunications cabling contractor. B&B Cable vacated the TOC Property in January 2008. In May 2008, TOC Holdings Co. oversaw the demolition of the brick building.

Chronological Development and Use History for the TOC Property

Date(s)	Source(s)	Description
1947–1955	Aerial Photos	The TOC Property was undeveloped and heavily vegetated.
1962–1975	Assessor Records	A 1,152-square-foot, single story, wood-framed building was constructed on the eastern portion of TOC Property and operated as a fruit stand. The TOC Property remained unpaved until sometime between 1965 and 1969.
1968	Assessor Records ESE 1992 Reverse Directories City of Mountlake Terrace 1991 Time Oil Co. Records 1975	A retail gasoline station was developed on the TOC Property with one 6,000-gallon UST, one 8,000-gallon UST, one UST with a capacity of either 6,000 gallons or 4,000 gallons, six fuel-dispensers, and a canopy. Dick and Earl's Market, a grocery store, was listed as the occupant of the former fruit stand in reverse directories.
1975–1976	Assessor Records	The fruit stand was demolished and a 640-square-foot, concrete brick building was constructed in the central portion of the TOC Property. A new 4-inch-diameter concrete side sewer was reportedly installed at the TOC Property at the time of the building construction at an approximate depth of 18 inches below ground surface. The building operated as a gasoline station. Time Oil Co. was listed as the owner of the TOC Property at the time of the redevelopment.
1990–1991	Assessor Records Building Permits ESE 1992	In 1990, the fuel dispensers were removed. In June 1991, two USTs with capacities of 6,000 gallons and one UST with a capacity of 8,000 gallons were removed from the TOC Property. PCS was encountered during excavation activities and was used to backfill the excavation.
1995–2008	?	B&B Cable occupied the TOC Property.
1998	Reverse Directories	B&B Cable was listed as the occupant of the TOC Property.
2008	Site Reconnaissance	The 1976-vintage brick building was demolished.

ESE = Environmental Science & Engineering, Inc.

2.5.1 TOC/Farmasonis Property

The TOC/Farmasonis was initially developed in 1961 with the existing building. Use and occupancy of the TOC/Farmasonis Property, if any, was not available before 1978. By 1978, the existing building was remodeled as a restaurant. The TOC/Farmasonis Property has operated as a restaurant since 1978. TOC Holdings Co. purchased the property from Petros and Coleen Farmasonis in 2010.

Chronological Development and Use History for the TOC/FARMASONIS Property

Date(s)	Source(s)	Description
1947	Aerial Photos	The TOC/Farmasonis Property was undeveloped and heavily vegetated.
1961–1963	Assessor Records Side Sewer Cards	The existing building was constructed on the property. The building reportedly used electric heat. The building was connected to the side sewer by 1963. It appears that the southwestern portion of the property was graded and paved during it development activities.
1968,1973	Reverse Directories	The TOC/Farmasonis Property was listed as vacant.
1978	Assessor Records Aerial Photographs	The property was sold and redeveloped into a restaurant. A 780-square-foot addition to the building was constructed. It appears that the existing pavement was repaved and expanded to the north and east of the remodeled building concurrent with the Drake Property.
1980–1986	Building Permits Reverse Directories	Petro's Pizza and Pasta occupied the property.
1989	Side Sewer Card	A cleanout was installed along the side sewer.
1989–1998	Reverse Directories	Theo's Pizza is listed as the occupant of the property.
2003	Reverse Directories	Romio's Pizza is listed as the occupant of the property.
2010	Auditor Records	TOC Holdings Co. purchased the property from Petros and Coleen Farmasonis.

2.5.2 Drake Property

The Drake Property was initially developed in 1961 as a convenience store. In 1977, the original building was remodeled into the existing tavern, currently known as the Getaway Tavern. Past ownership of the Drake Property includes the Southland Employees Trust of Dallas, Texas, which is associated with 7-Eleven-branded convenience stores and gasoline stations. An undated photograph from the Snohomish County Assessor's archives features a Speed-E Mart convenience store occupying a masonry block building which is nearly identical to the existing tavern structure. Although a tanker truck labeled "Park Oil" is visible in the background of the photograph, the vehicle is driving east through the north driveway of the Herman Property. There is no evidence that the Drake Property ever supported a fueling facility.

Chronological Development and Use History for the Drake Property

Date(s)	Source(s)	Description
1947–1955	Aerial Photos	The Drake Property was undeveloped.
1961	Assessor records Aerial records	The existing building was constructed on the property. The building reportedly used suspended gas and baseboard electric heat. The western portion of the property was graded and paved with asphalt as part of development activities.
1968–1973	Assessor Records Reverse Directories	7-Eleven convenience store occupied the Drake Property. In 1971 Southland Employees Trust was listed as the owner of the Drake Property.
1976–1977	Assessor Records Reverse Directories Aerial Photos	The building was remodeled into a tavern, operating as Getaway Tavern.
1978	Aerial Photos	By 1978, a portion of the property to the east of the building was graded and paved.

2.5.3 56th Avenue West Right-of-Way

The earliest records available indicate that the 56th Avenue West ROW was graded and paved before 1947. By 1955, the ROW appeared to have been expanded, and in 1969, sidewalks were installed on the east and west. The 56th Avenue West ROW has remained relatively unchanged. In 2011, road improvements were conducted near the Shin/Choi Property, consisting of the installation of new traffic control and lane striping.

2.6 LAND USE HISTORY OF THE SURROUNDING PARCELS

The following sections present a summary of the historical land use on parcels adjoining the Site.

- **North**. The Raknes Property to the north of the Site was depicted as undeveloped and heavily vegetated in the 1947 aerial photograph. In 1955, a structure was present in the center of the property; no record of its use or construction date was available. According to assessor records, the Raknes Property was developed in 1961 as a Walt's Milk House dairy store with drive-through canopy, and continued to be used as a dairy store until at least 1986. The facility was equipped with industrial coolers, an equipment/vehicle repair shop, and an outdoor drive-through canopy with cashier booths. The drive-through canopy at Walt's Milk House is visible in the background of a Snohomish County Assessor's 1976 photograph of the TOC Property. As photographed, the drive-through bears a close resemblance to canopies constructed at gasoline stations, with cashier booths, except that fuel dispensers are not visible. In 1987, Walt's Milk House was converted into an automobile service garage known as C&C Auto Repair. In 1994, the owner, Myong Lee, sold the property to Per G & Lill M. Raknes. The building was remodeled in 2003 as an office/warehouse. In 2004, the City of Mountlake Terrace issued a Certificate of Occupancy to Raknes Co., a mechanical equipment supplier. Assessor field notes make no reference to fuel sales or USTs at the Raknes Property.
- **South**. According to a chain of title report for the Herman Property, R.T. and Zenia Dilworth sold the property to George and Isabella Davis in 1945 (Titlesearch.com 2008a). According to aerial photographs and assessor records, the Herman Property was first developed in

1953 as a Crest Oil Co. service station retailing Shell Oil-branded products and subject to a mortgage to Shell Oil Co. At the time of its development the property was owned by Charles and Geraldman Koehler. The facility was equipped with one 3,000-, three 8,000-, and three 12,000-gallon USTs, as well as two single-post hydraulic hoists, and was heated by an oil-burning furnace. The facility was owned and known as Park Oil Co. by 1956. Crest Oil Co. sold the property to Leo and Joan Herman in 1977 who, in 1985, sold the property to Patrick Herman. It appears that automobile repair shops have leased space on the Herman Property since at least 1978, when Union 76 and Earl's Garage both reportedly occupied the property. In 2001, two USTs with capacities of 8,000 gallons were removed from the Property. A release of petroleum hydrocarbons to the subsurface was confirmed during the UST removal; PCS removed from the UST excavation was placed back into the excavation, at the request of the owner. Dave's Auto operates an automobile repair shop at the facility. The layout of the facility, including pump islands and current or former USTs, is shown on Figure 3.

- The Shin/Choi Property was owned by Albert Schultens before 1946 according to a chain of title report, the earliest record available. Albert Schultens sold a portion of the property to Hugh and Ethel Slaughter in 1946 (Titlesearch.com 2008b). An aerial photo taken in 1947 confirms that the western portion of the property was developed with building and smaller associated structure, located in the central portion of the property. No record indicating the use or occupancy of this building was available. In 1955, a newer and larger building than the one present in 1947 occupied the property and the exterior portions of the property appeared to be paved, with several cars parked around the building. A square concrete patch was present on the west-central portion of the property and two possible fuel dispensers were present above it. The installation dates, contents, and removal status of the 1950s-vintage UST system were not available. Reverse directories indicate that the Shin/Choi Property was occupied by Art Bishop's Service between 1957 and 1962 and by Mountlake Terrace Service Station and Specialty Auto Sales in 1968. Southland Corporation purchased a portion of the property in 1975. According to permit records and aerial photographs, the former 1950s-vintage gas station was demolished around 1976 and replaced with a new gas station facility, which included the existing convenience store building. A new side sewer was installed during the redevelopment activities. Assessor records indicate the 1976-vintage facility was initially equipped with a pump island with six fuel dispensers, a canopy located in the west-central portion of the property, and three USTs with capacities between 10,000 and 12,000 gallons. Ecology records state that these USTs were installed beneath the property between 1966 and 1979, but permit records indicate that the USTs were installed between 1976 and 1979. In 1985, the 1976-vintage canopy was demolished and a new canopy was installed in the southwest portion of the property. A 7-Eleven-branded gasoline station and convenience store operated on the property from at least 1978 to 1994. In 1996, the dispenser, product piping, two 10,000-gallon fiberglass USTs, and one 12,000-gallon steel UST used to store regular, midgrade, and super unleaded gasoline were removed from the property (Groundwater Technology, Inc. 1996). According to the UST decommissioning report, leaded gasoline was historically stored and dispensed at the property. Soil containing concentrations of GRPH and BTEX exceeding the applicable MTCA Method A cleanup levels (in effect at that time) was encountered during the UST removal activities at depths of at least 7 feet below ground surface (bgs). The excavated soil was temporarily stockpiled on the property before it was placed back into the

excavation. Groundwater was not encountered during the excavation activities. Young and Taiki Lee purchased the Property in 1996. Permit applications listed Christine Chin, the current owner, as the property owner in 1997.

- **East**. The 1947 aerial photograph depicted the parcels to the east of the Site as undeveloped and heavily vegetated. The current single-family residence situated to the east of the TOC Property was constructed in 1953 (Snohomish County 2013b), and the mobile home park is visible in a 1969 aerial photograph of the neighborhood.

  A Phase I environmental assessment was conducted for the Mountlake Senior Property, which indicated that the property was developed in 1940 with a single-story, wood-framed building (Adapt 1999). In 1957 and 1962, reverse directories list Knox Grocery store as the occupant. The structure was reportedly demolished in 1983. Prior to the recording of a short plat in 1985, the northern portion of the Mountlake Senior Property comprised the eastern portion of the Herman Property. A 1973 sketch of the Herman Property and a 1985 county-recorded survey of the Herman Short Plat indicate that USTs associated with the Herman Property were installed on the portion of land that later became the Mountlake Senior Property.

  The locations of USTs shown on the 1973 sketch and the 1985 survey are also shown as current or former USTs on Figure 3. The number, status, and former contents of the USTs mapped in 1973 and 1985 are not known. According to reverse directories, County Fruit Stand was the occupied the property in 1998. In 1999, a shed was observed in the northeast portion of the property and debris was located throughout the southern half of the property during field reconnaissance activities.

- **West**. The earliest aerial photograph, dated 1947, depicted the properties to the west of the Site as undeveloped and cleared of vegetation. By 1955, all the parcels adjacent to the 56th Avenue West ROW were developed with residences as part of a large housing development. Reverse directories list residents as occupants of the properties to the west of the Site since 1957, with the exceptions of the parcel located at 5601 244th Street Southwest which was listed as Graf's Ed American Car Service auto repair between 1962 and 1973, Mountlake Terrace Service between 1978 and 1986, Terrace Transmission in 1989, and Gateway Auto Repair between 1994 through 2003. The parcel located at 24204 56th Avenue West was listed as Foster's Stove Service Repair in 1973; the parcel located at 24202 56th Avenue West was listed as Sunshine Roofing in 1978.

2.7 FUTURE SITE LAND USE

SoundEarth is unaware of the potential future land use plans for the Site.

2.8 ENVIRONMENTAL SETTING

This section provides a summary of the environmental setting of the Site.

2.8.1 Meteorology

The climate of the Mountlake Terrace area is generally mild and experiences moderate seasonal fluctuations in temperature. Average temperatures (in degrees Fahrenheit) range from 60s in the summer to 40s in the winter. The warmest month of the year is August, which has an average maximum temperature of 75.8 degrees Fahrenheit. The coldest month of the year is January, which has an average minimum daily temperature of 35.2 degrees Fahrenheit.

The average annual precipitation reported for the Mountlake Terrace area is 35.96 inches and generally occurs in the form of rain. The wettest month of the year is December, during which the area receives an average precipitation total of 5.45 inches. The driest months of the year are July and August, during which the area receives an average precipitation total of 0.97 inches (IDcide 2013).

2.8.2 Groundwater Use

According to the Ecology Water Well Logs (Ecology 2013a), there are no water production wells within a 0.5-mile radius of the Site. The only known groundwater extraction wells within a 1-mile radius of the Site are a 150-foot-deep well (Ecology Well Log #359546) that supplies the Nile Temple County & Golf Club, located approximately 0.8 miles west of and crossgradient from the Site, and two wells that supply Holyrood Cemetery with depths of 369 and 562 feet (Well IDs #349229 and #349230, respectively), located approximately 1 mile west of and crossgradient from the Site (Ecology 2013a). The municipal water supply network provides complete coverage of southwest Snohomish County; therefore, extraction of local groundwater resources is not necessary for drinking water or agricultural purposes.

The City of Everett supplies the Alderwood Water District with treated drinking water, and the City of Mountlake Terrace purchases drinking water from the Alderwood Water District. The source of drinking water is a remote surface water reservoir known as the Spada Reservoir, which is located within the Sultan River Watershed approximately 30 miles east of Everett and the Site. The City of Everett owns the Spada Reservoir, the water transmission pipelines, and the water treatment facility. (Alderwood Water District 2013, City of Mountlake Terrace 2013b).

Shallow and Intermediate Zone groundwater resources at the Site, as defined below in Section 2.9.5, are presumed to meet the criteria for non-potable resources as defined in WAC 173-340-720(2)(b)(i) on the grounds that yields greater than 0.5 gallon per minute are not sustainable. Groundwater resources deeper than 60 feet bgs historically served as private drinking water supplies prior to development of modern domestic water supply and distribution systems between the 1950s and 1970s and may qualify as a potential future source of potable water (Newcomb 1952).

2.9 GEOLOGIC AND HYDROGEOLOGIC SETTING

The following sections provide a summary of the geology and hydrogeology of the Site and surrounding area.

2.9.1 Topography

The Site and vicinity lie within the Puget Trough or Lowland portion of the Pacific Border Physiographic Province (DNR 2013). The Puget Lowland is a broad, low-lying region situated between the Cascade Range to the east and the Olympic Mountains and Willapa Hills to the west. In the north, the San Juan Islands form the division between the Puget Lowland and the Strait of Georgia in British Columbia. The province is characterized by roughly north-south-oriented valleys and ridges, with the ridges that locally form an upland plain at elevations of up to about 500 feet above sea level (North American Vertical Datum 1988 [NAVD88]). The moderately to steeply sloped ridges are separated by swales, which are often occupied by wetlands, streams, and lakes. The physiographic nature of the Puget Lowland was prominently formed by the last retreat of the Vashon Stade of the Fraser Glaciation, which is estimated to have occurred between 14,000 and 18,000 years before present (Waitt and Thorson 1983).

The Site is situated on the glacial upland plateau between Seattle and Everett, Washington, known as the Intercity Plateau (Figure 1). Elevations range from 365 feet (northwest corner of the Property) to 350 feet (north-central portion of the Herman Property) NAVD88, and surface topography slopes downhill to the south to southeast across grades of 2 to 3 percent. The Site is located within the McAleer Drainage Basin/Watershed, which, through a series of open sections of stream, culverts, flow control structures, and detention facilities, directs surface water flow into Lake Washington. Lake Washington is located approximately 2 miles to the southeast of the Site.

2.9.2 Surface Water

The Site is located within Cedar-Sammamish Watershed Water Resource Inventory Area 08. The Site appears to straddle two drainage basins: Lyon Creek to the east and McAleer Creek to the west. Lyon Creek is situated approximately 4,500 feet east of the Site and flows south, draining into Lake Washington. An unnamed swale tributary to Lyon Creek originates approximately four blocks south of the TOC Property in the apartment complex east of the intersection of 19th Avenue Northeast and Ballinger Way Northeast. This swale and Lyon Creek shed surface runoff into Lake Washington, which is situated approximately 2.5 miles southeast of the Property. McAleer Creek is located approximately 2,050 feet west of the Site and flows west into Lake Ballinger, located approximately 4,700 feet from the Site (Hammond et al 1999; Otak 2009).

Stormwater runoff that does not infiltrate the ground surface at the TOC Property ponds in the southeast corner of the paved parking area and flows overland onto the TOC/Farmasonis Property. There is one private storm catch basin at the TOC/Farmasonis Property located in the paved parking area north of the existing restaurant. The catch basin discharges runoff east toward a grass field but is situated too low in elevation to drain runoff from the parking lot north into the grass field, resulting in seasonal ponding around the catch basin. There is one private catch basin located near the southeast corner of the paved parking area at the Drake Property. It is not clear into which utility the private catch basin at the Drake Property discharges.

The closest public catch basin located downslope from the TOC Property is situated near the southwest corner of the Drake Property in the 56th Avenue West ROW. The public catch basin discharges to the storm sewer main beneath the west half of the 56th Avenue West ROW.

2.9.3 Regional Hydrogeology

The regional geology in the area of the Site consists of Pleistocene-age glacial till locally overlain by pockets of glacial recessional outwash sand (Galster and Laprade 1991). The recessional outwash sand is generally loose to medium dense sand and gravel with little or no fines, and may include ice contact deposits and ablation till. The glacial till represents the ground moraine of the Vashon glaciations and ranges from a few feet to over 50 feet thick. The glacial till generally consists of dense to very dense gravelly, sandy silt to silty sand with variable amounts of clay, cobbles, and boulders. Groundwater is perched above and within the glacial till layer. The regional groundwater aquifer occurs within the advance outwash deposits ascribed to the Esperance Sand member of the Vashon Drift, which underlies the glacial till. This unit ranges in thickness from about 25 to 300 feet. Vashon glacial advance sand deposits consist of very dense sand with variable gravel contents and generally little fines, with local interbeds or inclusions of fine-grained deposits, particularly near the upper and lower contacts of the formation. The deposits can be massive or bedded, local interbedded fine-grained deposits. The advance sand deposits generally occur at depths of approximately 50 to 150 feet bgs in the vicinity of the Site.

U.S. Geological Survey Water Supply Paper 1135, *Ground-Water Resources of Snohomish County Washington* includes large-format geologic cross sections through the Intercity Plateau. The recessional outwash sand and glacial till may locally serve as potable aquifers, but are insignificant in comparison to the underlying advance outwash sand aquifer. The cross sections illustrate the relationship between the advance outwash deposits and the overlying glacial till (Newcomb 1952). Prior to the development of the municipal water supply network, the advance outwash deposits served as the primary water supply aquifer for developments in the Intercity Plateau. According to historical well data available at the time of publication of U.S. Geological Survey Water Supply Paper 1135, the direction of groundwater flow through the advance outwash deposits was toward the southwest across elevations between approximately 300 and 320 feet. This aquifer, the historical groundwater table elevation, and the south-southeast-trending direction of groundwater flow generally are consistent with the Deep Zone as defined below in Section 2.9.5.3

Pre-Vashon Deposits that may be present underlying the advance sand may include Olympia Interglacial deposits, Non-glacial flood deposits of the Whidbey or Kitsap formations, and Pre-Fraser undifferentiated glacial deposits.

Bedrock underlying the area consists of tertiary sediment rocks (sandstone, shale, or conglomerate) over 900 feet deep beneath the Site (Newcomb 1952); therefore, bedrock is not relevant to the CSM.

2.9.4 Site Geology

Based on the results of investigations conducted by SoundEarth and others from 1991 through 2013, subsurface soil beneath the Site consists primarily of local anthropogenic fill overlying Vashon-age glacial deposits. The locations of the borings and wells advanced at the Site, as well as the cross section locations are shown in Figure 3. Cross sections A–A', B–B', and C'–C' depict soil characteristics and geologic units along west-east transects beneath the TOC,

TOC/Farmasonis, and Drake Properties, respectively (Figure 4.1, 4.2, and 4.3). Cross sections D–D' and E–E' depict soil characteristics and geologic units along north-south and northwest-southeast transects, respectively, in the general direction of contaminant migration observed beneath the Site (Figures 4.4 and 4.5). Detailed boring logs are included as Appendix C.

The subsurface soil beneath the Site is interpreted to consist of the following geologic units, from youngest to oldest: artificial (anthropogenic) fill, Vashon recessional deposits, Vashon glacial till, and Vashon outwash deposits. These units are described in the following sections. Figure 5 shows a conceptual illustration of the different geologic units located beneath the Site.

2.9.4.1 **Artificial (Anthropogenic) Fill**

Anthropogenic fill materials consisting of variable silty sand, gravelly silty sand, and pea gravel overlie glacial till in the northwest quarter of the TOC Property and the north central portion of the TOC/Farmasonis Property. The thickness of fill materials at the TOC Property ranges from approximately 5 feet next to the 242nd Street Southwest ROW to 17 feet inside the former UST excavation. Fill soils on the eastern portions of the TOC/Farmasonis and Drake Properties are up to 5 feet in thickness. Other fill areas not assessed include the former UST locations on the Herman and Shin-Choi Properties, which include 15 feet or more of fill, as well as backfilled utility corridors.

2.9.4.2 **Vashon Recessional Outwash Deposits**

Recessional outwash deposits were encountered in boring/monitoring wells B29/MW67 and B30/MW68 B60/MW97, B62/MW99, and B64/MW101 in the western portion of the Drake Property. These poorly sorted sand and gravel deposits range from approximately 5.0 to 17.5 feet thick, and typically become coarser-grained with increasing depth. These deposits are distinguished from adjoining or overlying fill by medium dense in-place density, lack of organic materials, deleterious materials, and commercially produced aggregates (such as pea gravel or washed rock pipe bedding).

2.9.4.3 **Vashon Glacial Till**

The near-surface fill or recessional outwash deposits, where present, are underlain by Vashon glacial till. The glacial till primarily consists of very dense, weakly to moderately cemented, poorly sorted silty sand with variable gravel and local cobbles and boulders. Layers or discontinuous intercalations of sand and/or gravel-rich, "fines" (clay and silt)-depleted water-laid deposits are encountered within the glacial till with increasing frequency below 20 to 25 feet bgs. These layers appear to be discontinuous laterally and vertically beneath the TOC Property and the majority of the TOC/Farmasonis Property, and more laterally continuous beneath the Drake Property. These interbedded or intercalated soil conditions are comprised of sorted sands and gravels with lesser concentrations of silt and clay that infrequently include silt-rich layers. The glacial till unit extends to depths of approximately 40 to 70 feet, where this unit transitions to the underlying glacial outwash deposits.

2.9.4.4 **Glacial Outwash Deposits**

Water-laid sand and/or gravelly sands, representing advanced outwash deposits, are present below the glacial. In contrast with overlying recessional outwash, advance outwash deposits typically become finer-grained with increasing depth. Borings MW16, MW26, MW30, MW39, MW40, MW63, MW64, MW73, MW78, MW93 through MW96, MW98, MW99, MW103, and

MW107 appear to penetrate the upper portion of the advance outwash deposits. The transition from glacial till to advance outwash deposits appears to be gradational, marked by an increase of sand and/or gravel-rich deposits with greater depth, and less silt-rich strata, based on the evaluation of core samples retrieved during drilling.

2.9.5 Site Hydrology

Groundwater has been observed in three primary zones within the uppermost 75 feet below the Site. The conceptual groundwater model developed for the Site is depicted on Figure 5. A brief description of the three zones and associated soil profile for each geologic unit is summarized below:

- A shallow zone comprised of fill, recessional sand deposits, and weathered and unweathered glacial deposits.
- An intermediate zone comprised of dense to very dense sand and/or gravel-rich zones and inclusions within the glacial till deposits and in the transition zone with the underlying outwash sand deposits.
- A deep zone comprised of glacial outwash deposits encountered beneath the intermediate zone.

Historical groundwater elevation data are summarized in Table 1. A summary of monitoring well construction details, including screen intervals, is provided in Table 2. Contour maps for each of the zones identified above are depicted in Figures 6.1, 6.2, and 6.3, respectively.

2.9.5.1 **Shallow Zone**

The Shallow Zone contains discontinuous saturated horizons atop or in the upper portion of the glacial till within 20 feet of the ground surface throughout the Site. The absence of uniform saturation in the Shallow Zone is based on observations that select monitoring wells within the Shallow Zone are seasonally dry, while others in the same season contain water. The groundwater flow direction for the Shallow Zone has been consistently toward the southeast. The gradient for the first and second quarter monitoring events for 2013 was 0.021 feet per foot for each event. Based on water level fluctuations, the saturated portions of the Shallow Zone have ranged seasonally from approximately 10 to 20 feet bgs (Table 1). The September 2013 groundwater contours for the saturated portions of the Shallow Zone beneath the TOC and TOC/Farmasonis Properties range in elevation from 345 to 340 feet above sea level (Figure 6.1).

The Shallow Zone intersects the backfill for the former UST excavation at the TOC Property, Herman Property, Shin-Choi Property, and elsewhere, and the recessional glacial outwash at the north end of the Drake Property. The primary source of recharge to the Shallow Zone is natural precipitation that infiltrates non-hardscaped, pervious land surfaces located onsite and offsite to the north and northwest. Artificial sources of recharge that potentially intersect the Shallow Zone are identified below in the description of the Intermediate Zone.

Wells MW02 through MW06, MW12, MW19, MW34, MW54, MW61, MW62, MW67, MW68, and MW79 are screened in the Shallow Zone, as are monitoring wells MW71 and MW72 at the Shin/Choi Property and wells MW102, MW104, and MW106 at the Herman Property. Decommissioned monitoring wells MW01 and MW07 intersected the Shallow Zone.

2.9.5.2 **Intermediate Zone**

The Intermediate Zone is the primary contaminant transport pathway for the Site and occurs below the depth of the upper glacial till interface, and above the transition zone between the glacial till and the advance outwash deposits. The Intermediate Zone includes discontinuous perched groundwater perched within the upper portions of the glacial till formation between approximately 20 and 40 feet bgs (Upper Intermediate Zone) and discontinuous sand and/or gravel-rich glaciofluvial deposits within the lower portion of the glacial till formation between approximately 40 and 50 feet bgs (Lower Intermediate Zone). The Intermediate Zone Water level data collected to date indicates the seasonal fluctuations range from less than a foot to greater than 0 feet in individual wells completed in the Intermediate Zone (Table 1). The water-bearing zone present within the Intermediate Zone is defined by groundwater elevation contours ranging from 325 to 312 feet above sea level, based on the September 2013 groundwater contours and soil textures that comprise the zone. Soil textures defining the Intermediate Zone generally are present beneath the Site at depths from 20 to 50 feet bgs.

The groundwater contours for the Intermediate Zone appear to mound in the vicinity of the former UST excavation at the TOC Property within an estimated gradient of 0.10 to 0.20 feet per foot. As groundwater flows to the south-southeast, away from the former UST excavation, the contours flatten with an estimated gradient of approximately 0.01 feet per foot (Figure 6.2). The flattening of the hydraulic gradient may represent a transition from steeper dipping subsurface topography beneath the TOC Property to shallow dipping subsurface topography beneath the TOC/Farmasonis Property. The shallower gradient may also reflect a gradual homogenization of soil textures between the Intermediate and Deep Zones. This transition appears to begin just south of the TOC and TOC/Farmasonis Property boundary.

The following wells are screened in the Intermediate Zone: wells MW08 through MW11, MW13, MW15, MW16, MW18, MW20 through MW29, MW31, MW32, MW33, MW35 through MW38, MW41 through 53, MW55 through MW60, MW63, MW65, MW66, MW69, MW70, MW75 through MW77 and MW80 through MW89. Monitoring wells MW73 and MW74 at the Shin/Choi Property and MW107 on the Herman Property are screened in the Intermediate Zone. Based on an evaluation of historical groundwater elevation data and boring log review the following wells intersect both Shallow and Intermediate Zones: wells MW08, MW09, MW11, MW18, MW24, MW27, MW29, MW37 and MW38. Decommissioned monitoring well MW17 intersected the Intermediate Zone, and MW14 failed to intersect either the Shallow Zone or Intermediate Zone.

2.9.5.3 **Deep Zone**

The Deep Zone contains a semiconfined water-bearing zone at depths of more than 50 feet bgs. Wells MW26, MW30, MW39, MW40, MW64, and MW78 are screened within in the uppermost portion of the Deep Zone, which occurs entirely within the advance outwash deposits and below the transition zone with the overlying glacial till. The Deep Zone is geographically extensive beneath the upland areas of the Intercity Plateau, which extends from Everett to the Sammamish River (Newcomb 1952). Based on an evaluation of historical groundwater elevations, the Deep Zone does not exhibit the same susceptibility to the seasonal cycles of precipitation and evapotranspiration that is evident in the Shallow Zone, which suggest that the Deep Zone is under semiconfining conditions. Water level data collected to date indicates that seasonal fluctuations range from about 4 to 6 feet in individual wells completed in the Deep

Zone (Table 1). The water-bearing zone within the Deep Zone is defined by groundwater elevation contours ranging from 315 to 313 feet above sea level, based on September 2013 groundwater contours (Figure 6.3). Migration direction for the Deep Zone has been consistently toward the southeast, and the gradient for the first and second quarter monitoring events for 2013 was 0.005 feet per foot for each event.

3.0 ENVIRONMENTAL INVESTIGATIONS AND INTERIM ACTIONS

The following provides a summary of the methods and findings of subsurface investigations and interim actions conducted on and around the Site, including the discovery of soil and groundwater contamination. Sample locations are presented in plan view on Figure 3. Soil analytical results are presented in plan and cross-sectional view on Figures 4.1 through 4.5. Soil and groundwater analytical results are presented in plan view on Figures 7, 8, 9.1, 9.2, 9.3, 10, 11 and in Tables 1 and 3. Boring and Well completion details are presented in Table 2. Soil gas results are presented on Figure 12 and in Table 4. For evaluation purposes, those concentrations that exceed the current MTCA Method A cleanup levels for soil and groundwater are presented in bold red font in the tables. The remainder of this report includes references to cleanup levels; unless otherwise specified, these refer to the 2001 MTCA Method A Cleanup Levels for Unrestricted Land Use for soil and groundwater.

3.1 1991 RELEASE DISCOVERY

In June 1991, three USTs were removed from the TOC property as part of the gasoline station closure activities. According to the summary of the event in Environmental Science and Engineering, Inc.'s (ESE) Results of Site Assessment report (ESE 1992), Lee Morse General Contractors, Inc., oversaw the removal of one 8,000- and one 6,000-gallon UST from one excavation and a second 6,000-gallon capacity UST from a second smaller excavation. Upon removal, no leaks or holes were observed in any of the USTs, but heavy staining was observed on the sidewalls of both excavation areas. No groundwater was encountered within the excavation, which reached a maximum depth of approximately 15 feet bgs. Soil samples were reportedly collected from stockpiled soil, from the sidewalls of both excavations, and beneath each former USTs and submitted for analysis of total petroleum hydrocarbons (TPH) as gasoline and of BTEX. The soil samples collected from the bottom of the two UST excavations contained concentrations of TPH ranging from 230 to 2,000 milligrams per kilogram (mg/kg) and benzene concentrations ranging from 0.72 to 49 mg/kg, all in excess of their respective cleanup levels. The western sidewalls of the large and small excavation contained TPH concentrations of 130 and 1,300 mg/kg, respectively. Soil samples collected from the stockpile contained TPH concentrations ranging from 26 to 550 mg/kg and benzene concentrations of 0.028 and 0.76 mg/kg. The stockpiled soil was used to backfill the excavations. The locations and extents of the excavations were not depicted in any figures and no sample locations or laboratory analytical reports were included in ESE's report.

3.2 1992 SOIL VAPOR SURVEY

On May 18, 1992, Environmental Control Associates advanced nine soil gas vapor probes, under the supervision of ESE and the direction of TOC Holdings Co., in order to evaluate the relative concentration and extent of petroleum contamination in shallow soil beneath the TOC Property and to assess whether petroleum hydrocarbons were migrating off the TOC Property to the west. Soil gas probes SG-1, SG-2, and SG-2A were advanced within the former UST excavation; survey points SG-3 through SG-5 and SG-8 were advanced around the perimeter of the UST excavation; SG-6 and SG-7 were advanced within the parking lane of the 56th Avenue West ROW to evaluate impacts to the west of the TOC Property. The soil

gas probes were advanced pneumatically to depths between 5 and 15 feet bgs using an insert rod. Once the sampling depth was reached, soil gas samples were collected from each of the locations. The soil gas samples were submitted for analysis of TPH. Laboratory analytical results indicated that TPH concentrations were present in soil gas samples collected from within the former UST excavation (SG-1, SG-2, and SG-2A) at concentrations ranging from 340 to 550 nanograms per milliliter (ng/ml) or parts per billion (equal to micrograms per cubic meter [µg/m^3], at depths between 5 and 12 feet bgs; none of the detectable concentrations of TPH exceeded MTCA Method B sub-slab measurement soil gas screening level for air-phase petroleum hydrocarbon fractions. Soil gas samples collected from six probes advanced outside of the former UST excavation did not contain concentrations of TPH above the detection limit of 250 ng/ml (Table 4). Groundwater was encountered within the UST excavation backfill at 10 feet bgs at the time of the survey (ESE 1992).

Data Gaps. ESE oversaw the advancement of soil gas probes within and immediately around the UST excavation area; petroleum impacts were present in the soil gas sample collected from the maximum depth analyzed of 12 feet bgs, indicating that the vertical extent of contamination had not been delineated. The presence of petroleum hydrocarbon impacts in soil at depths greater than 15 feet bgs, as well as potential impacts to groundwater, were not evaluated. The extent of impacts south of the TOC Property had not been evaluated.

3.3 1992 SITE ASSESSMENT

ESE conducted a site assessment at the Property in June and July 1992 (ESE 1992) in an effort to evaluate petroleum impacts in shallow soil and groundwater beneath the Property. Borings B-1 and B-2 (hereinafter referred to as B01 and B02) were advanced on the Property in June 1992 to depths of 29.5 and 21 feet bgs, respectively. Groundwater was encountered during drilling at a 5 to 7 feet bgs, so it was decided to backfill the borings and install monitoring wells. Borings/monitoring wells MW-1 through MW-7 (hereinafter referred to as MW01 through MW07) were advanced in June and July 1992 in order to evaluate the shallow groundwater observed in boring B01 and B02. Borings MW01 through MW04 advanced between 20 and 20.5 feet bgs were completed as 4-inch-diameter monitoring wells to depths between 19 and 20 feet bgs and were equipped with 15 feet of screen. Borings MW05 through MW07 were advanced to depths of 15 feet and completed as monitoring wells equipped with 10 feet of screen. Monitoring wells MW04 was installed within the sidewalk of 56th Avenue West ROW and MW05 was installed within the 242nd Street Southwest ROW to evaluate off-TOC Property impacts. Soil encountered during drilling activities consisted primarily of silty sand with variable gravel. ESE developed each of the newly installed monitoring wells using a bailer and collected groundwater level measurements and samples. Soil samples collected from each of borings at depths between 5 and 15 feet bgs and groundwater samples collected from each of the monitoring wells were submitted for laboratory analysis of GRPH and BTEX (Tables 1 and 3). An additional soil sample collected from B01 at a depth of 29 feet bgs was also submitted for analysis of GRPH and BTEX. Concentrations of GRPH and/or BTEX exceeding applicable MTCA Method A cleanup levels were detected in the soil samples collected from depths between 5 and 15 feet bgs in borings B01, B02, and MW03 (Table 3). The soil sample collected from B01 at a depth of 29 feet bgs did not contain concentrations of chemicals of concern (COCs) above their applicable laboratory reporting limits. Concentrations of GRPH and/or BTEX exceeding applicable MTCA Method A cleanup levels were detected in the groundwater samples collected from monitoring wells MW01 through MW04 (Table 1). Based on the groundwater level measurements, ESE calculated a southeast groundwater flow direction beneath the Property.

Data Gaps. The data obtained from borings B01 and B02 and wells MW01 through MW07 led ESE to conclude at the time that the lateral extent of contamination was confined to the TOC Property and the vertical extent of contamination was confined to the Shallow Zone. Although shallow impacts to soil and groundwater appeared to be adequately defined to the north of the TOC Property, the lateral extents of petroleum-impacted soil and groundwater had not been delineated to the south, east, or west and petroleum impacts in soil and groundwater at greater depths had not been adequately defined. The presence or absence of other potential COCs associated with a petroleum release at a retail gasoline station, as required under Table 830-1 under WAC 173-340-900, Required Testing for Petroleum Releases, had not been evaluated.

3.4 1994 SUPPLEMENTAL SITE ASSESSMENT

ESE conducted a supplemental site assessment in January through March 1994 (ESE 1995a). The scope of work included installing monitoring well MW-8 and pilot well MW-9 (hereinafter referred to as MW08 and MW09) on TOC Property and conducting a groundwater monitoring and sampling event.

Borings MW08 and MW09 were advanced to depths of 40 feet bgs in January 1994. Boring/monitoring well MW08 was advanced within the western sidewalk of the 56th Street ROW in order to evaluate the lateral extent of petroleum impacts to the west of the TOC Property, and boring/monitoring well MW09 was advanced within the TOC Property in the area suspected to contain the greatest concentrations of petroleum hydrocarbons in soil and groundwater in order to use it in the future as a soil vapor recovery well. Borings MW08 and MW09 were completed as 4-inch-diameter wells to depths of 38.5 and 40 feet bgs, respectively, equipped with 35 feet of screen. At the time of installation, ESE concluded that "No indication of a multiple aquifer system was observed during drilling." Soil and groundwater samples were collected from both of the new borings/wells and submitted for analysis of GRPH and BTEX. Laboratory analytical results indicated that GRPH and/or benzene concentrations in soil samples collected from boring MW09 at depths of 20 and 25 feet bgs exceeded their respective cleanup levels. The single soil sample collected from MW08 at a depth of 13 feet bgs and from boring MW09 at depths of 10 and 40 feet bgs did not contain concentrations of COCs exceeding their respective cleanup levels. The groundwater sample collected from monitoring well MW09 contained concentrations of GRPH and BTEX exceeding their respective cleanups levels. The groundwater sample collected from monitoring well MW08 contained detectable concentrations of GRPH, benzene, and toluene, but below their respective cleanup levels.

Data Gaps. No evidence of petroleum hydrocarbon contamination exceeding the applicable cleanup levels was encountered in well MW08, located across the street to the west from the TOC Property, reinforcing ESE's 1992 conclusions that the lateral and vertical limits of contamination were confined to the TOC Property. The lateral and vertical extents of petroleum-impacted soil and groundwater had not been sufficiently defined. The presence or absence of other potential COCs associated with a petroleum release at a retail gasoline station had not been evaluated.

3.5 1994 REMEDIAL SYSTEM DESIGN

Subsequent to the installation of wells MW08 and MW09 in 1994, ESE performed pilot testing and designed a remediation system to address petroleum impacts in soil and groundwater beneath the TOC Property (ESE 1995b). As part of the scope of work, ESE performed a step drawdown test, a slug test, and a vapor extraction test, and conducted an exposure assessment to aid in the design of the remedial system.

A step drawdown test was performed to estimate the maximum sustainable flow rate for remedial design. The step drawdown test was performed on monitoring well MW09 and utilized a 2-inch, variable speed submersible pump to pump groundwater from the well while monitoring the groundwater level. A sustainable flow rate could not be attained with the lowest flow rate attempted at 0.35 gallons per minute.

Slug testing was performed on monitoring wells MW03 and MW09 to assess hydraulic conductivity. The slug test data was analyzed using aquifer test solution software AQTESOLV. The mean transmissivity calculated was 1.8×10^{-4} square feet per minute, which falls within published ranges for glacial till (Freeze and Cherry 1979). Capture zone analysis demonstrated that low formation transmissivity and low hydraulic gradient would allow capture of a significant portion of petroleum-contaminated groundwater, even at a low pumping rate.

A vapor extraction test was performed to assess the response of the soil formation beneath the TOC Property to a vacuum, quantify petroleum hydrocarbon concentrations in soil vapor samples, and calculate the radius of influence from vapor extraction. The vapor extraction test utilized a Rotron Model DR-606 regenerative air blower to induce vacuum in monitoring wells MW01, MW03, and MW09. The test at each well was 30 to 60 minutes in length. Soil vapor samples were collected from each well during the test and were submitted for laboratory analysis of total non-methane hydrocarbon speciation (TNMHC). The vapor extraction test indicated the radii of influence for monitoring wells MW01 and MW09 was approximately 20 and 37 feet, respectively. Vacuum conditions could not be detected in the observation well closest to MW03 during the test; therefore, a radius of influence of 0 feet was estimated for MW03. ESE attributed the inability to induce a vacuum in MW03 to short-circuiting of the vacuum conditions through the unpaved backfill of the former UST excavation surrounding the well monument. ESE assumed that a radius of influence of 30 feet could be maintained in well MW03 if the surface of the former UST excavation was paved. The analysis of soil vapor samples collected during the pilot test suggested that vapor extraction technology was feasible; concentrations of TNMHC in the soil vapor samples ranged from 13 to 120,000 milligrams per cubic meter (mg/m^3). The highest concentration of TNMHC was measured in monitoring well MW09 and decreased from 120,000 to 25,000 mg/m^3 during the test.

An exposure assessment was conducted to assess the effect of BTEX in soil and groundwater at the Property on human health and the environment. The exposure assessment indicated potential exposure to BTEX in soil and soil vapor was minimal, while exposure to BTEX in groundwater was low. A soil vapor extraction system was selected as the preferred remedial technology for the Property.

Using the results of the drawdown, slug, and pilot testing, ESE prepared design criteria and specifications for a dual-phase extraction (DPE) remediation system to address shallow petroleum-contaminated soil and groundwater beneath the TOC Property.

Data Gaps. ESE only identified the shallowest water-bearing zone during their investigations and designed a remediation system to address impacts only within the Shallow Zone. ESE's estimated radius of influence of the proposed remediation system did not extend beyond the TOC Property boundaries. The lateral and vertical extents of petroleum-impacted soil and groundwater had not been sufficiently defined. The presence or absence of other potential COCs associated with a petroleum release at a retail gasoline station had not been evaluated.

3.6 1995 WELL INSTALLATION

Pinnacle GeoSciences, Inc. (Pinnacle) oversaw the installation of monitoring wells MW-10 and MW-11 (hereinafter referred to as MW10 and MW11) in November 1995 for future use as remediation wells per the specifications in ESE's 1995 design to depths of 40 feet bgs. Well MW10 was installed near the south end of the Property, between monitoring wells MW01 and MW02, and monitoring well MW11 was installed within the former UST excavation, north of monitoring well MW03. The purpose of the 40-foot depth was to create reservoirs large enough for the wells to sustain pumping rates of 0.5 gallons per minute in a soil formation that exhibited poor hydraulic conductivity and poor transmissivity. Soil encountered during drilling activities was consistent with previous borings and apparent water-bearing conditions were encountered at approximately 30 feet bgs. Well MW11 was developed using a bailer, and a groundwater sample was collected from it on November 20, 1995. Groundwater level measurements were collected from wells MW03 through MW09 and MW11 on November 20, 1995, for baseline characterization prior to system startup. Well MW10 was dry, further reinforcing the original design assumptions regarding the lateral and vertical limits of contamination. Soil and groundwater samples collected from the new borings/monitoring well were submitted for laboratory analysis of GRPH and BTEX. Concentrations of GRPH and/or one or more BTEX constituents exceeding applicable cleanup levels were detected in the soil samples collected from well boring MW10 at 30 feet bgs, corresponding to the Intermediate Zone, and from well boring MW11 at 15 feet bgs, corresponding to the Shallow Zone and the bottom of the former UST excavation (Table 3). While collecting groundwater measurements on November 20, 1995, Pinnacle measured 0.1 and 3.52 feet of light nonaqueous-phase liquid (LNAPL) in wells MW03 and MW09, respectively (Pinnacle 1996).

Data Gaps. Pinnacle confirmed that GRPH and BTEX constituents were present in soil beneath the TOC Property at concentrations exceeding the applicable cleanup levels at depths corresponding to the Intermediate Zone (20 to 30 feet bgs). The lateral and vertical extents of soil impacts within the Shallow Zone to the south, west, and east of the TOC Property and Intermediate Zone in any direction had not been adequately defined. The presence or absence of petroleum impacts in groundwater in the Intermediate Zone had not been evaluated. The presence or absence of other potential COCs associated with a petroleum release at a retail gasoline station had not been evaluated.

3.7 2001 WELL INSTALLATION AND GROUNDWATER SAMPLING

Pinnacle oversaw the installation of monitoring wells MW12 and MW13 and conducted a groundwater monitoring event in August and October 2001 (Pinnacle 2002). The purpose of the monitoring well installation was to evaluate if separate Shallow and Intermediate Zones existed southwest of the TOC Property and whether contamination extended off the TOC Property. Borings MW12 and MW13 were advanced within the eastern sidewalk of the 56th Avenue West ROW, next to the TOC/Farmasonis Property, to depths of 18 and 43.5 feet bgs, respectively. Borings MW12 and MW13 were completed as monitoring wells equipped with approximately 13 and 20 feet of screen, respectively. Soil encountered in borings MW12 and MW13 consisted of silt with sand and gravel (consistent with glacial till). A layer of clean sand at least 5 inches thick at approximately 32.5 feet bgs in well boring MW13 imparted a petroleum hydrocarbon odor. Groundwater was encountered in boring MW13 at 33 and 43 feet bgs during drilling activities. Groundwater was not encountered in boring MW12 during drilling activities. Soil samples were collected from boring MW13 and a groundwater sample was collected from monitoring well MW12 during the October 2011 groundwater monitoring event and submitted for laboratory analysis of GRPH and BTEX (Tables 1 and 3). Groundwater was not encountered in monitoring well MW13 during groundwater sampling activities. The soil sample collected from boring MW13 at a

depth of 33 feet bgs contained concentrations of GRPH, benzene, and total xylenes exceeding their respective cleanup levels. The soil sample collected from boring MW13 a depth of 38 feet bgs and the groundwater sample collected from monitoring well MW12 did not contain detectable concentrations of GRPH or BTEX constituents. The closest remediation well to MW13 at the time of the investigation was MW10, approximately 75 northeast of MW13 and beyond the 20- to 37-foot radius of influence that ESE calculated from the soil vapor extraction pilot test in 1995. Pinnacle recommended continued operation of the remediation system.

Data Gaps. The results of the investigation confirmed PCS extended off the TOC Property to the southwest and beneath the TOC/Farmasonis Property at depths corresponding to the Intermediate Zone; the extent of the impacts had not been defined laterally. Despite these findings, Pinnacle concluded (Pinnacle 2002) that "the limit of the impacted soil and ground water remains confined to the general area subject to the ongoing remediation and monitoring." The lateral and vertical extents of soil impacts within the Shallow and Intermediate Zones had not been defined, and the presence or absence of petroleum impacts in groundwater in the Intermediate Zone had not been evaluated. The presence or absence of other potential COCs associated with a petroleum release at a retail gasoline station had not been evaluated.

3.8 2004 SUPPLEMENTAL MONITORING WELL INSTALLATION

Pinnacle oversaw the installation of seven additional wells (MW-14 through MW-20) and conducted groundwater monitoring events in April and July 2004 (Pinnacle 2004). The wells were installed to investigate the Intermediate Zone downgradient to the south and east of the Shallow Zone petroleum hydrocarbon plume (wells MW14, MW15, and MW17), evaluate groundwater quality north and upgradient of the Property (monitoring well MW16), and extend the remedial radius of influence as far south as possible without installing off-TOC Property infrastructure (remediation wells MW18 through MW20).

Soil and groundwater samples were collected from each of the borings/monitoring well and submitted for analysis of GRPH and BTEX. Select soil samples were also submitted for analysis of methyl-tertiary butyl ether (MTBE). Soil analytical results indicated petroleum hydrocarbon impacts in boring MW15 at a depth of 33 feet bgs, located on the TOC Property. MTBE was not detected in any of the soil samples analyzed. Similarly, groundwater analytical results indicated petroleum hydrocarbon impacts in the groundwater sample collected from wells MW15 and MW20, located on the TOC Property. Downgradient wells MW14 and MW18 and upgradient well MW16 were dry, and downgradient well MW13 remained dry. No petroleum hydrocarbons were detected in soil or groundwater samples collected from downgradient well MW17.

Based on the data obtained through the installation and sampling of wells MW01 through MW20 Pinnacle revised their earlier conclusions as follows:

- Petroleum-contaminated groundwater in the Shallow Zone appeared to be bounded to the south by monitoring wells MW07 and MW12.
- Petroleum-contaminated groundwater in the Intermediate Zone appeared to be bounded to the west by monitoring well MW08, to the north by monitoring well MW16 and to the southeast by monitoring well MW17.

- It was unlikely that a separate release occurred north and upgradient of the Property based on the data obtained from Shallow Zone monitoring well MW05 and Intermediate Zone monitoring well MW16.
- Soil and/or groundwater contamination extends off the TOC Property to the southwest in the Shallow and Intermediate Zones based on the data obtained from monitoring wells MW10, MW13, and MW15 and remediation wells MW19, and MW20.

Data Gaps. Pinnacle confirmed that the petroleum hydrocarbon plume extended beyond and beneath the radius of influence of the remediation system and that petroleum-impacted groundwater was present at depths corresponding to the Intermediate Zone. The lateral extent of petroleum contamination appeared to be bound to the north in the Shallow and Intermediate Zones, but the lateral extents to the south, east, and west and vertical extents of contamination remained undefined. The presence or absence of other potential COCs associated with a petroleum release at a retail gasoline station, with exception of MTBE, had not been evaluated.

3.9 2004 WELL INSTALLATION AND DECOMMISSIONING, AND FORMER REMEDIATION SYSTEM PILOT TESTING

Landau Associates (Landau) prepared a Groundwater Status Report, dated January 24, 2005, detailing field activities at the TOC Property from October to December 2004, including: installation of five remediation wells (MW21 through MW25); decommissioning of monitoring wells MW07, MW14, and MW17, evaluation of soil and groundwater analytical results, evaluation of DPE pilot test results, and preparation of design recommendations for upgrades to the former DPE system (Landau 2005). Remediation wells MW21 through MW25 were advanced on the TOC Property on October 18 and 19, 2004, within the known extent of petroleum hydrocarbon contamination. At the request of the previous owner of the TOC/Farmasonis Property, monitoring wells MW07, MW14, and MW17 were decommissioned on November 29, 2004, by overdrilling with a hollow-stem auger drill rig, and backfilling with hydrated bentonite chips.

Select soil samples collected from borings MW20 through MW24 at depths between 20 and 25 feet bgs were submitted for laboratory analysis of GRPH, BTEX, and total lead. Groundwater samples were collected from wells MW21, MW22, MW23, and MW25 and submitted for laboratory analysis of GRPH and BTEX; well MW23 was dry at the time of sampling. Concentrations of GRPH and one or more BTEX constituents exceeding their respective cleanup levels were detected in soil samples collected from borings MW21 and MW24 at depths of 20 and 25 feet bgs. Total lead concentrations remained below laboratory detection limits in all of the soil samples analyzed. Groundwater samples collected from MW21, MW24, and MW25 contained concentrations of GRPH and one or more BTEX constituents exceeding their respective cleanup levels.

Landau conducted a DPE pilot test on December 15, 2004, at the TOC Property, which consisted of applying a vacuum to one pilot well (monitoring wells MW21, MW24, and MW25) and measuring the effects induced in the pilot well and in nearby monitoring wells. Based on the results of the DPE pilot test, Landau recommended that the original blower be replaced with a larger blower capable of inducing a vacuum of at least 22 inches of mercury, that remediation wells be spaced no farther than 50 feet from each other, and that wells MW21 through MW25 should be connected to the upgraded system. Landau calculated that the upgraded system could remove vapor-phase masses of 0.18 to 0.26 pounds

of benzene and 81 to 106 pounds of GRPH and liquid-phase masses of approximately 1.82 pounds of benzene and 125 pounds of GRPH on a daily basis.

Data Gaps. No further investigation of the lateral extent of petroleum hydrocarbons was performed between November 2004 and June 2005. SoundEarth infers that the prevalence of dry conditions in Intermediate Zone wells MW13, MW14, MW16, and MW23 likely reinforced the original CSM that the petroleum hydrocarbon release was largely confined to the TOC Property and rapidly diminished with depth and distance from the source. Landau simply recommended that conditions in the southwesternmost well, MW13, be confirmed.

3.10 1996–2005 FORMER REMEDIATION SYSTEM INSTALLATION AND OPERATION

ESE designed a DPE remediation system to remediate shallow petroleum-impacted soil and groundwater beneath the TOC Property. The subsections below summarize the field activities, permitting, and performance of the former remediation system.

3.10.1 1996 Former Remediation System Installation

Pinnacle oversaw the installation of the former DPE remediation system designed by ESE (Pinnacle 1996). CEcon Corporation of Tacoma, Washington, under the supervision of Pinnacle, installed the remediation system between January and March 1996. The system was originally designed to connect to monitoring wells MW01, MW02, MW03, MW09, MW10 and MW11 and to horizontal extraction lines installed in the UST backfill east of MW03. The number and spacing of remediation wells slated for connection to an in situ remediation system were based on two primary assumptions: (1) Soil contamination was shallower than 15 feet and confined to the Property, and (2) the radius of influence of the proposed remediation system extended beyond the lateral extent of petroleum hydrocarbons in soil and groundwater. The DPE system was tested in May 1996 and was activated on February 7, 1997.

3.10.2 2005 Former Remediation System Upgrades

Landau inherited an investigation and cleanup project with an in situ remediation system designed by a predecessor firm and undersized for treatment of the known extent petroleum hydrocarbon plume. Between the January and August 2005, Landau implemented upgrades to the former remediation system. These upgrades included the connection of wells MW21 through MW25 to the remediation system, and the replacement of the original 12-inch blower with a 22-inch blower. No formal reports or as-built drawings were prepared that document the 2005 upgrades to the DPE system; however, TOC Holdings Co. did provide photographs dated May 31, 2005, documenting trenching and plumbing of wells MW21 through MW25. Upgrades to the former DPE system did not include a plumbing manifold to control airflow at each wellhead; instead, wells MW21, MW22, MW24, and MW25 were connected to the system using the original serial plumbing layout. During the initial visit to the TOC Property in August 2005, SoundEarth observed that the proposed upgrades had been completed, except that well MW23 had not been connected to the DPE system. SoundEarth evaluated the operation of the system, including blower capacity, airflow rates, and the serial plumbing layout, and concluded that the system was inefficient and should not be activated. The former DPE system was shut down in June 2005.

3.10.3 Former Remediation System Operation and Maintenance

Operation of the system was subject to compliance with the terms and conditions of regulatory discharge permits. The Puget Sound Air Pollution Control Agency required monthly monitoring of air emissions under Order of Approval No. 6320, but initially allowed venting of air emissions directly to the atmosphere through a vertical stack located inside the remediation compound. After March 1998, vapor was treated using a BioCube biotreatment system prior to venting to the atmosphere. Ecology initially required bimonthly sampling and analysis and continuous metering of treated effluent under State Waste Discharge Permit ST-7384. Extracted water and LNAPL was treated using an oil/water separator, air stripper, and activated carbon filter to reduce petroleum hydrocarbon concentrations prior to discharge to the sanitary sewer and the Edmonds Water and Sewer District treatment plant.

Periodic vapor and water effluent were collected from the former remediation system by Pinnacle and Landau in order to comply with the terms of the regulatory discharge permits and to evaluate its performance. Vapor effluent was sampled monthly and water effluent was sampled quarterly, in accordance with the permit conditions. Between February 7, 1997, and December 21, 2001, the system removed an estimated 4,627.7 pounds of GRPH from the subsurface and recovered and treated 18,983 gallons of groundwater, which corresponds to an approximate volume of 740 gallons of GRPH removed primarily from the Shallow Zone. Groundwater samples collected from Shallow Zone wells since February 2007, subsequent to the shutoff of the system, confirmed that the system successfully remediated Shallow Zone groundwater beneath the Site.

3.10.4 Summary of Remaining Data Gaps

Following the investigations of ESE, Pinnacle, and Landau, the following data gaps associated with the Site remained:

- The vertical extent of petroleum contamination in soil in the vicinity of the former USTs had not been defined.
- The lateral extents of petroleum hydrocarbons in soil east of monitoring well MW15, south of monitoring wells MW13 and MW21, and west of boring B01 and monitoring wells MW13 and MW21 had not been defined.
- The lateral extents of LNAPL east of monitoring well MW15, south of monitoring wells MW09, MW10, MW15, MW18, and west of monitoring wells MW04 and MW20 had not been defined.
- Seasonal ranges in groundwater elevation in excess of 10 feet in monitoring wells MW08, MW09, MW10, MW11, MW18, MW19, MW20, MW21, and MW24 had not been defined.
- Characterization of the hydrogeologic conditions that resulted in multiple smear zones in monitoring wells MW10, MW15, MW20, and MW24, or smear zones thicker than 5 feet (and situated outside the former UST excavation) in monitoring wells MW09, MW18, and MW22, had not been defined.
- The potential for petroleum impacts to groundwater in the Deep Zone had not been evaluated.

- No hydrogeological distinction had been made between the Shallow Zone and Intermediate Zone.
- The potential influence of the south catch basin and former infiltration pit on Shallow Zone and Intermediate Zone groundwater elevations had not been evaluated.
- At least two separate releases evident at the Shin/Choi Property had been confirmed, but the extent of contamination had not been investigated.
- The potential for petroleum impacts had not been evaluated to the south of the Drake Property.
- The extent and/or lateral continuity of granular soils noted from 30 to 35 feet bgs in monitoring well MW21, from 25 to 30 feet bgs in monitoring well MW23, and from 20 to 25 feet bgs in monitoring well MW24 had not been evaluated.
- No verification of the presence or absence of other potential COCs associated with a petroleum release at a retail gasoline station, as required under Table 830-1 under WAC 173-340-900, Required Testing for Petroleum Releases, had been made. These potential COCs include: diesel-range petroleum hydrocarbons (DRPH), oil-range petroleum hydrocarbon (ORPH), lead, and common fuel additives MTBE, ethylene dibromide (EDB), 1,2-dichloroethane (EDC), ethanol, diisopropyl ether (DIPE), ethyl t-butyl ether (ETBE), t-amyl methyl ether (TAME), and t-butyl alcohol (TBA).

3.11 2005–2013 ENVIRONMENTAL INVESTIGATIONS AND INTERIM ACTIONS

SoundEarth resumed investigation activities at the Site in August 2005 to validate and supplement the data obtained by others between May 1992 and March 2005, and to provide sufficient information to support the evaluation of technically feasible cleanup alternatives for the Site.

SoundEarth's investigations and interim actions consisted of the following nine work elements:

- Developing a rationale for each boring/monitoring well location.
- Conducting pre-field activities, including overseeing utility locates and preparing Site-specific health and safety plans (HASPs) and work plans.
- Advancing 89 soil borings (HB01, B03, B26, B27, B47 and B48, and MW26 through MW107), collecting soil samples, and completing 84 of the borings as monitoring wells (MW26 through MW107) between December 2005 and June 2013.
- Developing each of the newly installed monitoring wells after their installation and periodically thereafter.
- Conducting semiannual or quarterly groundwater monitoring events beginning in September 2005.
- Maintaining a passive skimmer and/or product recovery socks in wells where LNAPL was encountered between November 2005 and March 5, 2012.
- Characterizing petroleum hydrocarbons to differentiate releases originating from separate source areas, including verification of the presence or absence of potential COCs associated

with a petroleum release at a retail gasoline station, as required under Table 830-1 under WAC 173-340-900, Required Testing for Petroleum Releases.

- Designing, permitting, installing, and operating three multi-phase extraction (MPE) systems to reduce concentrations of petroleum hydrocarbons in soil and groundwater encountered beneath the TOC, TOC/Farmasonis, and Drake Properties, as well as the 56th Avenue West ROW.

The following subsections present the field program, results, and a summary of data gaps that remain at the Site following the completion of the investigations and interim actions. Photographs taken during SoundEarth's pre-field and field activities are included as an attachment to this report.

3.11.1 Investigation Field Program

A total of 89soil borings were advanced within and in the vicinity of the Site during SoundEarth's investigations between December 2005 and July 2013, 84 of which were completed as monitoring wells (MW26 through MW107) and were developed and sampled along with preexisting wells periodically between August 2005 and September 2013. The following subsections discuss the rationale for installing each boring/well; the pre-field activities conducted prior to each investigation; the boring advancement, monitoring well installation, soil sampling, and monitoring well development procedures implemented during each investigation; a description of the groundwater monitoring program; and a summary of the soil and groundwater laboratory analytical results.

3.11.1.1 Rationale for Boring and Monitoring Well Locations

The subsections below present the rationale for each boring/monitoring well location by water-bearing zone, selected by SoundEarth between 2005 and 2013.

Shallow Zone Soil Borings and Monitoring Wells

The following borings and monitoring wells were advanced or installed to evaluate Shallow Zone soil and groundwater quality:

- SoundEarth advanced hand boring HB01 on the TOC Property approximately 5 feet east of the northeast corner of the former infiltration pit to investigate whether petroleum hydrocarbons had impacted soil surrounding the former infiltration pit.
- Monitoring well MW34 was installed on the TOC Property to complement data from Intermediate Zone well MW35 and to characterize the Shallow Zone between wells MW01 and MW06 approximately 5 feet east and downgradient of the former infiltration pit and 75 feet southeast and downgradient of the former USTs.
- Monitoring well MW54 was installed at the TOC/Farmasonis Property approximately 65 feet south and downgradient of the former UST excavation to supplement data from well MW07 (by others) and to verify that petroleum hydrocarbons had not migrated off the TOC Property beyond the radius of influence of the DPE system that treated Shallow Zone groundwater between 1995 and 2005.
- Monitoring wells MW61 and MW62 were installed west of the 56th Avenue West ROW in front of the residences at 24204 and 24208 56th Avenue West, respectively,

to document Shallow Zone groundwater quality between the TOC Property and the residential neighborhood across the ROW.

- Monitoring wells MW67 and MW68 were installed on the north end of the Drake Property to document Shallow Zone groundwater quality downgradient from the former USTs at the TOC Property and upgradient from the former USTs at the Herman Property and to verify that petroleum hydrocarbons had not migrated off the TOC Property beyond the radius of influence of the DPE system that treated Shallow Zone groundwater between 1995 and 2005.
- Monitoring wells MW71 and MW72 were installed on the western portion of the Shin/Choi Property to assess Shallow Zone groundwater quality downgradient from the documented UST release at the Herman Property (K&S 2001) and adjacent to the former UST excavation at the Shin/Choi Property (Groundwater Technology, Inc. 1996), respectively.
- Monitoring well MW79 was installed in the southeastern portion of the TOC/Farmasonis Property approximately 55 feet northwest of Intermediate Zone monitoring well MW76 to document Shallow Zone quality between MW76 and the former UST excavation at the TOC Property and to evaluate whether anomalous soil conditions in well boring B37/MW76 could be attributed to the petroleum hydrocarbon release originating from the TOC Property.
- Monitoring wells MW102, MW104, and MW106 were installed to verify shallow groundwater gradient and flow direction beneath the Herman Property and to evaluate soil and groundwater quality downgradient of monitoring wells MW84 and MW86, where elevated concentrations of COCs were previously encountered in groundwater, and downgradient of the documented UST release at the Herman Property of the Herman Property pump islands located to the north of the current building, and in the southeast portion of the Herman Property near the suspected USTs, respectively.

Intermediate Zone Soil Borings and Monitoring Wells

The following borings and monitoring wells were advanced or installed to evaluate Intermediate Zone soil and groundwater quality:

- Monitoring well MW27 was installed through the former UST excavation at the TOC Property to characterize the native stratigraphy beneath the excavation backfill, evaluate the vertical separation distance (if any) between the Shallow Zone and Intermediate Zone, evaluate Intermediate Zone groundwater quality beneath the former UST excavation, validate the conditions observed by others during installation of wells MW03 and MW11, and assess whether operation of the system between 1995 and 2005 had resulted in apparent improvements to soil and/or groundwater quality in the vicinity of wells MW03 and MW11. In November 2011, well MW27 was converted to a remediation well.
- Monitoring wells MW28 and MW29 were installed 30 feet and 20 feet, respectively, southeast and downgradient of the former UST excavation to investigate the LNAPL pathway between the former UST excavation and well MW15 near the southeast

corner of the TOC Property, validate the conditions observed by others during installation of well MW01, and assess whether operation of the system between 1995 and 2005 had resulted in apparent improvements to soil and/or groundwater quality in the vicinity of well MW01. In November 2011, well MW29 was converted to a remediation well.

- Boring B03 was advanced in the north-central portion of the TOC/Farmasonis Property approximately 100 feet southeast of the former UST excavation to document the Intermediate Zone groundwater elevation beneath the north end of the TOC/Farmasonis Property, but was terminated at 45 feet bgs due to refusal and relocated 15 feet southeast and completed as monitoring well MW30 (see Deep Zone Monitoring Wells).
- Monitoring well MW31 was installed on the TOC/Farmasonis Property to validate data obtained from wells MW13 and MW14 (both of which were dry), establish the Intermediate Zone groundwater elevation beneath the north end of the TOC/Farmasonis Property, and assess whether petroleum hydrocarbons had migrated onto the TOC/Farmasonis Property at depths greater than those characterized by wells MW13 and MW14.
- Well MW32 was installed to evaluate the width of the LNAPL pathway between the former UST excavation and well MW20 near the southwest corner of the TOC Property, and document Intermediate Zone groundwater quality along the west TOC Property boundary. In November 2011, well MW32 was converted to a remediation well.
- Monitoring well MW33 was installed along the southern side of the TOC Property to investigate the lateral extent of LNAPL conditions documented in well MW18 and evaluate the rate of descent of Intermediate Zone groundwater beneath the south end of the TOC Property between wells MW18 and MW31.
- Monitoring wells MW35 through MW37 were installed near the southeast corner of the Property to establish the Intermediate Zone groundwater elevation and flow direction beneath the southeast portion of the TOC Property and document Intermediate Zone groundwater quality between the former UST excavation and the east-adjacent property.
- Monitoring well MW38 was installed within the 242nd Street Southwest ROW, immediately north of the TOC Property to characterize the Shallow and Intermediate Zones east-upgradient of the former UST excavation, supplement upgradient data from MW05, assess the potential for off-TOC Property sources upgradient from the TOC Property, assess groundwater quality in the vicinity of the perforated pipe that historically discharged stormwater into the ground east of the former UST excavation, and assess the potential for eastward migration of petroleum hydrocarbons from the north end of the former UST excavation.
- Monitoring wells MW41 and MW42 were installed using a SONIC drill rig in the southwest portion of the TOC/Farmasonis Property to investigate the lateral extent of the petroleum hydrocarbon plume documented in well MW31. In addition, well

MW41 was installed to supplement data from Deep Zone well MW40. In November 2011, well MW41 was converted to a remediation well.

- Monitoring wells MW43, MW46, and MW47 were installed south of the TOC Property and west of the 56th Avenue West ROW to verify whether LNAPL conditions documented in well MW20 had migrated across the street to the west-southwest, to verify the conditions encountered in well MW08, and to isolate the Intermediate Zone from the Shallow Zone (unlike well MW08).
- Monitoring wells MW44 and MW45 were installed south of the TOC Property and east of the 56th Avenue West ROW across the street from wells MW46 and MW47 to evaluate the lateral extents of LNAPL and petroleum hydrocarbons.
- Monitoring wells MW48 and MW49 were installed between wells MW44 and MW45 to investigate the lateral extent of petroleum hydrocarbons encountered in well MW45 and to verify the Intermediate Zone groundwater elevation between well MW45 and well MW44, which was dry.
- Monitoring wells MW50 through MW53, MW55, and MW60 were installed on either side of the 56th Avenue West ROW to supplement data from wells MW43, MW44, MW46 and MW47 (which were dry) and to verify the Intermediate Zone groundwater table elevation and groundwater quality beneath 56th Avenue West.
- Boring B26 was advanced within 5 feet of wells MW47 and MW52 to verify the Intermediate Zone groundwater table elevation and groundwater quality beneath the west side of 56th Avenue West, but terminated with refusal in cobbly material approximately 20 feet above the groundwater table.
- Monitoring wells MW56 through MW59 were installed on the western portion of the TOC/Farmasonis Property to investigate the lateral extent of petroleum hydrocarbons south of wells MW31 and MW33 and the lateral extent of LNAPL conditions east of well MW48. In November 2011, well MW57 was converted to a remediation well.
- Monitoring well MW63 was installed south of the TOC Property and the TOC/Farmasonis Property on the east side of the 56th Avenue West ROW to investigate the southward extent of LNAPL conditions documented in well MW48, to verify Intermediate Zone groundwater table elevation next to well MW44, which was dry, and to supplement data obtained from Deep Zone well MW64.
- Boring B27 and monitoring wells MW65, MW66, MW69, and MW70 were installed on the west half of the Drake Property to investigate the lateral extent of petroleum hydrocarbons in wells MW15, MW48, MW57, MW58, and MW63 and to document the Intermediate Zone groundwater elevation and gradient beneath the Drake Property. Boring B27 terminated with refusal in cobbly soil approximately 15 feet above the groundwater table, was re-drilled 10 feet away as boring B27A and completed as well MW65. In November 2011, wells MW69 and MW70 were converted to remediation wells.
- Monitoring wells MW73 and MW74 were installed on the western portion of the Shin/Choi Property to assess Intermediate Zone groundwater quality downgradient

from the documented UST release at the Herman Property and adjacent to the former UST excavation at the Shin/Choi Property, respectively.

- Monitoring well MW75 was installed west of the Drake Property on the centerline of 56th Avenue West to investigate whether petroleum hydrocarbons and/or LNAPL conditions had migrated south between wells MW51 and MW55.
- Monitoring wells MW76 and MW77 were installed in the eastern portion of the Drake Property to verify the groundwater elevation and flow direction beneath the Drake Property and document Intermediate Zone groundwater quality north of the Mountlake Senior Property. Furthermore, the data obtained from well MW77 complements data from Deep Zone Well MW78.
- Upper Intermediate Zone wells MW80, MW82 were installed in the east-central portion of the TOC/Farmasonis Property to evaluate whether anomalous soil conditions in boring MW76 could be attributed to the petroleum hydrocarbon release originating from the TOC Property.
- Intermediate Zone well MW81 was installed in the central portion of the TOC/Farmasonis Property to verify groundwater flow direction and quality in the Lower Intermediate Zone, upgradient from Intermediate Zone Well.
- Intermediate Zone well MW83 was installed in the central portion of the TOC/Farmasonis Property to evaluate whether anomalous soil conditions in boring MW76 could be attributed to the petroleum hydrocarbon release originating from the TOC Property. Monitoring well MW83 was decommissioned in November 2011 and replaced with monitoring well MW100 due to damage by a property maintenance contractor.
- Wells MW84 through MW87 and MW89 were installed to verify groundwater gradient and flow direction and to document Intermediate Zone groundwater quality as close as possible to the southern boundary of the Drake Property. Monitoring well MW84 was converted into a remediation well in November 2011.
- Borings B47 and B48 and monitoring well MW88 were installed within a 15-foot radius of Intermediate Zone monitoring well MW76 to evaluate whether anomalous soil conditions in boring MW76 could be attributed to the petroleum hydrocarbon release originating from the TOC Property.
- Wells MW90 and MW91 were installed on the TOC Property to evaluate soil quality adjacent to the former UST excavation and to use as a MPE remediation wells to extract petroleum-contaminated soil vapor and groundwater within the Intermediate Zone beneath the ROW and the TOC Property.
- Wells MW92, MW93, MW94 were installed on the TOC/Farmasonis Property to use as a MPE remediation wells to extract petroleum-contaminated soil vapor and groundwater within the Intermediate Zone beneath the ROW and the western margin of the TOC/Farmasonis Property.
- Wells MW95 through MW99 and MW101 were installed on the Drake Property to use as MPE remediation wells to extract petroleum-contaminated soil vapor and groundwater within the Intermediate Zone beneath the Drake Property.

- Monitoring wells MW103, MW105 and MW107 were installed to verify Intermediate Zone groundwater gradient and flow direction beneath the Herman Property, to establish the southern lateral extent of petroleum contamination in groundwater originating from the TOC Property, and to evaluate soil and groundwater quality downgradient from the documented UST release at the Herman Property, downgradient of the Herman Property pump islands located to the north of the current building, and in the southeast portion of the Herman Property near the suspected USTs, respectively.

Deep Zone Monitoring Wells

The following monitoring wells were installed to evaluate soil and groundwater quality in the Deep Zone:

- Monitoring well MW26 was installed at the northwest corner of the TOC Property and through the northwest corner of the former UST excavation to verify conditions encountered in nearby wells MW11 and MW16. The 25-foot screen for well MW16 did not intersect Intermediate Zone groundwater and was normally dry. Furthermore, it was unclear at the time whether the 20-foot screen for well MW11 completely isolated Intermediate Zone groundwater from Shallow Zone groundwater accumulations in the former UST excavation backfill. Under these circumstances the primary objective of installing well MW26 was to establish the elevation of the Intermediate Zone groundwater table beneath the former UST excavation. At the time SoundEarth installed MW26, the Deep Zone had not been distinguished from the Intermediate Zone.
- Monitoring well MW30 was installed in the north-central portion of the TOC/Farmasonis Property approximately 115 feet southeast of the former UST excavation to document the Intermediate Zone groundwater elevation beneath the north end of the TOC/Farmasonis Property and to assess whether petroleum hydrocarbons had migrated onto the TOC/Farmasonis Property at depths greater than those characterized by wells MW13 and MW14. At the time SoundEarth installed MW30, the Deep Zone had not been distinguished from the Intermediate Zone.
- Monitoring wells MW39 and MW40 were installed on the west central portion of the TOC/Farmasonis Property to investigate the groundwater gradient south of well MW30, to compare the gradient calculated between wells MW30, MW39, and MW40 with the gradient calculated between Intermediate Zone wells MW21, MW22, MW23, and MW24, and to evaluate the hydrogeologic relationship, if any, between wells MW26 and MW30 and/or between wells MW30, MW39, and MW40.
- Monitoring well MW64 was installed on the eastern side of the 56th Avenue West ROW, over 220 feet south of the former UST excavation at the TOC Property, to evaluate the lateral continuity and gradient of confined aquifer conditions observed in Deep Zone wells MW26, MW30, MW39, and MW40, supplement data obtained from Intermediate Zone well MW63, to verify whether a vertical upward gradient could be distinguished between wells MW63 (Intermediate Zone) and MW64 (Deep Zone), and to evaluate the potential for cross contamination of the Deep Zone by

petroleum hydrocarbons descending through the Intermediate Zone as far south as well MW63.

- Monitoring well MW78 was installed on the southeast portion of the Drake Property, adjacent to Intermediate Zone well MW77 to evaluate the lateral continuity and gradient of confined aquifer conditions observed in Deep Zone wells MW26, MW30, MW39, MW40, and MW64, supplement data obtained from Intermediate Zone well MW77, to verify whether a vertical upward gradient could be distinguished between wells MW77 (Intermediate Zone) and MW78 (Deep Zone), and to compare the vertical gradient with conditions observed in monitoring wells MW63 and MW64.

3.11.1.2 **Pre-Field Activities**

Prior to each drilling event, a private utility locating survey was conducted by APS of North Bend, Washington, Underground Detection Service of Seattle, Washington, or Bravo Environmental, Inc. of Seattle, Washington to locate private utilities in the vicinity of the proposed boring/monitoring well locations, and the One-Call Center was contacted for public utility locations.

A Site-specific HASP was prepared in accordance with Part 1910.120 of Title 29 of the Code of Federal Regulations prior to initiating field activities. SoundEarth updated the HASP annually. SoundEarth also prepared field work plans in advance of each investigation.

3.11.1.3 **Boring Advancement**

Borings were advanced during SoundEarth's investigations using the following methods:

- Boring HB01 was advanced using a hand auger.
- Borings MW39 through MW42 were installed using a truck-mounted SONIC drill rig, which allowed the retrieval of continuous soil cores in advance of a continuously cased borehole.
- The remaining borings were advanced using either a full-size or limited-access, hollow-stem-auger drilling rig, and soil samples were retrieved at variable intervals using a 2.5-inch diameter, stainless steel split-spoon sampler driven by a 140-pound hammer. The limited-access rig was required for installation of each of the wells along the west margin of the 56th Avenue West ROW due to conflicts with overhead, high voltage power lines. Cascade Drilling, Inc. of Woodinville, Washington, provided hollow-stem-auger drilling services, and Environmental West Exploration of Spokane, Washington, provided SONIC drilling services.
- Conductor casing was used during installation of monitoring wells MW64, MW69, MW70, MW73, MW74, MW78, MW103, MW105, and MW107 to prevent cross contamination between water-bearing zones by sealing off upper water-bearing zones prior to advancing borings through known contamination or unanticipated water-bearing zones to access underlying water-bearing zones. The limited-access drill rigs are not capable of advancing conductor casing large enough in diameter to accommodate proper construction of a 2-inch-diameter monitoring well, and 1-inch-diameter monitoring wells are not sturdy enough to withstand installation in

heaving sands encountered below depths of 45 feet bgs; therefore, conductor casing was only utilized under selected circumstances, as access allowed.

3.11.1.4 **Monitoring Well Installation**

Borings completed as monitoring wells were completed in accordance with WAC 173-160, *Minimum Standards for Construction and Maintenance of Wells.* These included:

- A total of 13 monitoring wells (MW34, MW54, MW61, MW62, MW67, MW68, MW71, MW72, MW79, MW102, MW104 and MW106) screened in the Shallow Zone (Table 2). These wells intersect perched groundwater conditions in glacial till soils, except wells MW67 and MW68 which intersect unconfined Shallow Zone groundwater in glacial recessional outwash.
- Three soil borings which terminated before the intended depth was achieved due to cobble or boulder obstructions (B03, B26, and B27). Borings B03 and B27 were re-drilled approximately 5 feet away from each initial boring and were completed as well borings MW30 and B27A/MW65, respectively. Boring B26 was advanced within 5 to 10 feet of wells MW47 and MW52 but met with refusal in cobbly conditions at a depth of 37 feet, approximately 10 to 15 feet shallower than anticipated water-bearing conditions. Borings B47 and B48 were advanced within 15 feet of monitoring well MW76 to investigate an anomalous detection of benzene in soil at a depth of 25 feet bgs.
- A total of 66 monitoring wells (MW27, MW28, MW29, MW31, MW32, MW33, MW35, MW36, MW37, MW41 through MW53, MW55 through MW60, MW63, MW65, MW66, MW69, MW70, MW73 through MW77, MW80 through MW101, MW103, MW105 and MW107) screened in the Intermediate Zone (Table 2). The Intermediate Zone is heterogeneous and drops precipitously from just below the Shallow Zone to just above the Deep Zone. Intermediate Zone wells screened across soil smear zones do not necessarily intersect water-bearing conditions, or in certain cases intersect more than water-bearing zone. The data obtained from these wells allowed the distinctions between multiple water-bearing zones within undifferentiated glacial till stratigraphy, and were critical towards the advancement of the CSM:
    - Well MW33 intersects relatively permeable glaciofluvial layers but is typically dry in late autumn/early winter (also see MW23 by others).
    - Wells MW41, MW42, MW44, MW46, MW47, MW52, and MW74 intersect glaciofluvial layers but are typically dry or retain less than 2 inches of water in the end-cap of a well (similar to wells MW13, MW14, and MW16 by others).
    - Well MW43 is screened across a very faint smear zone in undifferentiated glacial till but is dry or retains less than 2 inches of water in the end-cap of the well.
    - Wells MW27, MW29, MW37, and MW38 intersect both Shallow and Intermediate Zones based on evaluation of historical groundwater elevation data (similar to wells MW08, MW09, MW11, MW18 and MW24 by others.

  - Disparity in groundwater quality occurs across short lateral separation distances, such as the disparity between similarly screened wells MW45 and MW49 (also see similarly screened wells MW15 and MW23 by others).

- A total of 6 monitoring wells (MW26, MW30, MW39, MW40, MW64, and MW78) screened in the Deep Zone (Table 2). These wells intersect semiconfined groundwater in glacial advance deposits.

Monitoring wells were constructed of 2- or 4-inch-diameter blank polyvinyl chloride (PVC) casing, flush-threaded with 10 to 20 feet of 0.010-inch slotted well screen. The bottom and top of each of the wells were fitted with a threaded PVC end-cap and a lockable, compression-fit cap. The annulus of each monitoring well was filled with #2/12, #10/20, or #8/12 silica sand filter to a minimum height of 1 foot above the top of the screened interval. A bentonite seal having a minimum thickness of 1 foot was installed above the sand filter. The wells were completed at the surface with a flush-mounted, traffic-rated well box set in concrete.

In several cases during well construction the sand filter bound up between the well assembly and the borehole casing or hollow-stem auger, pulling the well assembly out as the auger or casing was removed, and resulting in a shallower-than-intended well screen. Of the 14 wells where pullout occurred, 6 were installed using a limited-access hollow-stem-auger drill rig (wells MW43, MW44, MW47, MW50, MW52, and MW60), 6 were installed using a full-size hollow-stem-auger drill rig (wells MW45, MW49, MW51, MW74, MW81 and MW85), and 2 were installed using the SONIC drill rig (wells MW41 and MW42). One well pulled out 6.9 feet (well MW52), but in the remaining cases the pullout ranged from 0.7 feet in well MW51 to 2.5 feet in well MW43. In the cases of wells MW44 and MW52, this issue resulted in the condition that the upper 1 to 4 feet of those well screens are believed to be in contact with the bentonite seals. In two cases the screen was severed; monitoring well MW81 was re-drilled and replaced the same day, but due to access issues MW85 was decommissioned and replaced in November 2011.

The monitoring well elevations were surveyed by Axis to determine the top of casing elevations relative to a mag nail benchmark located to the northwest of the TOC Property within the sidewalk of the 56th Avenue West ROW, using NAVD88. The well construction details including top-of-casing elevations are summarized in Table 2.

3.11.1.5 **Soil Sampling**

A SoundEarth geologist observed the subsurface conditions, performed field screening procedures, and obtained soil samples for potential laboratory analysis. Soil samples were classified in accordance with American Society for Testing and Materials D2488, Standard Practice for Description and Identification of Soils (Visual-Manual Procedure).

Field screening procedures included noting evidence of contamination (such as odor, sheen, or discoloration) and conducting headspace analysis for the presence of volatile organic vapors using a photoionization detector (PID). Headspace analysis was conducted by placing a portion of soil from each sample interval into a re-sealable polyethylene bag and allowing the sample to equilibrate for a minimum of 30 seconds. The probe of the PID was then inserted into the bag and the highest reading obtained was recorded. SoundEarth recorded the soil description, the Unified Soil Classification System group symbol, evidence of contamination noted in the samples, and PID readings on the boring logs.

Soil samples collected from the borings were transferred directly into laboratory-prepared sample containers. Care was taken to not handle the seal or inside cap of the container when placing the sample into the containers. The sample containers were clearly labeled using a unique sample number, and immediately placed on ice in a cooler. Soil samples collected from the borings were transferred directly into laboratory-prepared sample containers. Samples collected for analysis of volatile organic compounds (VOCs) such as GRPH, BTEX, and common fuel additives were collected in accordance with U.S. Environmental Protection Agency (EPA) Method 5035A for sampling and analysis. Soil samples were also collected using 4-ounce jars for analysis of non-VOCs. The sample containers were labeled with a unique sample identification number and placed in an iced cooler. The soil samples collected on December 12, 13, 15, and 16, 2005, were submitted to North Creek Analytical of Bothell, Washington, under standard chain-of-custody protocol. All other soil samples were submitted to Friedman & Bruya, Inc. of Seattle, Washington, for analysis also under standard chain-of-custody protocol.

Up to ten soil samples from each boring were submitted for laboratory analysis of GRPH by Northwest Total Petroleum Hydrocarbon (NWTPH) Method NWTPH-Gx; BTEX by EPA Method 8021B, 8260B, or 8260C; and/or total lead by EPA Method 6020 or 200.8. Selected soil samples collected from borings HB01, B03, MW26 through MW33, MW58, MW84 through MW89, and MW102 through MW107 were submitted for laboratory analysis of DRPH, ORPH, and/or total recoverable petroleum hydrocarbons (TRPH) by Method NWTPH-Dx. Selected soil samples collected from borings HB01, B03, MW26 through MW33, MW58, MW84 through MW87, MW89, MW102, MW103, MW104, MW106, and MW107 were submitted for laboratory analysis of common fuel additives, including ethanol, MTBE, EDB, and/or EDC, TBA, DIPE, ETBE, and/or TAME by EPA Method 8260B or 8260C. The soil sample collected from boring B31 at a depth of 43 feet bgs was analyzed for halogenated volatile organic compounds (HVOCs) by EPA Method 8260B to evaluate whether anomalous compounds were present in the vicinity of the Herman Property; no HVOCs were detected in the soil sample.

3.11.1.6 **Monitoring Well Development**

SoundEarth strived to remove at least five well volumes and/or achieve non-turbid conditions during well development; however, poor recharge, water columns less than 1 to 2 feet thick, depths to water columns of 30 to 50 feet, and the fine-grained nature of site soils combined to limit the usefulness of surge-blocks, bailers, and submersible pumps. Deep Zone wells MW39, MW40, and MW78 were developed using a bailer to remove abrasive sand particles and reduce turbidity, followed by a submersible pump to remove at least 40 gallons of groundwater per well. The remaining monitoring wells were developed by surging and bailing to the degree that groundwater recharge allowed. In many cases a well bailed dry before three well volumes of development water could be removed. Wells that are typically dry have not been developed (Intermediate Zone wells MW41, MW42, MW43, MW44, MW47, MW52, and MW74).

3.11.1.7 **Groundwater Monitoring Program**

SoundEarth has performed periodic groundwater monitoring since September 2005 to evaluate the response of the groundwater table to the shutdown of the 1996 system, evaluate groundwater elevations and groundwater quality in new wells as they were installed, document seasonal variations in groundwater elevation and groundwater quality, evaluate the performance of the remediation system installed in 2012, and identify data gaps.

The most recent comprehensive quarterly groundwater monitoring events were performed in First and Third Quarters 2013 (February 19, 20, 21 and 28, 2013, and September 4 and 5, 2013, respectively). Groundwater samples also were collected during limited groundwater sampling events on the following dates:

- May 14, 2008, from monitoring wells MW65 through MW70 to document Intermediate Zone groundwater quality beneath the Drake Property.
- October 9, 2008, from wells MW71 through MW75 to document Shallow Zone and Intermediate Zone groundwater quality beneath the Shin/Choi Property.
- November 7, 2008, from well MW75 to supplement Intermediate Zone data from wells MW51 and MW55.
- February 3, 2009, from wells MW56, MW59, MW64, MW65, MW76, MW77, and MW78 to document Intermediate Zone groundwater quality beneath the Drake Property.
- July 29 and 30, 2009, from wells MW24, MW31, MW45, MW65, MW72, and MW73 to distinguish between multiple sources of petroleum hydrocarbons.
- July 8, 2010, from wells MW79 through MW83 to evaluate groundwater quality upgradient from the benzene anomaly in well boring MW76.
- October 12, 2010, from wells MW51, MW77, MW84, MW86, MW87, and MW89 to document Intermediate Zone groundwater quality as close as possible to the southern boundary of the Drake Property. Well MW88 was sampled to document groundwater quality at the same elevation as the soil benzene anomaly in well boring B37/MW76.
- July 12, 2013, from wells MW84, MW102 through MW107 to evaluate shallow and intermediate groundwater quality beneath the Herman Property and to investigate potential sources of petroleum contamination on the Property.

Upon arrival at the site during each sampling event, SoundEarth opened wells scheduled for sampling, and allowed water levels to equilibrate with atmospheric pressure for a minimum of 15 minutes before measuring and recording depths to groundwater. SoundEarth measured and recorded groundwater levels relative to the top of the well casings to an accuracy of 0.01 feet using an electronic water level meter or an oil/water interface probe.

SoundEarth collected groundwater samples from each of the wells in accordance with the following methods, protocols, and rationale:

- In general, when depths to groundwater were shallower than approximately 31 feet bgs and the well was not connected to the remediation system installed in 2012, SoundEarth collected groundwater samples in accordance with low-flow protocols using a peristaltic pump.
- In wells that had been connected to the 2012 remediation system, SoundEarth collected groundwater samples using the downhole pneumatic pump installed in each remediation well (wells, MW15, MW18, MW24, MW27, MW29, MW31, MW32, MW41, MW57, MW69, MW70, MW84, MW90 through MW99 and

MW101). The pneumatic pumps deliver a pulse of groundwater to the wellhead whenever the groundwater table rises above the top of the pump.

- In wells where depths to groundwater exceeded approximately 31 feet bgs, SoundEarth collected samples using bottom-loading bladder pumps in accordance with low-flow protocols or disposable polyethylene bailers. Bailers were used under the following circumstances:
  - Historical analytical results indicated that elevated turbidity associated with bailing likely would not result in detectable concentrations of petroleum hydrocarbons in groundwater samples.
  - Historical analytical results exceeded their respective cleanup levels to an extent that sampling method would have no bearing on the status of contamination or interpretation of the extent of contamination in groundwater.

Low-flow sampling procedures included using a peristaltic or bladder pump and polyethylene tubing at flow rates ranging from approximately 100 to 300 milliliters per minute. The tubing intake was placed at approximately the middle of the screen interval in each monitoring well. During purging, SoundEarth monitored water quality parameters using a HORIBA U-22, QUANTA, YSI or similar water quality meter equipped with a flow-through cell. The water quality parameters that were monitored and recorded included the following: temperature, pH, specific conductance, dissolved oxygen, turbidity, and oxidation-reduction potential. Purging and sampling using a disposable bailer consisted of purging each well prior to sample collection; SoundEarth purged a minimum of three well volumes prior to sampling whenever recharge rates allowed. In some cases, recharge rates were insufficient to remove three well volumes prior to sampling, or to produce a sufficient quantity of groundwater for sampling. Under those circumstances either SoundEarth did not sample, contained the purge water for analysis, or returned the following day to sample groundwater that had recharged a well overnight. Between September 2005 and September 2013, monitoring wells MW03, MW04, MW05, MW06, MW07, MW09, MW10, MW11, MW13 through MW16, MW18, MW21, MW23, MW31, MW33, MW34, MW35, MW36, MW41 through MW47, MW50, MW51, MW52, MW53, MW57, MW58, MW59, MW60, MW74, MW93, MW94 and MW99 have produced insufficient groundwater for sampling on at least one occasion.

Following purging, groundwater samples were collected from the pump outlet tubing located upstream of the flow-through cell, or from a disposable bailer, and placed directly into laboratory-prepared sample containers. The containers were placed on ice in a cooler and transported for laboratory analysis to Friedman & Bruya, Inc. of Seattle, Washington, under standard chain-of-custody protocols. Groundwater samples were submitted for the following analyses: GRPH by Method NWTPH-Gx and BTEX by EPA Method 8021B, 8260B, or 8260C. Select samples also were analyzed for one or more of the following analyses: DRPH, ORPH, and/or TRPH by Northwest Method NWTPH-Dx; up to eight common fuel additives (ethanol, MTBE, EDB, EDC, TBA, DIPE, ETBE, and TAME) by EPA Method 8260B or 8260C; and/or lead (total and/or dissolved) by EPA Method 200.8. The groundwater samples that were analyzed for dissolved lead were filtered using disposable, in-line, 45-micron filters.

In order to evaluate the effects of sample method on data quality, SoundEarth collected quality assurance/quality control samples, including field duplicates and alternate method samples from monitoring wells, trip blanks, and rinsate samples.

3.11.1.8 **Soil Results**

Laboratory analytical results from investigations conducted by SoundEarth between December 2005 and June 2013 indicated that GRPH and/or BTEX constituents were detected at concentrations exceeding their respective cleanup levels in the Shallow Zone soil beneath the TOC Property and in the Intermediate Zone soil beneath the TOC Property, the TOC/Farmasonis Property, the northern 40 feet of the Drake Property, and the eastern 10 feet of the 56th Avenue West ROW. Soil conditions beneath the Herman and Shin Choi Properties are anomalous with soil conditions beneath the Site. GRPH, BTEX constituents, and MTBE were detected at concentrations exceeding their respective cleanup levels in soil beneath the Shin/Choi and Herman Properties at depth intervals corresponding with the Shallow and Intermediate Zones, but are laterally discrete from contaminated Shallow and Intermediate Zone soil present beneath the TOC, TOC/Farmasonis, and Drake Properties. Soil anomalies are discussed further in Section 4.3. The maximum concentrations and lateral extent of GRPH and BTEX constituents in soil media beneath the Site, as well as the Herman and Shin/Choi Properties, are illustrated in Figure 7. Maximum concentrations of MTBE, EDB, and EDC in soil are illustrated in Figure 8. Cross sections A–A' through E–E' (Figures 4.1 through 4.5) illustrate the lateral and vertical distributions of GRPH and BTEX constituents in soil perpendicular (Cross Sections A–A' through D–D') and nominally parallel (Cross Section E–E') to the direction of migration. Laboratory analytical reports are included as Appendix D. Soil analytical results acquired between December 2005 and June 2013 are summarized below.

Shallow Zone

Laboratory analytical results for soil samples collected from the Shallow Zone (depths between 0 and 22 feet bgs) between December 2005 and June 2013 indicated the following (Table 3):

- Concentrations of GRPH exceeded the cleanup level in the soil samples collected from borings MW27, MW28, MW32, MW34, and MW90, located on the TOC Property, at depths ranging from 12 to 17.5 feet bgs. Contamination observed in soil collected from boring MW32 migrated vertically from the Shallow Zone into the Intermediate Zone.
- A concentration of benzene exceeding the cleanup level was detected in the soil samples collected from boring MW90, located on the TOC Property, at a depth of 15 feet bgs.
- Concentrations of ethylbenzene and total xylenes exceeding their respective cleanup levels were detected in the soil samples collected from borings MW27 and MW90, located at the TOC Property, at depths ranging from 12 to 15 feet bgs.
- Concentrations of GRPH and/or one or more BTEX constituents exceeding the applicable cleanup levels were detected in soil samples collected from borings MW71 and MW72 at the Shin/Choi Property at depths ranging from 5.5 to at least 22 feet bgs, and migrating vertically from the Shallow Zone into the Intermediate Zone. The vertical extent of contamination was not defined in any of the borings advanced on the Shin/Choi Property.

- Concentrations of GRPH and toluene, ethylbenzene, and total xylenes exceeding their respective cleanup levels were detected in the soil samples collected from boring MW102, at depths of 14 and 16 feet bgs, and boring MW104 at a depth of 15 feet bgs; both borings are located on the Herman Property.
- Concentrations of GRPH and BTEX constituents remained below their respective cleanup levels and/or laboratory reporting limits in the soil samples analyzed from the 0 to 22 foot bgs depth interval in borings HB01, B03, B26, B27, B47, B48, MW26, MW29, MW31, MW33, MW35, MW36, MW37, MW38, MW40, MW43, MW50 through MW54, MW57 through MW60, MW61, MW62, MW66, MW67 through MW70, MW75, MW77, MW79, MW84, MW85 through MW87, MW89 and MW106.
- DRPH, ORPH, TRPH, and total lead were not detected at concentrations exceeding their respective cleanup levels in any of the soil samples collected from depths corresponding to the Shallow Zone beneath the TOC, TOC/Farmasonis, Drake, Herman, or Shin/Choi Properties.
- MTBE, EDC, EDB, TBA, TAME, ETBE, and DIPE were not detected at concentrations exceeding their respective laboratory reporting limits and cleanup levels in any of the soil samples collected from depths corresponding to the Shallow Zone beneath the TOC, TOC/Farmasonis, Drake, Herman, or Shin/Choi Properties.

Intermediate Zone

Laboratory analytical results for soil samples collected from the Intermediate Zone (depths between 22 and 50 feet bgs) between December 2005 and June 2013 indicated the following (Table 2):

- Concentrations of GRPH exceeded the cleanup level in soil samples collected from the following borings at depths ranging from 25 to 50 feet bgs: MW32, MW33, and MW91, located on the TOC Property; MW40, located on the TOC/Farmasonis Property; MW45, MW48, and MW63, located in the 56th Avenue West ROW; and MW98, located on the Drake Property.
- Concentrations of benzene exceeded the cleanup level in the soil samples collected from the following borings at depths ranging from 25 to 50 feet bgs: MW32 and MW91 located on the TOC Property; MW42 and MW59, located on the TOC/Farmasonis Property; MW48, located in the 56th Avenue West ROW; and MW76, located on the Drake Property.
- Concentrations of benzene exceeding the cleanup level were detected in soil samples collected from borings MW73 and MW74, located on the Shin/Choi Property, at depths ranging from 35 to 44 feet bgs, and from boring MW103, located on the Herman Property, at depths ranging from 30 to 50 feet bgs. Concentrations of MTBE also exceed the cleanup level in the soil samples collected from MW74 and MW103 at depths of 38 and 37.5 feet bgs, respectively. The vertical extent of contamination was not defined in any of these borings.
- A concentration of toluene exceeded the cleanup level in the soil sample collected from boring MW32, located on the TOC Property, at a depth of 25 feet bgs.

- Concentrations of ethylbenzene and/or total xylenes exceeded their respective cleanup levels in soil samples collected from the following borings at depths ranging from 12 to 50 feet bgs: MW32 and MW91, located on the TOC Property; MW45, MW48, located in the 56th Avenue West ROW; and MW98, located on the Drake Property.
- Concentrations of GRPH, BTEX, and MTBE were below their respective cleanup levels and/or laboratory reporting limits in the soil samples analyzed from the 20 to 50 foot bgs depth interval in borings B03, B47, B48, MW27, MW28 MW29, MW31, MW35 through MW39, MW41, MW43, MW44, MW46, MW47, MW49 through MW53, MW55 through MW58, MW60, MW65, MW66 through MW70, MW75, MW77, MW80 through MW89, MW92 through MW97, MW99, MW101, MW105 and MW107.
- DRPH, ORPH, and total lead were not detected at concentrations exceeding their respective cleanup levels in any of the soil samples collected from depths corresponding to the Intermediate Zone beneath the TOC, TOC/Farmasonis, Drake, Herman, or Shin/Choi Properties.
- EDC, EDB, TBA, TAME, ETBE, and DIPE were not detected at concentrations exceeding their respective laboratory reporting limits and cleanup levels in any of the soil samples collected from depths corresponding to the Intermediate Zone beneath the Site, Herman Property, or Shin/Choi Property.

Deep Zone

Laboratory analytical results for soil samples collected from the Intermediate Zone (depths greater than 50 feet bgs) between December 2005 and June 2013 indicated the following (Table 2):

- Concentrations of GRPH, DRPH, ORPH, TRPH, BTEX, EDC, EDB, MTBE, EDC, EDB, TBA, TAME, ETBE, and DIPE and/or total lead were below the applicable cleanup levels and/or laboratory reporting limits in the soil samples collected from depths corresponding with the Deep Zone (borings MW26, MW30, MW39, MW40, B26/MW64 and MW78).

3.11.1.9 **Groundwater Results**

Laboratory analytical results from investigations conducted by SoundEarth between September 2005 and 2013 indicated that GRPH and/or BTEX constituents were detected at concentrations exceeding their respective cleanup levels in the Shallow and Intermediate Zone groundwater beneath the TOC Property and in the Intermediate Zone soil beneath the TOC Property, the TOC/Farmasonis Property, the northern 40 feet of the Drake Property, and the eastern 10 feet of the 56th Avenue West ROW. Groundwater conditions beneath the Herman and Shin Choi Properties are anomalous with groundwater conditions beneath the Site. GRPH, BTEX constituents, MTBE, EDB, and/or EDC were detected at concentrations exceeding their respective cleanup levels in groundwater beneath the Shin/Choi and Herman Properties at depth intervals corresponding with the Shallow and Intermediate Zones, but are laterally discrete from contaminated Shallow and Intermediate Zone groundwater present beneath the TOC, TOC/Farmasonis, and Drake Properties. Groundwater anomalies are discussed further in

Section 4.4. The maximum concentrations of GRPH and BTEX constituents in Shallow and Intermediate groundwater beneath the Site, as well as beneath the Herman and Shin/Choi Properties, are illustrated on Figures 9.1, 9.2, and 9.3. Maximum concentrations of MTBE, EDB, and EDC in groundwater are illustrated on Figure 10. Current groundwater data for each Zone is presented on Figures 11.1, 11.2, and 11.3. Groundwater elevations, depth to water and LNAPL, thickness of LNAPL data, and groundwater analytical results acquired during each monitoring event are summarized on Table 3. Laboratory analytical reports are included as Appendix D. Groundwater analytical data acquired between September 2005 and September 2013 are summarized in the following subsections.

Shallow Zone

The Shallow Zone is a former zone of contaminant migration at the TOC Property. Operation of the former 1996 remediation system between February 1997 and October 2004 appears to have remediated Shallow Zone groundwater at the Site; concentrations of GRPH and BTEX in Shallow Zone monitoring wells MW01 through MW04 have met MTCA Method A cleanup levels since at least 2006 and have not rebounded since the former 1996 system was taken offline (Table 3). The maximum historical concentrations of GRPH and BTEX constituents in Shallow Zone groundwater beneath the Site, as well as beneath the Herman and Shin/Choi Properties, are illustrated on Figure 9.1. Eight common fuel additives have not been detected in Shallow Zone groundwater at the Site. Laboratory analytical results for groundwater samples collected from the Shallow Zone between September 2005 and September 2013 indicated the following (Table 3):

- Groundwater samples collected from Shallow Zone monitoring wells MW03, MW19, and MW34, located on the TOC Property, historically contained concentrations of GRPH exceeding the cleanup level between September 2005 and August 2006.
- A concentration of benzene exceeding the cleanup level was detected in the groundwater sample collected from well MW19, located on the TOC Property, in September 2005.
- Lead exceeding the cleanup level was detected in the groundwater sample collected from well MW34, located on the TOC Property, in January 2006.
- Groundwater samples collected from Shallow Zone monitoring wells MW71, and MW72, located on the Shin/Choi Property, and MW102 and MW104, located on the Herman Property contained concentrations of GRPH, DRPH, ORPH, BTEX, MTBE, EDB, EDC, and/or lead as recently as July 2013. LNAPL was encountered in well MW71 in July 2009 and March 2010, ranging in thickness between 0.49 and 1.36 feet. The lateral extents of Shallow Zone groundwater contamination originating from either property have not been defined.
- Groundwater samples collected from Shallow Zone wells located on the TOC/Farmasonis Property, Drake Property, and 56th Avenue West ROW did not contain concentrations of GRPH or BTEX exceeding the respective cleanup levels.
- DRPH, TRPH, toluene, ethylbenzene, xylenes, MTBE, EDB, and EDC, were not detected at concentrations exceeding their respective cleanup levels in any of the groundwater samples collected from Shallow Zone wells located within the Site.

- TBA, TAME, ETBE, and DIPE were not detected at concentrations exceeding their respective laboratory limits and cleanup levels in groundwater samples collected from Shallow Zone wells located within the Site, Herman Property, or Shin/Choi Property.

The prevailing direction of groundwater flow in the Shallow Zone is toward the south-southeast across a gradient of approximately 0.02 feet per foot. The September 3, 2013, groundwater contour map for the Shallow Zone is depicted on Figure 6.1.

Intermediate Zone

The Intermediate Zone is the primary zone of contaminant migration at the Site. GRPH and BTEX in groundwater have migrated at least 310 feet south and 50 feet west of the former UST excavation at the TOC Property. The maximum historical concentrations of GRPH and BTEX constituents in Intermediate Zone groundwater beneath the Site, as well as beneath the Herman and Shin/Choi Properties, are illustrated on Figure 9.2. Laboratory analytical results for groundwater samples collected from the Intermediate Zone between September 2005 and September 2013 indicated the following (Table 3):

- LNAPL was encountered in wells MW10 (up to 0.08 feet thick), MW15 (up to 0.25 feet thick), MW18 (up to 0.23 feet thick), MW20 (up to 2.09 feet thick), MW27 (up to 0.07 feet thick), MW28 (up to 0.03 feet thick), MW29 (up to 0.37 feet thick), MW32 (up to 0.09 feet thick), MW48 (up 1.64 feet thick), MW90 (up to 0.38 feet thick) and MW91, (up to 0.19 feet thick). With exception of MW48, which is located in the 56th Avenue West ROW near the central portion of the TOC/Farmasonis Property, these wells are located on the TOC Property.
- Concentrations of GRPH exceeding the cleanup level were detected in groundwater samples collected from the following Intermediate Zone wells: MW09, MW10, MW11, MW15, MW18, MW20, MW21, MW23, MW24, MW25, MW27, MW28, MW29, MW32, MW33, MW90, and MW91, located on the TOC Property; MW13, MW45, MW46, MW48, and MW49, located in the 56th Avenue West ROW; MW31 and MW57, located on the TOC/Farmasonis Property; and MW69, MW84, MW86, and MW98, located on the Drake Property. Although benzene and GRPH were detected in groundwater samples collected from the end cap of monitoring well MW46, these concentrations appear to be artificially elevated as a result of high turbidity in the samples.
- Concentrations of benzene exceeding the cleanup level were detected in groundwater samples collected from the following Intermediate Zone wells: MW09, MW10, MW11, MW15, MW18, MW20, MW21, MW22, MW24, MW25, MW27, MW28, MW29, MW32, MW33, MW90 and MW91 located on the TOC Property; MW31, MW57 and MW94, located on the TOC/Farmasonis Property; MW13, MW45, MW46, MW48, MW49 and MW63, located in the 56th Avenue ROW; and MW65, MW69, MW70, MW96, MW97, and MW98, located on the Drake Property.
- Concentrations of toluene exceeding the cleanup level were detected in groundwater samples collected from Intermediate Zone wells MW11, MW20, MW25, MW32 and MW90, located on the TOC Property.

- Concentrations of ethylbenzene exceeding the cleanup level were detected in groundwater samples collected from the following Intermediate Zone wells: MW11, MW18, MW20, MW25, MW27, MW29, MW32, MW90 and MW91, located on the TOC Property; MW31, located on the TOC/Farmasonis Property; and MW45, MW48, and MW49, located in the 56th Avenue West ROW.
- Concentrations of xylenes exceeding the cleanup level were detected in groundwater samples collected from the following Intermediate Zone wells: MW09, MW10, MW11, MW15, MW18, MW20, MW24, MW25, MW27, MW29, MW32, MW33, MW90 and MW91, located on the TOC Property; MW31 and MW57, located on the TOC/Farmasonis Property; MW13, MW45, MW48 and MW49, located in the 56th Avenue West ROW; and MW69, located on the Drake Property.
- Concentrations of lead exceeding the cleanup level were detected in the following Intermediate Zone wells: MW32, MW35, MW36, and MW91, located on the TOC Property; MW31, MW41, MW83, and MW100, located on the TOC/Farmasonis Property; MW45, MW60 and MW75, located in the 56th Avenue West ROW; and MW101, located on the Drake Property.
- Concentrations of DRPH and TRPH were detected in groundwater samples collected from wells MW09, MW10, MW11, MW20, MW21, MW25, MW27, MW28, MW31 and MW32 at concentrations exceeding the cleanup level for DRPH. These concentrations were flagged by the laboratory as having chromatograms resembling weathered gasoline. With the exception of MW31, which is located on the TOC/Farmasonis Property, these wells are located on the TOC Property.
- Concentrations of GRPH, DRPH, one or more BTEX constituents, and MTBE exceeding their respective cleanup levels were detected in groundwater samples collected from borings MW73 and MW74, located at the Shin/Choi Property, and MW103, located in the southern portion of the Herman Property. The groundwater sample collected from well MW103 in July 2013 also contained concentrations of EDB and EDC exceeding the applicable cleanup levels. The petroleum contamination observed in groundwater collected from these wells appears to be laterally discrete from the Intermediate Zone groundwater contamination originating from the TOC Property.
- Groundwater samples collected from Intermediate Zone wells MW08, MW16, MW37, MW38, MW47, MW50, through MW56, MW58, MW59, MW66, MW76, MW77, MW80, MW81, MW82, MW85, MW87, MW88, MW89, MW92, MW93, MW95, and MW99 did not contain concentrations of GRPH, BTEX, or lead, in excess of their respective cleanup levels and/or laboratory reporting limits. These wells are located on the TOC Property, TOC/Farmasonis, 56th Avenue West ROW, and Drake Property.
- MTBE, EDB, and EDC were not detected at concentrations exceeding their respective cleanup levels in any of the groundwater samples collected from Intermediate Zone wells located on the TOC Property, TOC/Farmasonis, 56th Avenue West ROW, and Drake Property (Figure 10).

- TBA, TAME, ETBE, and DIPE were not detected at concentrations exceeding their respective laboratory limits and cleanup levels in groundwater samples collected from Intermediate Zone wells located within the Site, or Shin/Choi Property.

Intermediate Zone groundwater mounds across a gradient of 0.13 feet per foot beneath the former UST excavation at the TOC Property, and trends south-southeast beneath the TOC/Farmasonis Property and Drake Properties across a gradient of 0.0056 feet per foot. The September 3, 2013, groundwater contour map for the Intermediate Zone is attached as Figure 6.2.

Deep Zone

GRPH, BTEX, MTBE, EDB, and EDC have not been detected in Deep Zone groundwater beneath the Site. The detection of DRPH and BTEX constituents in the initial groundwater sample collected from monitoring well MW30 on December 15, 2005 (the day of well installation), is attributed to drag-down of Intermediate Zone soil by the auger at the time of drilling in combination with sampling before proper well development. The detection of total lead in the initial groundwater sample collected from monitoring well MW40 on February 3, 2006, is also attributed to sampling before proper well development. COCs have not been detected in groundwater samples collected from monitoring wells MW30 or MW40 since their development. The maximum historical concentrations of GRPH and BTEX constituents in Deep Zone groundwater beneath the Site, as well as beneath the Herman and Shin/Choi Properties, are illustrated on Figure 9.3.

The Deep Zone groundwater table trends south-southeast beneath the Site across a gradient of 0.0056 feet per foot. The September 3, 2013, groundwater contour map for the Deep Zone is attached as Figure 6.3.

3.11.2 Petroleum Hydrocarbon Characterization

On November 30, 2005, SoundEarth collected a composite sample of LNAPL from wells MW15, MW18, and MW20 and submitted the sample to Friedman & Bruya, Inc. for analysis of paraffins, isoparaffins, aromatics, naphthalenes, and olefins (PIANO) by capillary gas chromatography using a flame ionization detector (GC/FID). Friedman & Bruya Inc. concluded that the composite LNAPL sample consisted of highly weathered gasoline with an organic lead content of 2.3 grams per gallon, consistent with leaded gasoline manufactured prior to 1986. Wells MW18 and MW20 are within the design radius of influence of the former DPE system, and some degree of product weathering is attributable to historical system operation. The composite LNAPL sample did not contain common fuel additives, such as ethanol, MTBE, DIPE, ETBE, or TAME, above their respective laboratory detection limits.

On December 20, 2006, SoundEarth collected a sample of the LNAPL in well MW48 and submitted the sample to Friedman & Bruya, Inc. for PIANO analysis by GC/FID. The objectives were as follows: (1) to characterize the LNAPL collected from a location beyond the radius of influence of the former DPE system for comparison with the 2005 composite sample, and (2) to evaluate the potential for comingling with other sources of petroleum hydrocarbons. Friedman & Bruya, Inc. concluded that LNAPL collected from well MW48 resembles the composite LNAPL sample collected from wells MW15, MW18, and MW20. Specifically, the LNAPL sample collected from well MW48:

- Consisted of highly weathered gasoline.
- Contains 0.89 grams of organic lead per gallon, consistent with leaded gasoline manufactured before 1986 (Morrison 1999).
- Does not contain anti-knock additives ethanol, MTBE, DIPE, ETBE, or TAME above their respective laboratory detection limits.

3.11.3 LNAPL Recovery Interim Action

Since 2005, SoundEarth has performed LNAPL recovery in wells within the Site where sheen or LNAPL had been encountered. Beginning on November 7, 2005, SoundEarth deployed product recovery socks in wells MW10, MW11, MW15, MW18, MW20, MW24, MW27, MW28, MW29, MW32, and MW33. SoundEarth inspected the socks quarterly and replaced individual socks that appeared more than 50 percent saturated. As of September 2013 LNAPL conditions have been eliminated in all wells associated with the Site.

Between May 6, 2008, and September 4, 2013, SoundEarth gauged groundwater depths and LNAPL thickness on a biweekly to quarterly basis and removed approximately 9.7 gallons of LNAPL from well MW48. The liquid level measurements recorded in monitoring well MW48 in 2008 indicated that sufficient water column existed in well MW48 eight months per year to support a passive skimmer. On February 10, 2009, SoundEarth installed a passive skimmer in well MW48. The skimmer consisted of a HYDRO-SKIMMER Model 200, 2-inch diameter, 34-inch-long skimmer procured from Geotechnical Services of Tustin, California. SoundEarth inspected and adjusted the suspension and emptied the skimmer one to two times per month. After July 24, 2009, SoundEarth used a bailer to remove LNAPL on a monthly basis. During the implementation of LNAPL recovery in monitoring well MW48, LNAPL recharged into the well seasonally with as much as 1.21 feet of LNAPL (November 11, 2008) and as little as 0.01 feet of LNAPL (June 12, 2009). LNAPL recovery activities ceased in May 2011, and measurable LNAPL has not been encountered in monitoring well MW48 since December 2010.

3.11.4 Remediation System Design and Operation

SoundEarth designed and installed three MPE systems to treat soil, groundwater, and soil vapor media at the Site. The MPE systems were designed to treat vapor-phase, dissolved liquid-phase, and separate liquid-phase petroleum hydrocarbons in the subsurface environment. Each MPE system consists of a self-contained, aboveground equipment enclosure. The MPE system for the TOC Property is located within a fenced enclosure on the TOC Property. The MPE systems for the TOC/Farmasonis and Drake Properties are co-located together within a fenced enclosure located on the eastern half of the TOC/Farmasonis Property. The three MPE systems are basically identical to each other, with the exception of their orientation, mirror-image layouts,

and the number of remediation wells serving each MPE system. Between November 2011 and August 2012, the former remediation system was removed from the TOC Property and the three MPE systems installed at the Site. A total of 11 new wells were installed: MW90 and MW91 at the TOC Property; MW92 through MW94 at the TOC/Farmasonis Property; and MW95 through MW99 and MW101 at the Drake Property. A total of 13 existing wells were converted for use as remediation wells: wells MW11, MW15, MW18, MW24, MW27, MW29, and MW32 at the TOC Property; MW31, MW41, and MW57 at the TOC/Farmasonis Property; and MW69, MW70, and MW84 at the Drake Property. A total of 24 remediation wells serve the three MPE systems: 9 wells at the TOC Property, 6 wells at the TOC/Farmasonis Property, and 9 wells at the Drake Property (Figure 3). The systems began operating in October 2012. A detailed description of the design elements installation activities for the MPE systems is presented in detail in the *Interim Cleanup Action Status Report,* dated December 21, 2012 (SoundEarth 2012b).

SoundEarth conducts monthly operation and maintenance (O&M) of the remediation system, which includes collecting compliance vapor and water discharge samples to monitor the performance of the system and comply with state regulatory discharge permits. Between October 2012 and March 2013, approximately 960, 486, and 35 pounds of vapor-phase GRPH had been recovered from the subsurface using the TOC, TOC/Farmasonis, and Drake MPE systems, respectively.

A detailed description of the remediation systems, including permit compliance, system performance, and system optimization efforts, are presented in the quarterly O&M reports and are not discussed herein. SoundEarth anticipates that MPE systems will operate for an estimated 3 to 10 years.

3.11.5 Data Gaps

Data gaps that have yet to be investigated at the time this Draft RI Report was prepared include the following:

- Confirmation of the source of benzene detected in a soil sample collected from well boring B37/MW76 at a depth of 25 feet bgs. The detection of benzene is inconsistent with the CSM of the release originating from the Property.
- Total lead in groundwater has yet to be ruled out as a secondary COC in monitoring wells MW15, MW18, MW29, MW32, and MW48, where LNAPL conditions exist, and monitoring wells MW05, MW06, MW13, MW16, MW23, MW35, and MW83, where groundwater recharge is insufficient for proper development and filling the requisite glassware for sampling and analysis.

4.0 CONCEPTUAL SITE MODEL

This section presents a conceptual understanding of the Site derived primarily from the results of the historical research, environmental investigations, and interim actions performed at the Site. Included is a discussion of the confirmed and suspected source areas, the chemicals and media of concern, the contaminant distribution, the fate and transport characteristics of the release of hazardous substances, the potential exposure pathways, and the definition of the Site. The CSM serves as the basis for developing technically feasible cleanup alternatives and selecting a final cleanup action. The CSM is considered to be dynamic and may be refined throughout the cleanup action process as additional information becomes available.

4.1 CONFIRMED AND SUSPECTED SOURCE AREAS

A source area is the location of a release of a hazardous substance (i.e., GRPH and benzene) that has affected one or more media at the Site. The observed distribution of petroleum hydrocarbons in soil and groundwater at the Site descends south and southeast from the former UST excavation, consistent with the prevailing direction of groundwater flow. This distribution of petroleum hydrocarbons is inferred to be evidence of one or more historical releases from the former operations of the USTs and/or fuel-dispensing pump islands in the northwestern portion of the TOC Property. The UST system was removed from the TOC Property in 1991 and, therefore, does not represent an ongoing primary source of contamination to soil or groundwater beneath the Site. The location of the 1991 UST excavation is shown on Figure 3.

Additional potential sources have been documented between 15 and 140 feet downgradient (south) of the Site, and are presented below in the order of proximity to the site:

- The former retail gasoline UST system, which includes four former or abandoned fuel-dispenser islands and at least two USTs is a confirmed source of a release beneath the Herman Property and is a suspected source of petroleum contamination encountered beneath the Shin/Choi Property. Two gasoline USTs were removed from the western 50 feet of the Herman Property in 2001 and a release of gasoline was documented at the time of removal (K&S 2001). The release is located within 40 feet of the southern boundary of the Site. Ecology's UST database indicates that these USTs were used as "Super" and "Regular" USTs. The terms "Super" and "Regular" are associated with unleaded gasoline formulations. The scope of the 2001 UST assessment documentation did not include sampling and analysis for lead or common fuel additives, or an assessment of groundwater. The northernmost fuel dispenser island is situated approximately 15 feet south of the Site and PCS was confirmed in its immediate vicinity (boring MW104 at a depth of approximately 15 feet bgs) during a 2013 subsurface investigation. The release(s) documented at the Herman Property in 2001 are a potential, suspected source of GRPH and BTEX beneath the Shin/Choi Property and the southern portion of the Drake Parcel (soil sample collected from boring MW86 at a depth of 27.5 feet bgs).
- As many as five USTs containing various petroleum mixtures and a former diesel fueling rack were situated on the Herman Property and are potential source(s) of petroleum hydrocarbon contamination beneath the Site and Herman Property. One UST is believed to contain used oil (K&S 2001) and three USTs reportedly have contained stove oil or diesel fuel (City of Mountlake Terrace 2013c, Snohomish County 2007). The installation dates, contents, and removal status of these current or former USTs are not known. DRPH-contaminated groundwater has been encountered in the western portion of the Herman Property (MW102, MW103, and MW104). Soil and groundwater samples collected from borings/well located along the Drake Property southern boundary (MW77, MW78, MW84 through MW87, and MW89) have not contained elevated concentrations of DRPH or ORPH.
- The UST system(s) that formerly operated on the Shin/Choi Property are potential source(s) of petroleum hydrocarbon contamination beneath the Site and Herman and Shin/Choi Properties. On February 27, 1996, three gasoline USTs were removed from the southern 50 feet of the Shin/Choi Property (Groundwater Technology Inc. 1996) and a release of petroleum hydrocarbons was documented at the time of removal. The results of a historical review indicates that an earlier UST system may have been present on the Shin/Choi

Property before 1976 and the subsurface investigation conducted at the Shin/Choi Property in 2008 suggests that COCs identified at the Shin/Choi Property are the result of at least two releases of petroleum hydrocarbons unrelated to the release that originated from the TOC Property: (1) a release of gasoline (possibly leaded or low-leaded gasoline) to the Shallow Zone, and (2) a release of unleaded gasoline containing MTBE to the Intermediate Zone. The releases are situated approximately 140 feet south of the southern boundary of the Site.

- At least two current or former USTs situated on the northern portion of the Mountlake Senior Property (a portion of which was formerly merged with the Herman Property) are potential source(s) of petroleum hydrocarbons. The current or former USTs are situated approximately 140 feet southeast of the southern boundary of the Site. The installation dates and contents of these current or former USTs are not known but these USTs reportedly contained gasoline products at one point in time (City of Mountlake Terrace 2013c).
- At least six current or former USTs were installed during the 1960s at the Roe Property, which is located approximately 180 feet southwest of the southern boundary of the Site (Figure 2). The Roe Property is no longer in use as a gasoline station. One former waste oil UST has been temporarily closed, and the current status of the six USTs is not known. The extents of petroleum hydrocarbon releases documented at the Shin/Choi Property have not been delineated between the Shin/Choi Property and the Roe Property.

4.2 CHEMICALS AND MEDIA OF CONCERN

As discussed in the section above, the former gasoline UST system and waste oil UST were identified as potential sources of release(s) beneath the TOC Property, requiring the testing of several potential COCs as identified on Table 830-1, Required Testing for Petroleum Releases, of WAC 173-340-900. SoundEarth and others have analyzed soil and groundwater for petroleum hydrocarbons GRPH, DRPH, ORPH; volatile petroleum compounds, including BTEX; and fuel additives and blending compounds, including EDB, EDC, MTBE, and lead to satisfy the requirements for testing for a gasoline- or diesel-range release in association with the gasoline UST system. Based on the sporadic presence of total lead and the lead-scavenging additive EDC, the absence throughout the Site of common octane-boosting fuel additives, and the absence of DRPH and ORPH in soil, the release originating from the TOC Property appears to consist primarily, if not exclusively, of leaded gasoline formulation(s). The COCs for the Site include the following:

- Total Petroleum hydrocarbons as:
  - GRPH
  - Benzene
  - Toluene
  - Ethylbenzene
  - and Total xylenes

Although DRPH has been detected at concentrations exceeding the applicable cleanup level in groundwater samples collected from TOC Property wells, the resultant concentrations have consistently been flagged by the laboratory as having chromatograms that don't resemble diesel. In addition, DRPH

has not been detected at concentrations exceeding the applicable cleanup level in soil samples collected from borings advanced within the Site. These DRPH concentrations in groundwater are interpreted by the lab to be overlap from another fuel type (e.g., weathered gasoline). The affected environmental media consists of soil and groundwater with COCs that were detected at concentrations exceeding their respective cleanup levels. Based on the results of the investigations and interim actions conducted by SoundEarth and others, soil and groundwater have been identified as media of concern for the Site. Soil vapor and outdoor air have been retained as media of potential concern based on the concentrations of TPH in soil and groundwater. The cleanup of the affected soil and groundwater is expected to result in the elimination of soil vapor and outdoor air as future media of concern for the Site.

4.3 DISTRIBUTION OF CONTAMINANTS IN SOIL

The analytical data collected during the investigations conducted at the Site indicate that soil containing COC concentrations exceeding the applicable cleanup levels are generally located beneath the western and southwestern portions of the TOC Property in the vicinity of the UST excavation area, extending south beneath the western portions of the TOC/Farmasonis and Drake Properties and west beneath a portion of the 56th Avenue West ROW. The extent and volume of petroleum-contaminated soil is presented on Figure 13.

The lateral extents of petroleum contamination in soil, associated with a release from the TOC Property, appear to be defined throughout the Site. The northern extent of COCs in soil is generally limited to within the northern TOC Property boundary; COCs were not detected above the cleanup levels in soil samples collected from upgradient borings MW05, MW16, or MW26, or cross gradient boring MW38, advanced to maximum depths between 15 and 65.5 feet bgs. These results are consistent with the southward direction of groundwater flow beneath the TOC Property. The southern extent of COCs in soil is generally limited to the immediate vicinity of borings MW98, located in within the Drake Property, and MW63, located within the 56th Avenue West ROW, approximately 230 feet south of the TOC Property former UST excavation. COC contamination in soil does not appear to extend to the east beyond boring MW15, with exception of soil collected from boring MW76; contamination is bounded by borings MW36, MW39, B27, and MW85, located on the TOC, TOC/Farmasonis, and Drake Properties, respectively. The western extent of contamination appears to extend approximately 10 feet west of the former UST excavation. Borings MW13, MW45, MW48, and MW63, all located 10 feet west and up to 215 feet south of TOC Property UST excavation and downgradient, exhibited COCs in excess of their cleanup levels; soil collected from borings located farther west, including borings advanced on the western portion of the 56th Avenue West ROW (borings MW08, MW43, MW47, MW50, MW52, MW53, MW55, MW60, MW61, MW62, and MW75), have not exhibited COCs in excess of their cleanup levels. In general, the distribution of COCs in soil exhibits a preferential pattern of migration from north to south with sporadic distribution toward the southeast.

The vertical extents of petroleum contamination associated with a release from the TOC Property appear to be defined throughout the Site. COC contamination in soil generally is limited to the upper 25 vertical feet within the immediate vicinity of the TOC Property former UST excavation. As contamination migrates to the south and southeast, beyond the TOC Property boundary, it also migrates downward to depths corresponding with the Intermediate Zone (between 22 and 50 feet bgs). Although no vertical bounding was acquired in boring MW48 or MW98, the southernmost locations where soil exhibited COCs exceeding their cleanup levels, soil samples collected from nearby boring MW63, which exhibits COC contamination at depths consistent with MW48 and MW98 (depths 42 to 50 feet bgs), does not

contain elevated concentrations of COCs at depths greater than 52.5 feet bgs. Therefore, the maximum vertical extent of contamination to the south of the TOC Property is anticipated to be limited to depths between 30 and 52.5 feet bgs.

Figures 7, 8, 9.1, 9.2, 11.1, 11.2, and 13 depict three areas of soil contamination that are inconsistent with the lateral and vertical distribution of petroleum contamination beneath the Site. These areas include the following:

- The concentration of benzene exceeding the cleanup level in boring MW76 at a depth of 25 feet bgs, located near the northeast corner of the Drake Property. Soil samples collected from subsequent borings advanced in the immediate vicinity of boring MW76 at similar depths, including borings B47, B48, and MW88, did not contain concentrations of any COCs in excess of laboratory reporting limits. Soil samples collected from borings advanced in an inferred upgradient position of boring MW76, including MW79 and MW80, also remained below the applicable cleanup levels and/or laboratory reporting limits. No nearby source or transport mechanism for contamination is apparent; these findings suggest that the elevated benzene concentration observed in the soil sample collected from boring MW76 is a result of cross contamination.Concentrations of GRPH and one or more BTEX constituents were detected in the soil sample collected from boring MW104, located on the Herman Property, at a depth of 15 feet bgs. Boring MW104 boring is located in the vicinity of the abandoned pump island at the Herman Property. This Shallow Zone PCS is located at a depth interval approximately 30 feet shallower than the nearest sample location with PCS (boring MW98), and is located approximately 400 feet south of the southern extent of Shallow Zone PCS located beneath the TOC Property. These findings suggest that the Shallow Zone PCS encountered in boring MW104 is a result of a release on the Herman Property and is laterally and vertically discrete from PCS associated with the Site.
- Soil samples collected from borings MW71 through MW74, located on the Shin/Choi Property, and MW102 and MW103, located on the Herman Property in the vicinity of former UST system, contain concentrations of GRPH, BTEX constituents, and/or MTBE at depths between 5.5 and 40 feet bgs. PCS encountered in borings MW74 and MW103 contained elevated concentrations of the octane-boosting fuel additive MTBE, which has not been detected in any of the soil samples collected from borings advanced within the TOC, TOC/Farmasonis, Drake Properties or 56th Avenue West ROW. In addition, this Shallow Zone PCS is located at a depth interval as much as approximately 45 feet shallower than the nearest sample location with PCS (boring MW98), and is located approximately 400 feet south of the southern extent of Shallow Zone PCS located beneath the TOC Property. These findings suggest that the Shallow Zone PCS encountered in borings MW71 through MW74, MW102 and MW103 are a result of a release on the Shin/Choi Property and are laterally and vertically discrete from PCS associated with the Site.

When reviewed within the context of groundwater conditions and elevations, the distributions of petroleum hydrocarbons in soil suggest that the glaciofluvial deposits are discontinuous beneath the TOC Property and the northern portion of the TOC/Farmasonis Property. East-west cross sections A–A', B–B', and C–C' illustrate the relationships between the glaciofluvial layers and the discontinuous pattern of petroleum hydrocarbons in soil (Figures 4.1 through 4.3):

- Cross section A–A' (Figure 4.1) shows the relationship between the former UST excavation at the TOC Property and underlying glaciofluvial layers. The bottom of the former UST excavation appears to intersect with a layer of poorly graded sand that appears to function as a preferential pathway. GRPH and BTEX were detected in soil samples collected from the former UST backfill and up to 30 feet bgs under the former UST excavation. GRPH and BTEX were not detected in soil samples collected 20 feet west and 40 feet east of the former UST excavation, illustrating a preference for vertical migration in proximity to the source of the release.
- Cross section B–B' (Figure 4.2) illustrates soil conditions beneath the TOC/Farmasonis Parcel, approximately 120 feet south of the former UST excavation at the TOC Property. Petroleum hydrocarbons are associated with a glaciofluvial layer encountered at depths of approximately 32 to 33 feet bgs in well borings MW40 and MW59, but are not detected in elsewhere in glacial till or where borings intersected other glaciofluvial layers.
- Cross section C–C' (Figure 4.3) illustrates soil conditions beneath the southern boundary of the Drake Property, approximately 300 feet south of the former UST excavation at the TOC Property. Petroleum hydrocarbons depicted on the cross section are projected onto the cross section from locations approximately 50 feet south, within the Herman Property boundaries and are associated with glacial till layers encountered at isolated depths of 15 and 37.5 feet bgs. These occurrences appear vertically and laterally discontinuous with petroleum hydrocarbons present in the glaciofluvial layers beneath the TOC, TOC/Farmasonis, and Drake Properties.
- Figures 4.4 and 4.5, Cross Sections D–-D' and E–E', respectively, illustrate the vertical distribution of GRPH and BTEX as these compounds migrate south and southeast away from the former UST excavation at the TOC Property. Cross Section D-D' is parallel to the prevailing distribution of GRPH and BTEX in soil, and Cross Section E-E' is parallel to the overall direction of groundwater flow. The difference between the two directions indicates that semi-confining stratigraphy restricts migration of GRPH and BTEX parallel to the prevailing groundwater flow direction. In Cross Section D-D', the soil smear zone descends approximately 0.2 vertical feet per horizontal foot between monitoring wells MW03 and MW48, situated inside the former UST excavation at the TOC Property and near the northwest corner of the Drake Property, respectively. South and downgradient of the former UST excavation the smear zone thickens, consistent with the vertical migration of contamination through glacial till from the Shallow Zone into the Intermediate Zone. Multiple smear zones or smear zones 10 feet thick or more were noted in individual well borings for monitoring wells MW03, MW09, MW10, MW24, MW29, MW32, MW90 and MW91. Monitoring wells MW03, MW09, and MW10 were installed prior to construction of the DPE system; therefore, the presence of multiple smear zones in those wells suggests that variable and/or unstable mounding conditions existed in the vicinity of the former UST cavity before the former DPE system was installed at the TOC Property and became operational. The southernmost detection of GRPH and BTEX in cross section D-D' occurs in a

glaciofluvial layer that intersects boring MW44; detections of GRPH and BTEX south of boring MW44 at the location of the former UST excavation at the Herman Property exhibit vertical and lateral discontinuity with the release from the TOC Property. The southeasternmost detection of GRPH and BTEX in cross section E-E' occurs in a glaciofluvial layer that intersects boring MW15; although the prevailing groundwater GRPH and BTEX south of boring MW44 at the location of the former UST excavation at the Herman Property exhibit vertical and lateral discontinuity with the release from the TOC Property.

4.4 DISTRIBUTION OF CONTAMINANTS IN GROUNDWATER

The analytical data collected during the investigations conducted at the Site indicate that groundwater containing COC concentrations exceeding the applicable cleanup levels are generally located beneath the majority of the TOC Property, extending south beneath the western portions of the TOC/Farmasonis and Drake Properties, the northern portion of the Herman Property, and west beneath a portion of the 56th Avenue West ROW. Figures 9.1, 9.2, and 9.3 illustrate the historical lateral distributions of GRPH and BTEX in the Shallow, Intermediate, and Deep Zones, and Figure 10 illustrates the historical lateral distribution of octane-boosting oxygenates in groundwater. Figures 11.1, 11.2, and 11.3 illustrate the most recent groundwater data for the three water bearing zones. No COCs have been detected in Shallow Zone and Deep Zone beneath the Site at concentrations exceeding their respective cleanup levels since 2007 and 2006 (Figures 11.1 and 11.3); therefore, the vertical extent of COCs in the groundwater media is confined to the Intermediate Zone.

The lateral extents of historical and current COC contamination in Shallow Zone groundwater, associated with a release from the TOC Property, appear to be defined throughout the Site. The lateral extent of Shallow Zone groundwater contamination does not appear to extend beyond the TOC Property's northern boundary; groundwater samples collected from Shallow Zone well MW06 have not contained concentrations of COCs in excess of their respective cleanup levels. Because the Shallow Zone is perched and discontinuous, Shallow Zone groundwater does not appear to extend south or east beyond TOC Property boundaries; wells screened within the Shallow Zone located to the south and east of the TOC Property, within the Site, have not contained a sufficient volume of water to sample. Although Shallow Zone wells located on the TOC Property near the eastern and southern boundaries historically exhibited concentrations of COCs in excess of their cleanup levels (monitoring wells MW01, MW06, MW21, and MW34), groundwater samples collected after the operation of the 1996 remediation system did not, indicating that the system effectively remediated Shallow Zone groundwater beneath the TOC Property. Shallow Zone groundwater contamination appears to have historically extended a short distance beyond the western TOC Property boundary beneath the 56th Avenue West ROW, but again is discontinuous and wells further west are consistently dry.

The lateral extents of historical and current COC contamination in Intermediate Zone groundwater, associated with a release from the TOC Property, appear to be defined throughout the Site. The lateral extent of Intermediate Zone groundwater contamination does not appear to extend beyond the TOC Property's northern boundary; Intermediate Zone wells MW16 and MW38 have not contained concentrations of COCs in excess of their respective cleanup levels. Intermediate Zone groundwater contamination extends beneath the 56th Avenue West ROW, as wells MW13, MW48, MW49 contain concentrations of COCs in excess of their cleanup levels; COCs in groundwater samples collected from Intermediate Zones farther west have been below cleanup levels consistently, with exception of a single groundwater sample collected from monitoring well MW46 in 2007 (discussed further below); it is

therefore assumed that Intermediate Zone groundwater contamination extends approximately 10 feet west of the of the TOC, TOC/Farmasonis, and Drake Properties beneath the 56th Avenue West ROW. The eastern extent of the Intermediate Zone groundwater appears to be defined to within the western portions of each affected property. Intermediate Zone wells MW39, MW66, MW77, and MW85 have not contained concentrations of COCs in excess of their cleanup levels. Groundwater samples collected from Intermediate Zone wells MW105 and MW107, located on the Herman Property, do not contain COCs in exceedance of their respective cleanup levels, indicating that southern extent of TOC Property-related COCs present in Intermediate Zone groundwater only extend a short distance beyond the southern boundary of the Drake Property and wells MW84 and MW86.

Figures 9.1, 9.2, 9.3 and 10 show three areas of groundwater contamination that are inconsistent with the lateral and vertical distribution of petroleum contamination beneath the Site. The following groundwater conditions are anomalous with the release of leaded gasoline that originated at the TOC Property:

- Concentrations of GRPH and benzene exceeding their respective cleanup levels were detected in a groundwater sample collected from the end cap of monitoring well MW46 in the 56th Avenue West ROW on February 21, 2007 (Figure 9.2). Due to negligible recharge, well MW46 has never been developed. The single instance of COC exceedances in this well is inconsistent with the primary groundwater flow direction of the Intermediate Zone and the distribution of contaminants for the rest of the Site. Subsequent groundwater samples collected from monitoring well MW46 have not contained concentrations of COC exceeding the cleanup levels.
- DRPH and benzene were detected at concentrations exceeding their respective cleanup levels in the initial groundwater sample collected from monitoring well MW30 on the TOC/Farmasonis Property on December 15, 2005 (the day of well installation), and total lead was detected in the initial groundwater sample collected from monitoring wells MW40 on February 3, 2006 (Figure 9.3). The anomalous DRPH and benzene detections are attributed to drag-down of Intermediate Zone soil by the auger at the time of drilling in combination with sampling before proper well development. The detection of total lead in the initial groundwater sample collected from monitoring well MW40 is also attributed to sampling before proper well development. COCs have not been detected in groundwater samples collected from monitoring wells MW30 or MW40 since their development.
- Concentrations of the octane-boosting fuel additives MTBE, EDB, and/or EDC exceed their respective cleanup levels in groundwater samples collected from Shallow Zone wells MW72, MW102, and MW104 and Intermediate Zone monitoring wells MW73, MW74 MW103 (Figure 10). MTBE has not been detected in soil or groundwater anywhere at the Site. Therefore, the petroleum hydrocarbons in these wells, located on the Herman and Shin/Choi Properties originated from a separate source other than the release from the TOC Property.

4.5 CONTAMINANT FATE AND TRANSPORT

There are four phases of GRPH that may exist in a subsurface environment from a release. The four phases include LNAPL, residual (adsorbed onto soil), aqueous (dissolved in groundwater), and vapor (soil vapor or outdoor air). Release(s) of petroleum hydrocarbons from the former operation of the UST system on the TOC Property to the subsurface environment may result in an accumulation of LNAPL

and/or the contamination of the environmental media of concern via phase partitioning. LNAPL has been observed in several wells at the Site. This section includes a discussion of the environmental fate and transport mechanisms of the petroleum hydrocarbons in the subsurface.

4.5.1 Environmental Fate in the Subsurface

The fate of contaminants in the environment is a function of chemical properties of individual compounds and their phase within the environment. TPH may be present in the environment as liquid, residual, aqueous, and/or vapor phases. Once in the environment each phase is subject to abiotic and biotic degradation processes and advection and/or dispersion in the dissolved and vapor phases.

The capacity of each of the affected environmental media to degrade a contaminant is a function of the chemical properties of the individual compounds, and the inorganic and organic geochemical of the affected environmental media. Advection and dispersion of contaminants in the dissolved phase is a function of the hydraulic properties of the groundwater system. Advection and dispersion of vapor in the subsurface soil is a function of pressure gradients in the soil and meteorological conditions in the ambient air. Volatile contaminants reaching the ambient air also degrade by the process of photolysis. The mechanisms that control the fate of contaminants in the affected environmental media are discussed below.

4.5.1.1 **Adsorption**

Adsorption is the process where hydrophobic organic compounds with varying degrees of polarity attach to organic matter and to a lesser degree mineral surface of soil particles or suspended material in water. Hydrophilic organic compounds are more attracted to water than solids. The adsorption of GRPH and BTEX to a soil matrix is typically a reversible process and will limit contaminant availability for other fate processes such as volatilization, hydrolysis, and dissolution. Adsorption characteristics of a compound are defined by its partition coefficients which is the relative concentration of the contaminant between two different phases. In general, GRPH and BTEX, with soil organic carbon-water partitioning coefficients (K_{oc}) less than 1,000, weakly adsorb to soil organic carbon and tend to be more water soluble and mobile. TPH fractions with K_{oc} greater than 10,000 will adsorb strongly to soil organic carbon and will be less water soluble and likely immobile.

4.5.1.2 **Solubility**

Solubility is the process whereby a chemical compound dissolves in water. Dissolution of a compound is a function of a compound polarity, molecular weight, and vapor pressure. The solubility of high range aliphatic and aromatic petroleum hydrocarbon mixtures can range from partially miscible in water to nearly insoluble. The octanol-water partition coefficient (K_{ow}) is a measure of the degree to which organic compounds will preferentially dissolve in water. A compound with high K_{ow}, like a heavy molecular weight petroleum hydrocarbon mixture, such as ORPH, is less mobile and less soluble compared to benzene with a low K_{ow} and high solubility. The solubility of light-range GRPH fractions and BTEX is typically 10 to 1,000 times greater than heavy range fuel fractions.

4.5.1.3 **Volatilization**

Volatilization of organic compounds from soil or groundwater is a function of their vapor density and vapor pressure. Vapor density is a measure of whether a volatile compound will sink or rise

relative to the density of air. Compounds with high vapor density will sink in ambient air; thereby not posing a risk to outdoor and indoor air quality. Vapor pressure is a measure of the tendency of substance to pass from a solid or liquid phase to a vapor phase. The greater the vapor pressure the more volatile the compound.

One measure of the preferred phase of an organic compound between air and water is the Henry's law constant. The Henry's law constant is the ratio of the concentration of a compound in air relative to water. Compounds with relative low Henry's constants (dimensionless) like GRPH and BTEX have a greater affinity for water and higher solubility than, for example, n-Hexane with relatively lower solubility but a greater affinity for air.

4.5.1.4 **Degradation**

The most significant fate process for petroleum hydrocarbons is biodegradation (i.e., natural attenuation). Biological degradation of contaminants in LNAPL, residual, dissolved, and vapor phases, is possible under a variety of environmental conditions, although it occurs predominately in the residual, aqueous, and vapor phases. Degradation products of gasoline constituents are generally less toxic than their parent species. Petroleum hydrocarbons that are the most mobile (having the least viscosity and most solubility in water) are also the most easily biodegraded (e.g., aromatics). Because gasoline constituents contain thousands of carbon compounds, there is a vast array of biochemical transformations that occur in the soil and groundwater media. For example, hydroxylation can alter hydrocarbon compounds to ketone or alcohol products that are less toxic or more biologically available; aromatic reduction can convert aromatic groups to naphthenes; ring cleavage can destroy aromatic functional group species; and reduction can alter olefin functionality. The alteration and destruction of gasoline constituents occur by microbial enzyme catalytic reactions on the contaminant substrate or by direct digestion of contaminants as an electron donor or acceptor. Any number of reactions can occur within the subsurface by microorganisms that change the chemical distribution and concentrations of the contaminants.

The time frame over which these reactions occur varies depending on any number of limiting factors, primarily the availability of oxygen. For example, BTEX constituents are rapidly degraded under aerobic conditions but tend to persist for several years and/or decades under the anoxic conditions typical of most subsurface environments.

4.5.2 Transport Mechanisms

The environmental transport mechanisms of petroleum hydrocarbons are related to the separate phases in the subsurface. As temperatures, barometric pressures, and groundwater elevations change, each phase attempts to remain in dynamic equilibrium in the subsurface with the other phases, and the relative ratio of the four phases of petroleum contamination in the environmental media is controlled by the fate processes described above.

Petroleum hydrocarbons observed in soil and groundwater beneath the Site have been transported from source areas and distributed throughout the Site primarily by dispersive transport mechanisms within saturated zones and through fractures within the soil formation, and by soil adsorption in the vadose zones. Petroleum hydrocarbons tend to spread out as groundwater flows away from the source area unless stratigraphic or artificial controls inhibit spreading, and the extent of a petroleum hydrocarbon plume depends on the volume of the release; soil relative densities; particle size distribution; seepage velocity; and availability of

oxygen, nutrients, and microorganisms in the subsurface. Conditions at the Site vary from established assumptions about transport mechanisms in the following ways:

- At the Site, the preference for north-south spreading over east-west spreading suggests that stratigraphic controls within the glacial till soils of the Shallow and Intermediate Zone soil and groundwater media of the Intermediate Zone inhibit east-west spreading.
- Glacial till soils support perched or semiconfined groundwater conditions that behave differently from traditional models of unconfined, saturated flow.
- The wide-ranging particle size distribution of glacial till facilitates the soil adsorption process, or wicking. Silt particles offer higher surface area and greater soil adsorption factors than sand or gravel particles. The wide-ranging particle size distribution facilitates wicking at rates faster through silty glacial till layers than through pure silt, because volumes occupied by sand and gravel clasts adsorb proportionally smaller masses of petroleum hydrocarbons than equal volumes of silt. Lastly, unsaturated glacial till deposits offer greater reservoir volumes for petroleum hydrocarbons than saturated glacial till deposits. Under these circumstances, petroleum hydrocarbons will wick upward through unsaturated soil deposits immediately overlying LNAPL conditions.
- Multiple smear zones exist in glacial till soils beneath the southern half of the Site. Multiple smear zones signify unstable or ephemeral perched groundwater seepage systems. In some cases these pre-date operation of the former DPE system (monitoring wells MW03 and MW10), and therefore are not attributable to artificial transport mechanisms such as operation of the former DPE system. Multiple smear zones observed in monitoring wells MW20 and MW28 post-date operation of the former DPE system but occur at elevations consistent with smear zones documented in monitoring wells MW03 and MW10. The deeper smear zones observed in monitoring wells MW03, MW10, MW20, and MW28 appear to correlate to the smear zone documented at depths of 32 to 36 feet south of the Property and beyond the radius of influence of the former DPE system.
- LNAPL conditions develop in glacial till soils at locations and elevations where petroleum hydrocarbons were not detected in soil, or where concentrations of petroleum hydrocarbons were below their respective cleanup levels (monitoring wells MW15, MW18, MW20 and MW29). Although soil sampling intervals are not continuous, a 2.5-foot sampling interval is sufficient to intercept a smear zone as thin as 1 to 2 feet thick. The discrepancy between the two media suggest stratigraphic seam or fracture flow conditions that are unsuitable for evaluation using mathematical models that assume saturated flow conditions.
- Several monitoring wells screened across smear zones are dry or nominally dry year-round, or groundwater elevations in those monitoring wells equilibrate at different elevations from the smear zones (monitoring wells MW13, MW16, MW23, MW33, MW35, MW41 through MW44, MW46 and MW47). Therefore, if those smear zones were deposited by saturated flow, then that depositional transport mechanism no longer operates at those locations and/or elevations, operates intermittently, and/or operates under perched or semiconfined conditions.

- The upward vertical gradient between the Intermediate Zone and the Deep Zone (monitoring wells MW63, MW64, MW77 and MW78) inhibits the downward vertical migration of petroleum hydrocarbons and LNAPL from the Intermediate Zone to the Deep Zone. The inhibition of vertical migration favors the process of lateral spreading. For example, using data from the March 2010 groundwater monitoring event, the descending distribution of benzene in groundwater beneath the western third of the TOC/Farmasonis Property (from elevation 322.46 feet in monitoring well MW31 to elevation 317.08 feet in monitoring well MW45) contrasts with the broad lateral distribution of benzene beneath the Drake Property where groundwater elevations equilibrate below Deep Zone (from elevation 312.55 feet in monitoring well MW57 to elevation 311.42 feet and 311.40 feet in monitoring wells MW65 and MW69, respectively).

4.6 PRELIMINARY EXPOSURE PATHWAYS

This section discusses the confirmed and potential human health and ecological exposure pathways identified for the Site with the goal of identifying those pathways requiring remediation to reduce or eliminate unacceptable risks to human health or the environment and applying the findings to the development of potentially feasible remedial technologies. Of the five pathways assessed, four are considered complete. The surface water exposure pathway is considered incomplete.

4.6.1 Soil-to-Groundwater Pathway

Analytical testing of groundwater samples collected at the Site indicates that contamination of groundwater via soil leaching appears to be complete for the Shallow Zone, Intermediate Zone, and Deep Zone groundwater. As discussed previously, the Intermediate Zone is the primary zone of contaminant transport. Although historical operation of the former DPE system appears to have remediated the Shallow Zone, the potential exists for Intermediate Zone conditions to re-contaminate the Shallow Zone. The vertical upward gradient between the Deep Zone and Intermediate Zone inhibits but likely does not prevent migration of petroleum hydrocarbons from the Intermediate Zone to the Deep Zone. Lastly, LNAPL in monitoring wells MW15 and MW48 functions as ongoing sources of petroleum hydrocarbon contamination to the groundwater media at the lower elevations of the Intermediate Zone. In the case of monitoring well MW48, LNAPL conditions exist in the Intermediate Zone approximately 2 to 5 feet below the depths at which the Deep Zone groundwater equilibrates.

4.6.2 Direct-Contact Pathway

Direct contact with soil and groundwater exhibiting concentrations of petroleum hydrocarbons in excess of the cleanup levels is limited to human receptors that come into close contact with the media via direct exposure, including dermal contact or ingestion of excavated soil or groundwater. The standard point of compliance for soil contamination beneath a site is approximately 15 feet bgs, which represents a reasonable estimate of the depth that could be accessed during normal site redevelopment activities (WAC 173-340-740[6][d]).

PCS within 15 feet of the ground surface appears to be confined within the boundaries of the TOC Property located in the area of the former UST excavation and up to 80 feet southeast of the former UST excavation (soil in borings B01 and B02, and monitoring wells MW03, MW11, MW27, MW34, and MW90), but are deeper than 15 feet elsewhere at the Site. In all cases,

petroleum-contaminated soil and groundwater associated with the release on the TOC Property are deeper than 15 feet beneath the TOC/Farmasonis Property, the Drake Property, Herman Property, and the 56th Avenue West ROW. Petroleum-contaminated groundwater within 15 feet of the ground surface appears to be present beneath the TOC Property and a portion of the 56th Avenue West ROW (groundwater historically and/or currently encountered in monitoring wells MW01 through MW04, MW06, MW09, MW19, MW24, MW27, MW29 and MW34).

Petroleum-contaminated soil and groundwater at depths within 15 feet bgs are present beneath the Herman and Shin/Choi Properties; however, this contamination appears to be a result of a distinct and separate release and is not associated with the Site.

Due to the existing pavement and access limitations at the TOC Property and 56th Avenue West ROW, contaminated soil and groundwater at the Site are not easily accessed, thereby minimizing the direct contact pathway. However, until such point as the contaminated soil and groundwater are removed from the Site or an institutional control limiting direct contact is implemented, the direct contact pathway appears to be complete.

4.6.3 Vapor Pathway

The air between soil grains in the unsaturated zone or partially saturated zone is frequently referred to as soil gas. Soil gas can become contaminated from volatilization of a petroleum-compound source, and to a lesser degree, dissolved in groundwater. Ecology guidance for evaluating soil vapor intrusion risks into structures provides generic chemical-specific screening levels for both groundwater and soil vapor that are protective of human health (Ecology 2009). The presence of benzene concentrations in groundwater exceeding 2.4 micrograms per liter (µg/L) or in soil gas beneath a building structure exceeding 3.2 micrograms per cubic meter has the potential to result in adverse risk via vapor intrusion to indoor air through a concrete floor slab. Since concentrations of benzene in both soil and groundwater beneath the Site exceed the screening/calculated risked-based cleanup levels, the vapor inhalation exposure pathway is considered to be complete at the Site.

Soil gas data collected during ESE's 1992 Soil Vapor Survey and historical Shallow Zone groundwater data were used to evaluate the potential for vapor intrusion in buildings on the Site. The maximum detected COC concentrations and the associated screening levels protective of indoor air from Ecology's guidance are summarized in the following table.

Chemical of Concern	Maximum Detected Concentration in Soil Vapor ($\mu g/m^3$)	Soil Gas Screening Level Protective of the Vapor Intrusion Pathway[(1)] ($\mu g/m^3$)	Maximum Detected Concentration in Shallow Zone Groundwater ($\mu g/L$)	Groundwater Screening Level Protective of the Vapor Intrusion Pathway[(2)] ($\mu g/L$)
Benzene	Not analyzed	3.2	6,100	2.4
Toluene	Not analyzed	22,000	22,000	15,000
Ethylbenzene	Not analyzed	4,600	3,300	2,800
Total Xylenes	Not analyzed	460	18,600	310-440[(3)]
GRPH/TPH	550	1,400–27,000[(4)]	110,000	2.9-2700[(4)]

NOTES:
[(1)]Soil gas screening level is equal to the indoor air cleanup level divided by an attenuation factor of 0.1 for soil gas just beneath the building.
[(2)]Soil gas screening level is equal to the indoor air cleanup level divided by Heny's Constant multiplied by a vapor attenuation factor of 0.001 and unit conversion factor of 1,000 liters per cubic meter.
[(3)]Range includes m- and o-xylene screening levels, respectively.
[(4)]The screening levels vary by fraction for petroleum hydrocarbons (air-phase petroleum hydrocarbons):
The standard for EC9-12 aliphatics is 1,400 $\mu g/m^3$.
The standard for EC9-10 aromatics is 1,800 $\mu g/m^3$.
The standard for EC5-8 aliphatics is 27,000 $\mu g/m^3$.
$\mu g/m^3$ = micrograms per cubic meter
$\mu g/L$ = micrograms per liter
GRPH = gasoline-range petroleum hydrocarbons
TPH = total petroleum hydrocarbons

A comparison of the maximum detected TPH concentration in soil vapor with the respective vapor intrusion screening level indicates that soil vapor does not present a vapor intrusion risk under a standard exposure scenario involving a slab-on-grade, crawl space, or full basement construction at the TOC Property in the vicinity of the source area. A comparison of maximum COC concentrations in shallow groundwater beneath the Site with their respective vapor intrusion screening levels indicate that shallow groundwater does present a vapor intrusion risk under a standard exposure scenario. In addition, LNAPL presents a vapor intrusion risk since it is considered a source of potential vapor intrusion, when present.

The EPA Online Screening Level Johnson and Ettinger Model (JEM) was used in order to further evaluate groundwater as a potential source of vapor intrusion at the Site. The results of the JEM indicated that a modeled groundwater concentration of benzene of 5.48 µg/L would be protective of indoor air. The Oregon Department of Environmental Quality Risk-Based Concentrations spreadsheet, which includes soil-to-indoor air pathways, indicates that benzene concentrations ranging from 0.068 to 1.2 mg/kg in soil would be protective of residential through occupational vapor intrusion scenarios.

Whenever concentrations of benzene in soil and/or groundwater exceed the screening/calculated risked-based cleanup levels, and residential buildings, commercial buildings, and utility infrastructure exist with 100 feet of locations where benzene concentrations in soil exceed 0.068 mg/kg and/or concentrations of benzene in groundwater exceed 5.48 µg/L, the vapor intrusion exposure pathway is considered to be complete. However,

for the following reasons the vapor intrusion exposure pathway at the Site is considered to be incomplete:

- The results of 1992 sampling indicated that petroleum hydrocarbons were not detected in soil vapor outside the boundaries of the former UST excavation at the TOC Property (ESE 1992). The vapor samples were collected prior to the operation of the former 1996 DPE system, which succeeded in the remediation of Shallow Zone soil and groundwater.
- Observations made during groundwater sampling and the results of pilot testing indicate that contaminated soil vapor is trapped at depths greater than 20 feet bgs, within the Intermediate Zone beneath the TOC Property, TOC/Farmasonis Property, and Drake Property.
- The Shallow Zone groundwater table creates a barrier between contaminated soil vapor and receptors above the Shallow Zone groundwater table, including but not limited to residential buildings, commercial buildings, and local utility infrastructure.

4.6.4 Groundwater-to-Surface Water Pathway

The plume of petroleum hydrocarbons descends from depths of 15 to more than 45 feet bgs beneath the Site. No transport mechanisms exist for soil or groundwater contamination to access surface water, and no transport mechanisms exist for migration of petroleum hydrocarbons through the surface water medium; therefore, the surface water pathway is considered incomplete.

4.6.5 Groundwater-to-Drinking Water Pathway

Shallow Zone and Intermediate Zone groundwater resources in the vicinity of the Site are not developed as a significant water resources, recharge at rates slower than 100 milliliters per minute (0.0264 gallons per minute), and are not likely to be developed in the future due to current zoning regulations. In addition, a review of registered water wells on the Ecology website revealed that the Site is not located within 0.5 miles of any water supply wells (Ecology 2013a). While adverse impacts to Shallow Zone and Intermediate Zone groundwater at the Site have been confirmed, the potential for adverse impacts to the municipal water supply from contaminants at the Site is low.

Currently Alderwood Water and Sewer District supplies domestic water collected from remote watersheds located in the Cascade Mountain foothills, but Deep Zone groundwater historically served as a drinking water resource for the Intercity Plateau prior to the development of the urban-suburban water supply network. Storage volumes, transmissivity, and recharge rates associated with the Deep Zone are sufficient for water resource development and could be considered favorable for future resource development or groundwater banking purposes. Therefore, the groundwater to drinking water pathway is considered complete.

4.7 TERRESTRIAL ECOLOGICAL EVALUATION

The Terrestrial Ecological Evaluation (TEE) is required by WAC 173-340-7492 at locations where a release of a hazardous substance to soil has occurred. The regulation requires that one of the following actions be taken:

- Documenting a TEE exclusion using the criteria presented in WAC 173-340-7491.

- Conducting a simplified TEE in accordance with WAC 173-340-7492.
- Conducting a site-specific TEE in accordance with WAC 173-340-7493.

Results from the TEE indicate that the Site qualifies for an exclusion based on WAC 173-340-7491(A). All contaminated soil is or will be located below the standard point of compliance of 15 feet bgs for soil. Soil beneath the Site exhibiting concentrations of COCs exceeding their respective cleanup levels is generally found at depths greater than 15 feet bgs, with exception of soil collected from borings B01, B02, MW03, MW27, and MW34 at depths between 5 and 13.5 feet. These locations are all located on the TOC Property and are covered at the surface with an asphalt cap, excluding boring MW34, which is located in the eastern vegetated portion of the TOC Property. A Simplified Terrestrial Ecological Evaluation revealed that no further TEE is required because land use at the Site and surrounding area make substantial wildlife exposure unlikely based on completion of Table 749-1. No further consideration of ecological impacts is required under MTCA. The supporting documentation is provided as Appendix E.

5.0 BIBLIOGRAPHY

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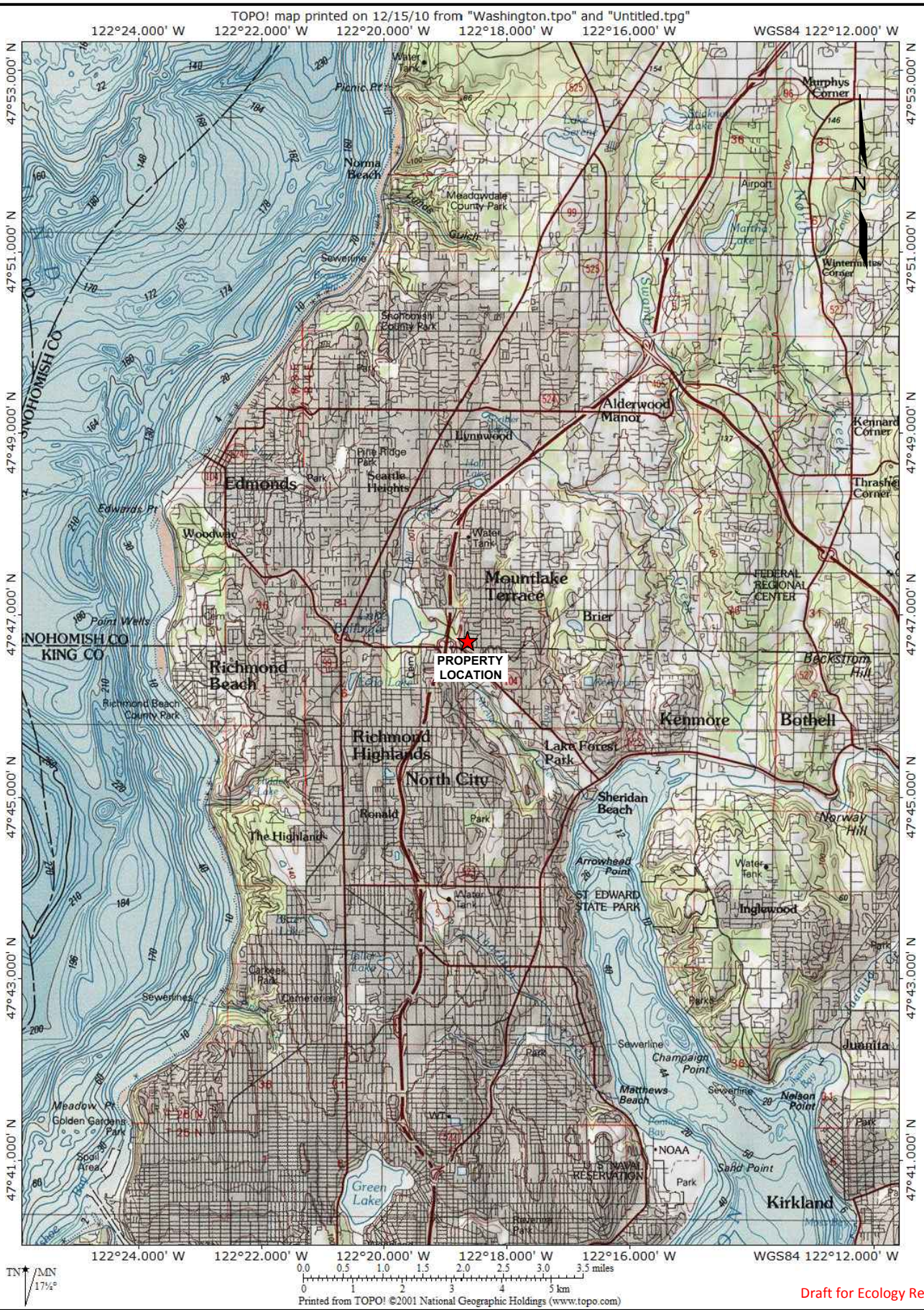
6.0 LIMITATIONS

The findings and conclusions documented in this report were prepared for the specific application to this project and were developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area. A potential always remains for the presence of unknown, unidentified, or unforeseen subsurface contamination on portions of the Site not sampled, such as under buildings. No warranty, expressed or implied, is made. This report is for the exclusive use of TOC Holdings Co. and its representatives.

FIGURES



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PROJECT NAME: TOC HOLDINGS CO. FACILITY NO. 01-176
PROJECT NUMBER: 0440-030
STREET ADDRESS: 24205 56TH AVENUE WEST
CITY, STATE: MOUNTLAKE TERRACE, WASHINGTON

FIGURE 1
PHYSIOGRAPHIC SETTING

10/28/2013
P:\0440 TOC HOLDINGS CO\01-176 MOUNTLAKE TERRACE\TECHNICAL\CAD\2013\RI\01-176 2013RI FIG1 BLR.DWG
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11/18/2013

P:\0440 TOC Holdings Co\01-176 Mountlake Terrace\Technical\CAD\2013\RI\01-176_2013RI_SL_blr2.dwg

YOUNG MOBILE HOME PARK

YOUNG MOBILE HOME PARK

TOC/FARMASONIS PROPERTY
24225 56TH AVENUE WEST

DRAKE PROPERTY
24309 56TH AVENUE WEST

MOUNTLAKE SENIOR PROPERTY
5525 244TH STREET SOUTHWEST
CONSTRUCTION PENDING

RAKNES PROPERTY
24121 56TH AVENUE WEST

TOC HOLDING CO. PROPERTY
24205 56TH AVENUE WEST

HERMAN PROPERTY
24311 56TH AVENUE WEST

SHIN/CHOI PROPERTY
24325 56TH AVENUE WEST

RNJM PROPERTY
1901 NORTHEAST 205TH STREET

242ND STREET SOUTHWEST

244TH STREET SOUTHWEST (SNOHOMISH COUNTY)
NORTHEAST 205TH STREET (KING COUNTY)

56TH AVENUE WEST

19TH AVENUE NORTHEAST

R E S I D E N T I A L P A R C E L S
24108 THROUGH 24302 56TH AVENUE WEST

ROE PROPERTIES
5601 244TH STREET SOUTHWEST

N

LEGEND

- PARCEL BOUNDARY
- PROPERTY WITHIN SITE
- COUNTY LINE

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PROJECT NUMBER:	0440-030
STREET ADDRESS:	24205 56TH AVENUE WEST
CITY, STATE:	MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 35 70 140

APPROXIMATE SCALE IN FEET 1" = 70'

FIGURE 2
SITE LOCATION MAP

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11/11/2013

P:\0440 TOC HOLDINGS CO\01-176 MOUNTLAKE TERRACE\TECHNICAL\CAD\2013RI\01-176_2013RI_EL_VPBJQCBLR3.DWG

LEGEND

- SOIL BORING (NO WELL INSTALLED) — B27
- GROUNDWATER MONITORING WELL (SHALLOW SCREEN) — MW68
- GROUNDWATER MONITORING WELL (UPPER INTERMEDIATE SCREEN) — MW89
- GROUNDWATER MONITORING WELL (INTERMEDIATE SCREEN) — MW77
- GROUNDWATER MONITORING WELL (DEEP SCREEN) — MW78
- DECOMMISSIONED GROUNDWATER MONITORING WELL — MW17
- SOIL GAS SAMPLE — SG-1
- EXCAVATION SOIL SAMPLE — D-1
- CURRENT OR FORMER UST
- POWER/LIGHT POST OR SIGN — PP
- EDGE OF EASEMENT
- GEOLOGIC CROSS SECTION — A A'
- TOC PROPERTY BOUNDARY
- PARCEL BOUNDARY
- UNDERGROUND ELECTRICAL LINE — E
- FIBER OPTIC — FO
- NATURAL GAS — GAS
- STORM INFILTRATION PIPE — SI
- STORM DRAIN — SD
- SANITARY SEWER — SS
- WATER — W
- OVERHEAD POWER — OP
- FORMER SITE FEATURE
- TREATMENT SYSTEM PROCESS LINES
- SANITARY SEWER CLEAN OUT — C.O.
- UNDERGROUND STORAGE TANK — UST
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SURVEY BENCHMARK
- FORMER INFILTRATION PIT (1975)

DATUM/BASIS OF BEARINGS
HELD A BEARING OF N00°03'34"E ALONG THE MONUMENTED CENTERLINE OF 56TH AVE W BETWEEN 244TH ST SW AND 240TH ST SW PER PLAT OF LAKE FOREST CREST V.10 / P.107

BASIS OF POSITION: CITY OF MOUNTLAKE TERRACE CONTROL POINT DESIGNATION MTLK127.

ORIGINATING BENCHMARK:
TOP OF MAG NAIL IN CURB AT NORTHWEST CORNER OF SITE PER SITE PLAN BY CPS ENGINEERING PROVIDED TO AXIS BY CLIENT

COORDINATE SYSTEM: NAD 83 STATE PLANE WASHINGTON NORTH FIPS 4601 (US FEET)

VERTICAL DATUM: NAVD 88

ELEVATION: 363.62'

REFERENCES:
AXIS SURVEY & MAPPING, 2013
LANDAU ASSOCIATES, INC., 2005
CITY OF MOUNTLAKE TERRACE, 2005
K&S ENVIRONMENTAL, 2001
REISDORFF, THOMAS D., 1985
SNOHOMISH COUNTY P.U.D. No.1, 2012
TIME OIL COMPANY (SIC), 1975
AERIAL PHOTOGRAPHS, SNOHOMISH COUNTY, 1974
HERMAN BUILDING PLANS, 1973

N

YOUNG MOBILE HOME PARK

TOC/FARMASONIS PROPERTY
24225 56TH AVENUE WEST

DRAKE PROPERTY
24309 56TH AVENUE WEST

MOUNTLAKE SENIOR PROPERTY
5525 244TH STREET SOUTHWEST
(CONSTRUCTION PENDING)

HERMAN PROPERTY
24311 56TH AVENUE WEST

TOC HOLDING CO. PROPERTY
24205 56TH AVENUE WEST

RAKNES PROPERTY
24121 56TH AVENUE WEST

SHIN/CHOI PROPERTY
24325 56TH AVENUE WEST

ROMIO'S PIZZA & PASTA

GETAWAY TAVERN

EZ CORNER MART (FORMER GAS STATION)

DAVE'S AUTO SERVICE (FORMER GAS STATION)

242ND STREET SOUTHWEST

PRIVATE EASEMENT AND FIRE LANE

POWER EASEMENT

56TH AVENUE WEST

R E S I D E N T I A L P A R C E L S
24108 THROUGH 24302 56TH AVENUE WEST

238TH ST SW
FOUND PUNCH IN 1 3/4" BRASS DISK IN CONCRETE MONUMENT DOWN 0.35' IN CASE.

240TH ST SW
FOUND PUNCH MARK IN 1 3/4" BRASS DISK ON CONC MON IN CASE, DN. 0.5'
STATE PLANE
N=288416.87
E=1277786.41
PROJECT
N=288434.96
E=1277768.92

244TH ST SW
FOUND DIVOT IN 3"X3" CONC MON IN CASE, DN. 1.5'
STATE PLANE
N=287093.00
E=1277767.07
PROJECT
N=287110.95
E=1277767.54

STATE PLANE
N=287719.89
E=1277926.24
PROJECT
N=287739.95
E=1277918.20

STATE PLANE
N=287352.31
E=1278102.02
PROJECT
N=287375.29
E=1278098.94

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PROJECT NUMBER:	0440-030
STREET ADDRESS:	24205 56TH AVENUE WEST
CITY, STATE:	MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 50 100 200
APPROXIMATE SCALE IN FEET

FIGURE 3
EXPLORATION LOCATION PLAN
WITH GEOLOGIC CROSS SECTION LOCATIONS

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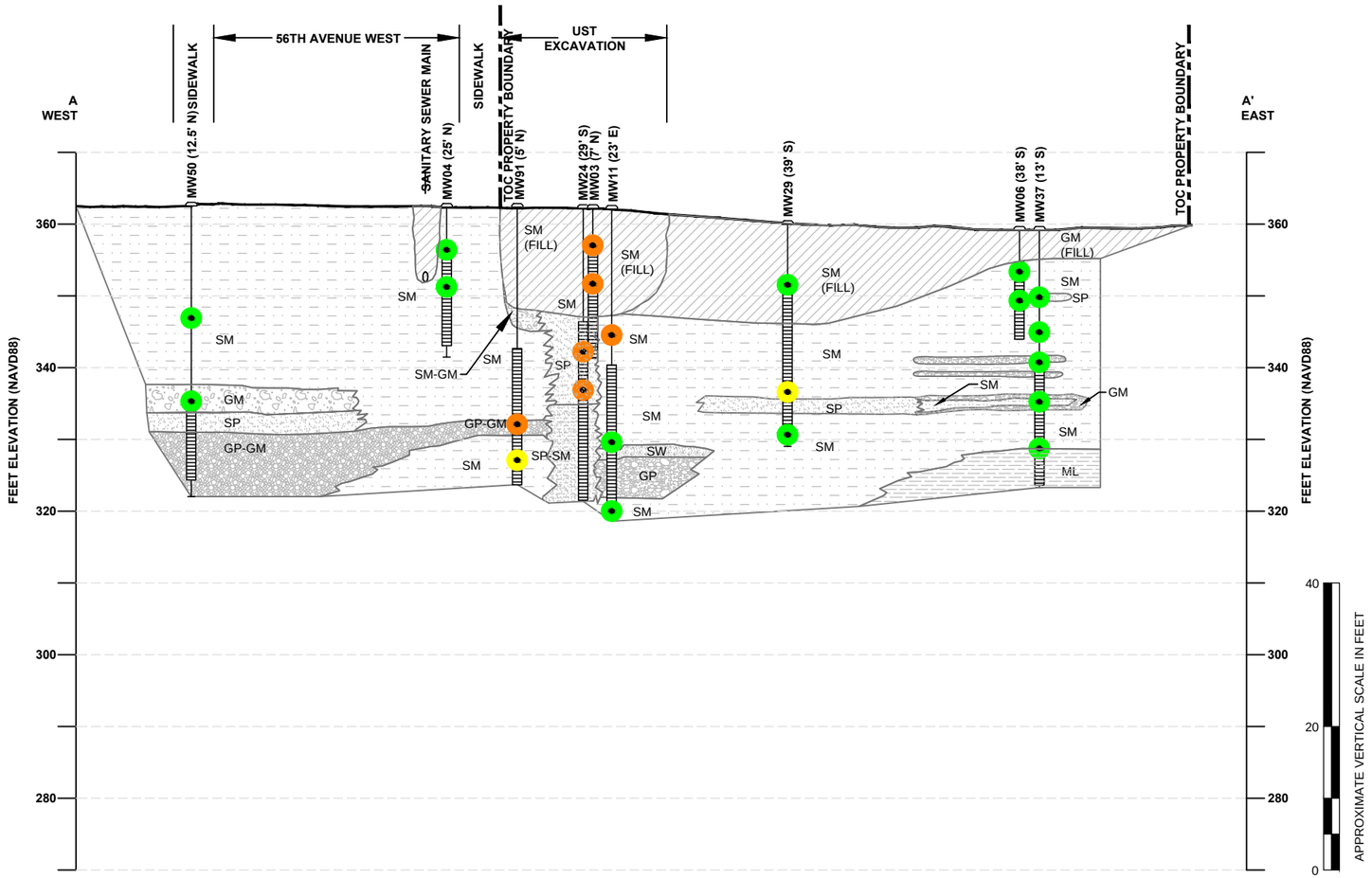

LEGEND

SM
SILTY SANDS, SAND - CLAY MIXTURES

SP
POORLY GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES

SW
WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES

GP
POORLY GRADED GRAVELS, GRAVEL - SAND MIXTRUES, LITTLE OR NO FINES

GM
SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES

ML
INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY CLAYEY FINE SANDS

FILL
SILTY SANDS WITH GRAVEL

MW37 (7' N) SAMPLE LOCATION OFFSET 7 FEET NORTH OF CROSS SECTION

BLANK CASING

WELL SCREEN INTERVAL

WELL/BORING TERMINATION

BTEX	BENZENE, TOLUENE, ETHYLBENZENE, TOTAL XYLENES
GRPH	GASOLINE-RANGE PETROLEUM HYDROCARBONS
MTCA	WASHINGTON STATE MODEL TOXICS CONTROL ACT
UST	UNDERGROUND STORAGE TANK

GRPH AND/OR BTEX CONCENTRATIONS DETECTED IN SOIL

ONE OR MORE ANALYTES DETECTED ABOVE THEIR RESPECTIVE MTCA METHOD A CLEANUP LEVELS

ONE OR MORE ANALYTES DETECTED AT OR ABOVE LABORATORY DETECTION LIMITS BUT BELOW RESPECTIVE MTCA METHOD A CLEANUP LEVELS

NO ANALYTES DETECTED ABOVE THEIR RESPECTIVE LABORATORY REPORTING LIMITS

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CITY, STATE: MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 50 100
APPROXIMATE HORIZONTAL SCALE IN FEET

FIGURE 4.1
GEOLOGIC CROSS SECTION A-A'

B
WEST

B'
EAST

SANITARY SEWER MAIN

TOC/FARMASONIS PROPERTY BOUNDARY

MW60 (27' N) | MW92 (2' N) | MW56 (23' N) | MW41 (25' S) | MW40 (75' S) MW59 (20' N) | MW93 (54' N) | MW66 (18' N) | MW39 (12' S) | MW82 (8' N) | MW80 (75' S) | MW79 (60' S)

FEET ELEVATION (NAVD88)

360
340
320
300
280

SM
SP-SM
SP
GM
GP-GM
ML
SM (FILL)

TOC/FARMASONIS PROPERTY BOUNDARY

FEET ELEVATION (NAVD88)

40
20
0

APPROXIMATE VERTICAL SCALE IN FEET

LEGEND

SM
SILTY SANDS, SAND - CLAY MIXTURES

SP
POORLY GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES

GP
POORLY GRADED GRAVELS, GRAVEL - SAND MIXTRUES, LITTLE OR NO FINES

GM
SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES

ML
INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY CLAYEY FINE SANDS

FILL
SILTY SANDS WITH GRAVEL

MW37 (7' N) SAMPLE LOCATION OFFSET 7 FEET NORTH OF CROSS SECTION

BLANK CASING

WELL SCREEN INTERVAL

WELL/BORING TERMINATION

BTEX	BENZENE, TOLUENE, ETHYLBENZENE, TOTAL XYLENES
GRPH	GASOLINE-RANGE PETROLEUM HYDROCARBONS
MTCA	WASHINGTON STATE MODEL TOXICS CONTROL ACT
UST	UNDERGROUND STORAGE TANK

GRPH AND/OR BTEX CONCENTRATIONS DETECTED IN SOIL

- ONE OR MORE ANALYTES DETECTED ABOVE THEIR RESPECTIVE MTCA METHOD A CLEANUP LEVELS
- ONE OR MORE ANALYTES DETECTED AT OR ABOVE LABORATORY DETECTION LIMITS BUT BELOW RESPECTIVE MTCA METHOD A CLEANUP LEVELS
- NO ANALYTES DETECTED ABOVE THEIR RESPECTIVE LABORATORY REPORTING LIMITS

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CITY, STATE: MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 50 100
APPROXIMATE HRIZONTAL SCALE IN FEET

FIGURE 4.2
GEOLOGIC CROSS SECTION B-B'

C
WEST

C'
EAST

SIDEWALK

56TH AVENUE WEST

SIDEWALK

SANITARY SEWER MAIN

HERMAN PROPERTY BOUNDARY

SANITARY SEWER MAIN

25' BREAK

25' BREAK

PROPERTY BOUNDARY

MW75 (63' N)
MW51 (36' S)
MW89 (2' S)
MW84 (2' S)
MW105 (50' S)
MW104 (50' S)
MW86 (20' S)
MW101 (20' N)
MW85 (20' S)
MW77 (6' N)
MW78 (6' N)
MW87 (4' N)

FEET ELEVATION (NAVD88)

360
340
320
300
280

FILL
SP-SM (FILL)
SM
SP-SM
GP
SM-GM
ML
SP
GM
GP-GM

APPROXIMATE VERTICAL SCALE IN FEET

40
20
0

LEGEND

SM
SILTY SANDS, SAND - CLAY MIXTURES

SP
POORLY GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES

GP
POORLY GRADED GRAVELS, GRAVEL - SAND MIXTRUES, LITTLE OR NO FINES

GM
SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES

ML
INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY CLAYEY FINE SANDS

FILL
SILTY SANDS WITH GRAVEL

MW37 (7' N) SAMPLE LOCATION OFFSET 7 FEET NORTH OF CROSS SECTION

BLANK CASING

WELL SCREEN INTERVAL

WELL/BORING TERMINATION

BTEX	BENZENE, TOLUENE, ETHYLBENZENE, TOTAL XYLENES
GRPH	GASOLINE-RANGE PETROLEUM HYDROCARBONS
MTCA	WASHINGTON STATE MODEL TOXICS CONTROL ACT
UST	UNDERGROUND STORAGE TANK

GRPH AND/OR BTEX CONCENTRATIONS DETECTED IN SOIL

- ONE OR MORE ANALYTES DETECTED ABOVE THEIR RESPECTIVE MTCA METHOD A CLEANUP LEVELS
- ONE OR MORE ANALYTES DETECTED AT OR ABOVE LABORATORY DETECTION LIMITS BUT BELOW RESPECTIVE MTCA METHOD A CLEANUP LEVELS
- NO ANALYTES DETECTED ABOVE THEIR RESPECTIVE LABORATORY REPORTING LIMITS

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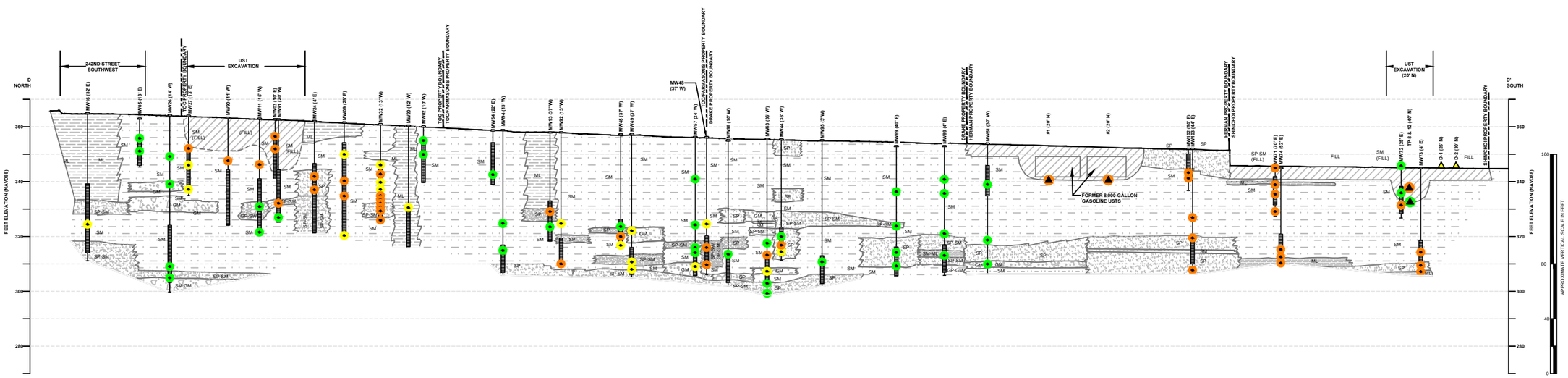
CITY, STATE: MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 50 100
APPROXIMATE HORIZONTAL SCALE IN FEET

FIGURE 4.3
GEOLOGIC CROSS SECTION C-C'



LEGEND

SM
SILTY SANDS, SAND - CLAY MIXTURES

SP
POORLY GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES

SW
WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES

GP
POORLY GRADED GRAVELS, GRAVEL - SAND MIXTRUES, LITTLE OR NO FINES

GM
SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES

ML
INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY CLAYEY FINE SANDS

FILL
SILTY SANDS WITH GRAVEL

MW37 (7' N) SAMPLE LOCATION OFFSET 7 FEET NORTH OF CROSS SECTION

BLANK CASING

WELL SCREEN INTERVAL

WELL/BORING TERMINATION

BTEX	BENZENE, TOLUENE, ETHYLBENZENE, TOTAL XYLENES
GRPH	GASOLINE-RANGE PETROLEUM HYDROCARBONS
MTCA	WASHINGTON STATE MODEL TOXICS CONTROL ACT
UST	UNDERGROUND STORAGE TANK

GRPH AND/OR BTEX CONCENTRATIONS DETECTED IN SOIL

- ONE OR MORE ANALYTES DETECTED ABOVE THEIR RESPECTIVE MTCA METHOD A CLEANUP LEVEL
- ONE OR MORE ANALYTES DETECTED AT OR ABOVE LABORATORY DETECTION LIMITS BUT BELOW RESPECTIVE MTCA METHOD A CLEANUP LEVEL
- NO ANALYTES DETECTED ABOVE THE LABORATORY REPORTING LIMITS

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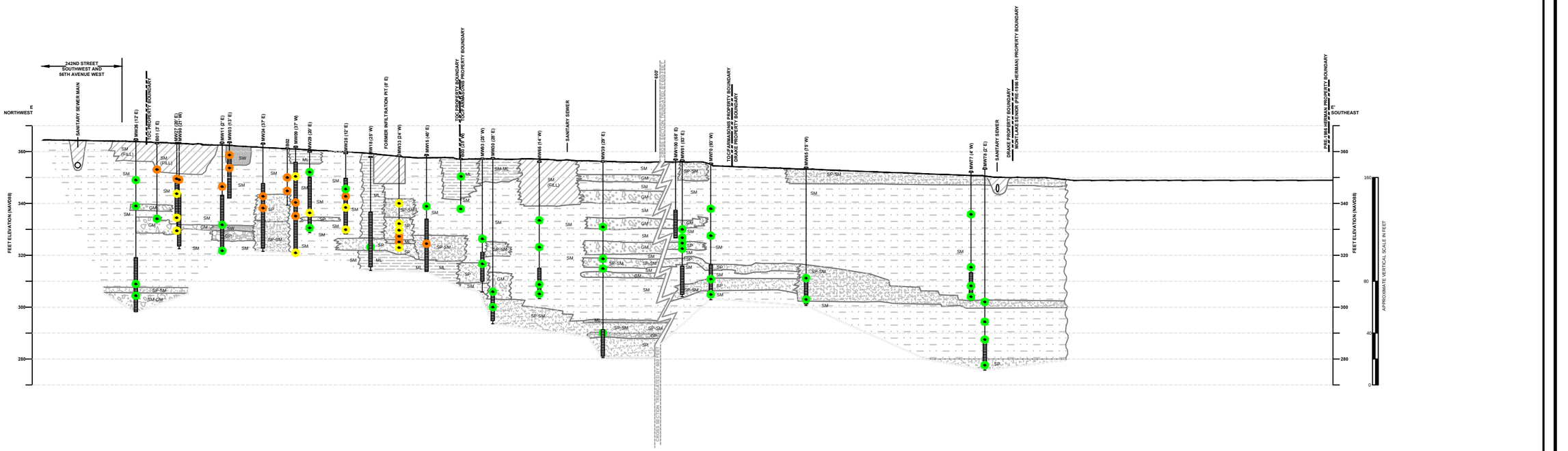
PROJECT NAME: TOC HOLDINGS CO. FACILITY 10-176
PROJECT NUMBER: 0440-030
STREET ADDRESS: 24205 56TH AVENUE WEST
CITY, STATE: MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 50 100 200
APPROXIMATE HORIZONTAL SCALE IN FEET

FIGURE 4.4
GEOLOGIC CROSS SECTION D-D'



LEGEND

SM
SILTY SANDS, SAND - CLAY MIXTURES

SP
POORLY GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES

SW
WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES

GP
POORLY GRADED GRAVELS, GRAVEL - SAND MIXTRUES, LITTLE OR NO FINES

GM
SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES

FILL
SILTY SANDS WITH GRAVEL

ML
INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY CLAYEY FINE SANDS

MW37 (7' N) SAMPLE LOCATION OFFSET 7 FEET NORTH OF CROSS SECTION

BLANK CASING

WELL SCREEN INTERVAL

WELL/BORING TERMINATION

BTEX	BENZENE, TOLUENE, ETHYLBENZENE, TOTAL XYLENES
GRPH	GASOLINE-RANGE PETROLEUM HYDROCARBONS
MTCA	WASHINGTON STATE MODEL TOXICS CONTROL ACT
UST	UNDERGROUND STORAGE TANK

GRPH AND/OR BTEX CONCENTRATIONS DETECTED IN SOIL

- ONE OR MORE ANALYTES DETECTED ABOVE THEIR RESPECTIVE MTCA METHOD A CLEANUP LEVELS
- ONE OR MORE ANALYTES DETECTED AT OR ABOVE LABORATORY DETECTION LIMITS BUT BELOW RESPECTIVE MTCA METHOD A CLEANUP LEVELS
- NO ANALYTES DETECTED ABOVE THEIR RESPECTIVE LABORATORY REPORTING LIMITS

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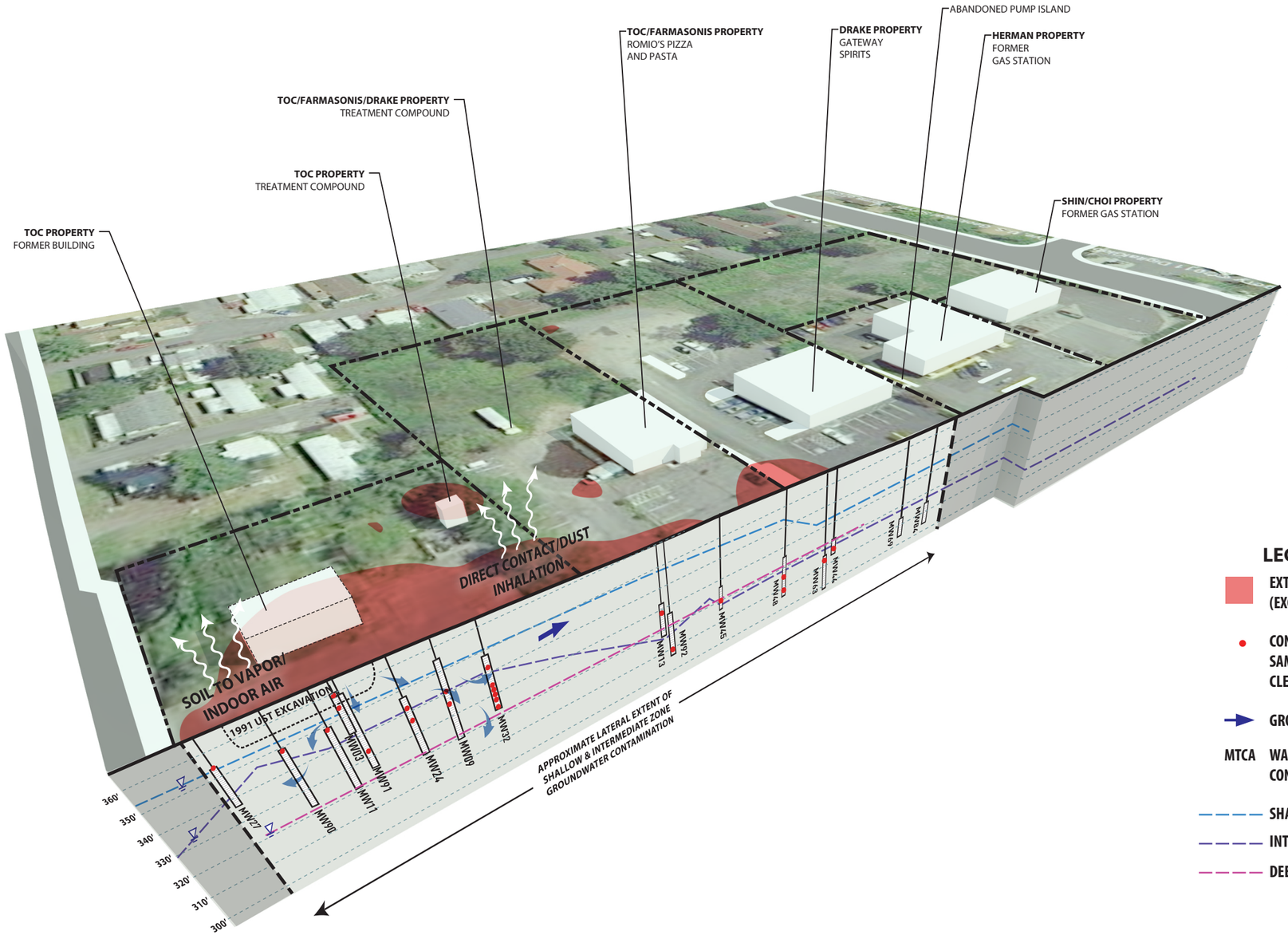
CITY, STATE: MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 50 100 200
APPROXIMATE HORIZONTAL SCALE IN FEET

FIGURE 4.5
GEOLOGIC CROSS SECTION E-E'



*TERRAIN DATA/AERIAL IMAGES FROM GOOGLE EARTH
*ALL MONITORING WELL LOCATIONS ARE APPROXIMATE AND HAVE BEEN PROJECTED TO THE CROSS SECTION
*3D CROSS SECTION HAS BEEN ADAPTED FROM FIGURE 4.4 (GEOLOGIC CROSS SECTION D-D')
*ELEVATIONS SHOWN IN FEET (VERTICAL DATUM: NAVD88)

LEGEND

- EXTENT OF GRPH AND BTEX CONTAMINATION (EXCEEDING MTCA METHOD A CLEANUP LEVELS) IN SOIL
- CONCENTRATION OF GRPH OR BTEX IN SOIL SAMPLE EXCEEDS THE MTCA METHOD A CLEANUP LEVEL
- GROUNDWATER FLOW DIRECTION
- MTCA WASHINGTON STATE MODEL TOXICS CONTROL ACT
- SHALLOW ZONE GROUNDWATER
- INTERMEDIATE ZONE GROUNDWATER
- DEEP ZONE GROUNDWATER

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PROJECT NUMBER:	0440-030
STREET ADDRESS:	24205 56TH AVENUE WEST
CITY, STATE:	MOUNTLAKE TERRACE, WASHINGTON

REGION:

NO SCALE

FIGURE 5
CONCEPTUAL SITE MODEL
CROSS SECTIONAL VIEW

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P:\0440 TOC HOLDINGS CO\01-176 MOUNTLAKE TERRACE\TECHNICAL\CAD\2013\RI\01-176_2013RI_CM_SHALLOW_BLR2.DWG

LEGEND

- MW68 — GROUNDWATER MONITORING WELL (SHALLOW SCREEN)
- MW89 — GROUNDWATER MONITORING WELL (UPPER INTERMEDIATE SCREEN)
- MW77 — GROUNDWATER MONITORING WELL (INTERMEDIATE SCREEN)
- MW78 — GROUNDWATER MONITORING WELL (DEEP SCREEN)
- MW17 — DECOMMISSIONED GROUNDWATER MONITORING WELL
- CURRENT OR FORMER UST
- PP — POWER/LIGHT POST OR SIGN
- EDGE OF EASEMENT
- 345.00' / 344.00' — GROUNDWATER ELEVATION CONTOUR (FEET ABOVE MSL) 5-FOOT INTERVAL / 1-FOOT INTERVAL
- (345.51') — GROUNDWATER ELEVATION (FEET ABOVE MSL)
- GROUNDWATER FLOW DIRECTION
- TOC PROPERTY BOUNDARY
- PARCEL BOUNDARY
- FORMER SITE FEATURE
- TREATMENT SYSTEM PROCESS LINES
- C.O. — SANITARY SEWER CLEAN OUT
- UST — UNDERGROUND STORAGE TANK
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SURVEY BENCHMARK
- FORMER INFILTRATION PIT (1975)
- MSL — MEAN SEA LEVEL

DATUM/BASIS OF BEARINGS
HELD A BEARING OF N00°03'34"E ALONG THE MONUMENTED CENTERLINE OF 56TH AVE W BETWEEN 244TH ST SW AND 240TH ST SW PER PLAT OF LAKE FOREST CREST V.10 / P.107

BASIS OF POSITION: CITY OF MOUNTLAKE TERRACE CONTROL POINT DESIGNATION MTLK127.

ORIGINATING BENCHMARK:
TOP OF MAG NAIL IN CURB AT NORTHWEST CORNER OF SITE PER SITE PLAN BY CPS ENGINEERING PROVIDED TO AXIS BY CLIENT

COORDINATE SYSTEM: NAD 83 STATE PLANE WASHINGTON NORTH FIPS 4601 (US FEET)

VERTICAL DATUM: NAVD 88

ELEVATION: 363.62'

REFERENCES:
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TIME OIL COMPANY (SIC), 1975
AERIAL PHOTOGRAPHS, SNOHOMISH COUNTY, 1974
HERMAN BUILDING PLANS, 1973

N

YOUNG MOBILE HOME PARK

242ND STREET SOUTHWEST

RAKNES PROPERTY
24121 56TH AVENUE WEST

TOC HOLDING CO. PROPERTY
24205 56TH AVENUE WEST

TOC/FARMASONIS PROPERTY
24225 56TH AVENUE WEST

DRAKE PROPERTY
24309 56TH AVENUE WEST

HERMAN PROPERTY
24311 56TH AVENUE WEST

MOUNTLAKE SENIOR PROPERTY
5525 244TH STREET SOUTHWEST
(CONSTRUCTION PENDING)

SHIN/CHOI PROPERTY
24325 56TH AVENUE WEST

ROMIO'S PIZZA & PASTA

GETAWAY TAVERN

EZ CORNER MART
(FORMER GAS STATION)

DAVE'S AUTO SERVICE
(FORMER GAS STATION)

POWER EASEMENT

PRIVATE EASEMENT AND FIRE LANE

56TH AVENUE WEST

STATE PLANE
N=287719.89
E=1277926.24
PROJECT
N=287739.95
E=1277918.20

STATE PLANE
N=287352.91
E=1279102.02
PROJECT
N=287375.29
E=1278098.94

238TH ST SW
FOUND PUNCH IN 1 3/4" BRASS DISK IN CONCRETE MONUMENT DOWN 0.35' IN CASE.

240TH ST SW
FOUND PUNCH MARK IN 1 3/4" BRASS DISK ON CONC MON IN CASE, DN. 0.5'
STATE PLANE
N=288416.87
E=1277786.41
PROJECT
N=288434.96
E=1277768.92

244TH ST SW
FOUND DIVOT IN 3"X3" CONC MON IN CASE, DN. 1.5'
STATE PLANE
N=287093.00
E=1277767.07
PROJECT
N=287110.95
E=1277767.54

R E S I D E N T I A L P A R C E L S
24108 THROUGH 24302 56TH AVENUE WEST

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PROJECT NUMBER:	0440-030
STREET ADDRESS:	24205 56TH AVENUE WEST
CITY, STATE:	MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 50 100 200
APPROXIMATE SCALE IN FEET

FIGURE 6.1
GROUNDWATER CONTOUR MAP
SHALLOW ZONE
(SEPTEMBER 3, 2013)

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LEGEND

- MW68 — GROUNDWATER MONITORING WELL (SHALLOW SCREEN)
- MW89 — GROUNDWATER MONITORING WELL (UPPER INTERMEDIATE SCREEN)
- MW77 — GROUNDWATER MONITORING WELL (INTERMEDIATE SCREEN)
- MW78 — GROUNDWATER MONITORING WELL (DEEP SCREEN)
- MW17 — DECOMMISSIONED GROUNDWATER MONITORING WELL
- CURRENT OR FORMER UST
- PP — POWER/LIGHT POST OR SIGN
- EDGE OF EASEMENT
- 345.00' / 344.00' — CYNAMIC GROUNDWATER ELEVATION CONTOUR (FEET ABOVE MSL) 5-FOOT INTERVAL / 1-FOOT INTERVAL
- (318.04') — GROUNDWATER ELEVATION (FEET ABOVE MSL)
- DYNAMIC GROUNDWATER FLOW DIRECTION
- * — GROUNDWATER DEPTH NOT MEASURED DUE TO PRESENCE OF PUMP IN WELL
- TOC PROPERTY BOUNDARY
- PARCEL BOUNDARY
- FORMER SITE FEATURE
- TREATMENT SYSTEM PROCESS LINES
- C.O. — SANITARY SEWER CLEAN OUT
- NM — NOT MEASURED
- UST — UNDERGROUND STORAGE TANK
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SURVEY BENCHMARK
- FORMER INFILTRATION PIT (1975)
- MSL — MEAN SEA LEVEL

DATUM/BASIS OF BEARINGS
HELD A BEARING OF N00°03'34"E ALONG THE MONUMENTED CENTERLINE OF 56TH AVE W BETWEEN 244TH ST SW AND 240TH ST SW PER PLAT OF LAKE FOREST CREST V.10 / P.107

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COORDINATE SYSTEM: NAD 83 STATE PLANE WASHINGTON NORTH FIPS 4601 (US FEET)

VERTICAL DATUM: NAVD 88

ELEVATION: 363.62'

REFERENCES:
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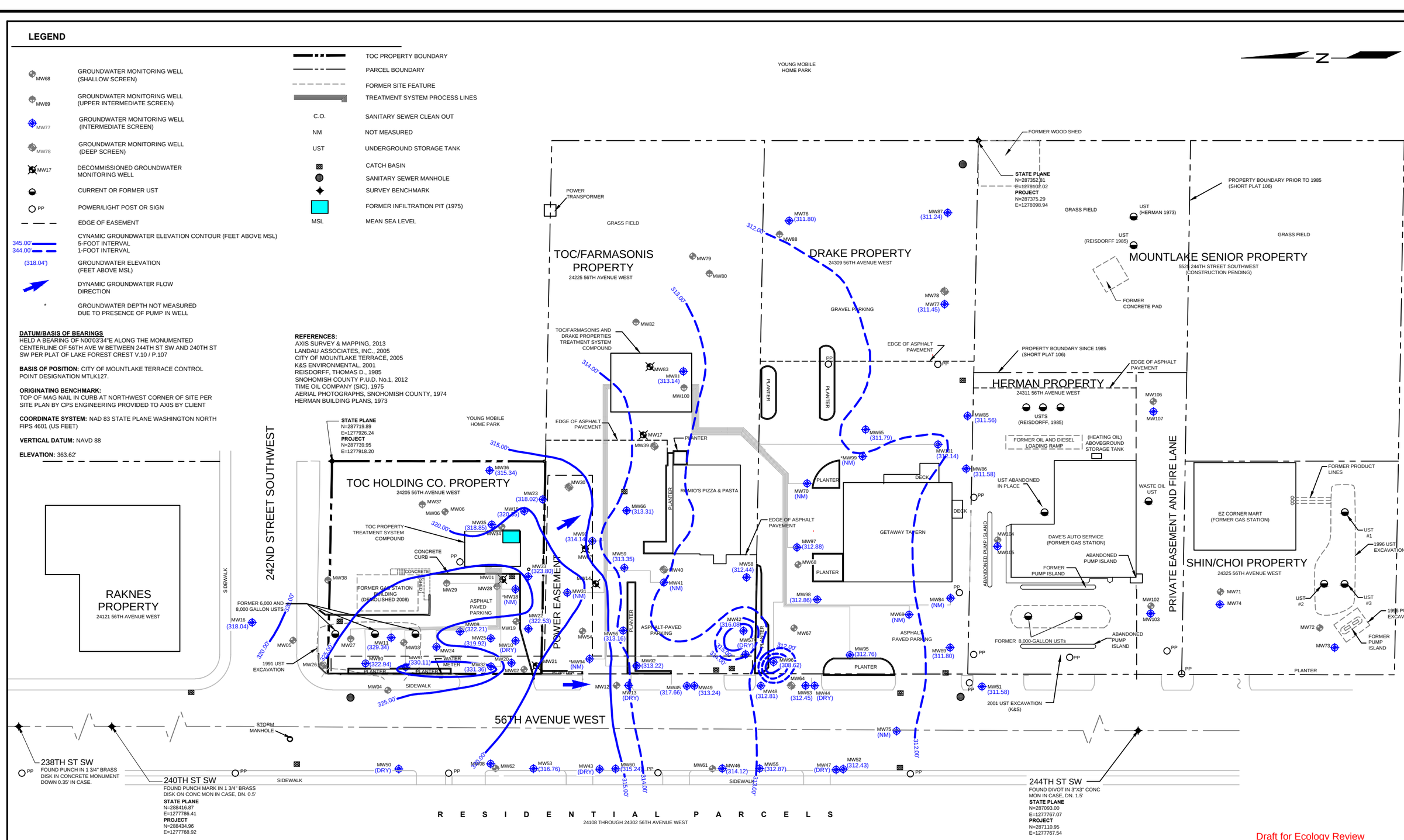
AERIAL PHOTOGRAPHS, SNOHOMISH COUNTY, 1974
HERMAN BUILDING PLANS, 1973



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CITY, STATE:	MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 50 100 200
APPROXIMATE SCALE IN FEET

FIGURE 6.2
DYNAMIC GROUNDWATER CONTOUR MAP
INTERMEDIATE ZONE
(SEPTEMBER 3, 2013)

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LEGEND

B27	SOIL BORING (NO WELL INSTALLED)
MW68	GROUNDWATER MONITORING WELL (SHALLOW SCREEN)
MW89	GROUNDWATER MONITORING WELL (UPPER INTERMEDIATE SCREEN)
MW77	GROUNDWATER MONITORING WELL (INTERMEDIATE SCREEN)
MW78	GROUNDWATER MONITORING WELL (DEEP SCREEN)
MW17	DECOMMISSIONED GROUNDWATER MONITORING WELL
	SOIL GAS SAMPLE
D-1	EXCAVATION SOIL SAMPLE
	CURRENT OR FORMER UST
PP	POWER/LIGHT POST OR SIGN
	EDGE OF EASEMENT
315.00' / 315.50'	GROUNDWATER ELEVATION CONTOUR (FEET ABOVE MSL) 5-FOOT INTERVAL 1-FOOT INTERVAL
(315.84')	GROUNDWATER ELEVATION (FEET ABOVE MSL)
	GROUNDWATER FLOW DIRECTION
	TOC PROPERTY BOUNDARY
	PARCEL BOUNDARY
	FORMER SITE FEATURE
	TREATMENT SYSTEM PROCESS LINES
C.O.	SANITARY SEWER CLEAN OUT
UST	UNDERGROUND STORAGE TANK
	CATCH BASIN
	SANITARY SEWER MANHOLE
	SURVEY BENCHMARK
	FORMER INFILTRATION PIT (1975)
MSL	MEAN SEA LEVEL

DATUM/BASIS OF BEARINGS
HELD A BEARING OF N00°03'34"E ALONG THE MONUMENTED CENTERLINE OF 56TH AVE W BETWEEN 244TH ST SW AND 240TH ST SW PER PLAT OF LAKE FOREST CREST V.10 / P.107

BASIS OF POSITION: CITY OF MOUNTLAKE TERRACE CONTROL POINT DESIGNATION MTLK127.

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VERTICAL DATUM: NAVD 88

ELEVATION: 363.62'

REFERENCES:
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SNOHOMISH COUNTY P.U.D. No.1, 2012
TIME OIL COMPANY (SIC), 1975
AERIAL PHOTOGRAPHS, SNOHOMISH COUNTY, 1974
HERMAN BUILDING PLANS, 1973

N

YOUNG MOBILE HOME PARK

FORMER WOOD SHED

STATE PLANE
N=287352.81
E=1278102.02
PROJECT
N=287375.29
E=1278098.94

PROPERTY BOUNDARY PRIOR TO 1985 (SHORT PLAT 106)

POWER TRANSFORMER

GRASS FIELD

UST (HERMAN 1973)

UST (REISDORFF 1985)

TOC/FARMASONIS PROPERTY
24225 56TH AVENUE WEST

DRAKE PROPERTY
24309 56TH AVENUE WEST

MOUNTLAKE SENIOR PROPERTY
5525 244TH STREET SOUTHWEST
(CONSTRUCTION PENDING)

FORMER CONCRETE PAD

GRAVEL PARKING

TOC/FARMASONIS AND DRAKE PROPERTIES TREATMENT SYSTEM COMPOUND

EDGE OF ASPHALT PAVEMENT

PROPERTY BOUNDARY SINCE 1985 (SHORT PLAT 106)

HERMAN PROPERTY
24311 56TH AVENUE WEST

USTS (REISDORFF, 1985)

FORMER OIL AND DIESEL LOADING RAMP

(HEATING OIL) ABOVEGROUND STORAGE TANK

STATE PLANE
N=287719.89
E=1277926.24
PROJECT
N=287739.95
E=1277918.20

TOC HOLDING CO. PROPERTY
24205 56TH AVENUE WEST

242ND STREET SOUTHWEST

POWER EASEMENT

PRIVATE EASEMENT AND FIRE LANE

ROMIO'S PIZZA & PASTA

GETAWAY TAVERN

DECK

UST ABANDONED IN PLACE

WASTE OIL UST

DAVE'S AUTO SERVICE (FORMER GAS STATION)

ABANDONED PUMP ISLAND

FORMER PUMP ISLAND

ABANDONED PUMP ISLAND

TOC PROPERTY TREATMENT SYSTEM COMPOUND

CONCRETE CURB

FORMER GAS STATION BUILDING (DEMOLISHED 2008)

ASPHALT PAVED PARKING

FORMER 6,000 AND 8,000 GALLON USTS

1991 UST EXCAVATION

WATER METER

ASPHALT-PAVED PARKING

FORMER 8,000-GALLON USTs

2001 UST EXCAVATION (K&S)

EZ CORNER MART (FORMER GAS STATION)

FORMER PRODUCT LINES

UST #1

1996 UST EXCAVATION

SHIN/CHOI PROPERTY
24325 56TH AVENUE WEST

UST #2

UST #3

1998 PUMP ISLAND EXCAVATION

FORMER PUMP ISLAND

RAKNES PROPERTY
24121 56TH AVENUE WEST

SIDEWALK

PLANTER

56TH AVENUE WEST

STORM MANHOLE

238TH ST SW
FOUND PUNCH IN 1 3/4" BRASS DISK IN CONCRETE MONUMENT DOWN 0.35' IN CASE.

240TH ST SW
FOUND PUNCH MARK IN 1 3/4" BRASS DISK ON CONC MON IN CASE, DN. 0.5'
STATE PLANE
N=288416.87
E=1277786.41
PROJECT
N=288434.96
E=1277768.92

244TH ST SW
FOUND DIVOT IN 3"X3" CONC MON IN CASE, DN. 1.5'
STATE PLANE
N=287093.00
E=1277767.07
PROJECT
N=287110.95
E=1277767.54

R E S I D E N T I A L P A R C E L S
24108 THROUGH 24302 56TH AVENUE WEST

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CITY, STATE:	MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 50 100 200
APPROXIMATE SCALE IN FEET

FIGURE 6.3
GROUNDWATER CONTOUR MAP
DEEP ZONE
(SEPTEMBER 3, 2013)

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LEGEND

- B27 — SOIL BORING (NO WELL INSTALLED)
- MW68 — GROUNDWATER MONITORING WELL (SHALLOW SCREEN)
- MW89 — GROUNDWATER MONITORING WELL (UPPER INTERMEDIATE SCREEN)
- MW77 — GROUNDWATER MONITORING WELL (INTERMEDIATE SCREEN)
- MW78 — GROUNDWATER MONITORING WELL (DEEP SCREEN)
- MW17 — DECOMMISSIONED GROUNDWATER MONITORING WELL
- SG-1 — SOIL GAS SAMPLE
- D-1 — EXCAVATION SOIL SAMPLE
- CURRENT OR FORMER UST
- PP — POWER/LIGHT POST OR SIGN
- EDGE OF EASEMENT
- UST — UNDERGROUND STORAGE TANK

- TOC PROPERTY BOUNDARY
- PARCEL BOUNDARY
- FORMER SITE FEATURE
- TREATMENT SYSTEM PROCESS LINES
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SURVEY BENCHMARK
- FORMER INFILTRATION PIT (1975)

MAXIMUM GRPH AND/OR BTEX CONCENTRATIONS DETECTED IN SOIL

- ONE OR MORE ANALYTES DETECTED ABOVE THEIR RESPECTIVE MTCA METHOD A CLEANUP LEVELS
- ONE OR MORE ANALYTES DETECTED AT OR ABOVE LABORATORY DETECTION LIMITS BUT BELOW RESPECTIVE MTCA METHOD A CLEANUP LEVELS
- NO ANALYTES DETECTED ABOVE THEIR RESPECTIVE LABORATORY REPORTING LIMITS

DATUM/BASIS OF BEARINGS
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BASIS OF POSITION: CITY OF MOUNTLAKE TERRACE CONTROL POINT DESIGNATION MTLK127.

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VERTICAL DATUM: NAVD 88

ELEVATION: 363.62'

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TIME OIL COMPANY (SIC), 1975
AERIAL PHOTOGRAPHS, SNOHOMISH COUNTY, 1974
HERMAN BUILDING PLANS, 1973

N

YOUNG MOBILE HOME PARK

TOC/FARMASONIS PROPERTY
24225 56TH AVENUE WEST

DRAKE PROPERTY
24309 56TH AVENUE WEST

MOUNTLAKE SENIOR PROPERTY
5525 244TH STREET SOUTHWEST
(CONSTRUCTION PENDING)

HERMAN PROPERTY
24311 56TH AVENUE WEST

TOC HOLDING CO. PROPERTY
24205 56TH AVENUE WEST

RAKNES PROPERTY
24121 56TH AVENUE WEST

SHIN/CHOI PROPERTY
24325 56TH AVENUE WEST

ROMIO'S PIZZA & PASTA

GETAWAY TAVERN

EZ CORNER MART
(FORMER GAS STATION)

242ND STREET SOUTHWEST

PRIVATE EASEMENT AND FIRE LANE

POWER EASEMENT

56TH AVENUE WEST

R E S I D E N T I A L P A R C E L S
24108 THROUGH 24302 56TH AVENUE WEST

238TH ST SW
FOUND PUNCH IN 1 3/4" BRASS DISK IN CONCRETE MONUMENT DOWN 0.35' IN CASE.

240TH ST SW
FOUND PUNCH MARK IN 1 3/4" BRASS DISK ON CONC MON IN CASE, DN. 0.5'
STATE PLANE
N=288416.87
E=1277786.41
PROJECT
N=288434.96
E=1277768.92

244TH ST SW
FOUND DIVOT IN 3"X3" CONC MON IN CASE, DN. 1.5'
STATE PLANE
N=287093.00
E=1277767.07
PROJECT
N=287110.95
E=1277767.54

STATE PLANE
N=287719.89
E=1277926.24
PROJECT
N=287739.95
E=1277918.20

STATE PLANE
N=287352.81
E=1278908.02
PROJECT
N=287375.29
E=1278098.94

FORMER WOOD SHED
PROPERTY BOUNDARY PRIOR TO 1985 (SHORT PLAT 106)
PROPERTY BOUNDARY SINCE 1985 (SHORT PLAT 106)
POWER TRANSFORMER
GRASS FIELD
GRAVEL PARKING
EDGE OF ASPHALT PAVEMENT
TOC/FARMASONIS AND DRAKE PROPERTIES TREATMENT SYSTEM COMPOUND
TOC PROPERTY TREATMENT SYSTEM COMPOUND
CONCRETE CURB
FORMER GAS STATION BUILDING (DEMOLISHED 2008)
ASPHALT PAVED PARKING
ASPHALT-PAVED PARKING
FORMER 6,000 AND 8,000 GALLON USTS
1991 UST EXCAVATION
WATER METER
SIDEWALK
PLANTER
DECK
EDGE OF ASPHALT PAVEMENT
UST (HERMAN 1973)
UST (REISDORFF 1985)
FORMER CONCRETE PAD
USTS (REISDORFF, 1985)
FORMER OIL AND DIESEL LOADING RAMP
(HEATING OIL) ABOVEGROUND STORAGE TANK
UST ABANDONED IN PLACE
DAVE'S AUTO SERVICE (FORMER GAS STATION)
ABANDONED PUMP ISLAND
FORMER PUMP ISLAND
ABANDONED PUMP ISLAND
FORMER 8,000-GALLON USTs
2001 UST EXCAVATION (K&S)
WASTE OIL UST
FORMER PRODUCT LINES
1996 UST EXCAVATION
1996 PUMP I EXCAVATION
STORM MANHOLE

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CAD FILE:	01-176_2013RI_HIST_PHC_SD
PROJECT NAME:	TOC HOLDINGS CO. FACILITY 01-176
PROJECT NUMBER:	0440-030
STREET ADDRESS:	24205 56TH AVENUE WEST
CITY, STATE:	MOUNTLAKE TERRACE, WASHINGTON

SoundEarth Strategies
WWW.SOUNDEARTHINC.COM

REGION:

0 50 100 200
APPROXIMATE SCALE IN FEET

FIGURE 7
HISTORICAL PETROLEUM HYDROCARBON CONCENTRATIONS IN SOIL

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11/21/2013

P:\0440 TOC HOLDINGS CO\01-176 MOUNTLAKE TERRACE\TECHNICAL\CAD\2013RI\01-176_2013RI_HIST_OXY_SD_BLR.DWG

LEGEND

- B27 — SOIL BORING (NO WELL INSTALLED)
- MW68 — GROUNDWATER MONITORING WELL (SHALLOW SCREEN)
- MW89 — GROUNDWATER MONITORING WELL (UPPER INTERMEDIATE SCREEN)
- MW77 — GROUNDWATER MONITORING WELL (INTERMEDIATE SCREEN)
- MW78 — GROUNDWATER MONITORING WELL (DEEP SCREEN)
- MW17 — DECOMMISSIONED GROUNDWATER MONITORING WELL
- SG-1 — SOIL GAS SAMPLE
- D-1 — EXCAVATION SOIL SAMPLE
- CURRENT OR FORMER UST
- PP — POWER/LIGHT POST OR SIGN
- EDGE OF EASEMENT
- UST — UNDERGROUND STORAGE TANK

- TOC PROPERTY BOUNDARY
- PARCEL BOUNDARY
- FORMER SITE FEATURE
- TREATMENT SYSTEM PROCESS LINES
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SURVEY BENCHMARK
- FORMER INFILTRATION PIT (1975)

MAXIMUM MTBE, EDB, AND/OR EDC CONCENTRATIONS DETECTED IN SOIL

- ONE OR MORE ANALYTES DETECTED ABOVE THEIR RESPECTIVE MTCA METHOD A CLEANUP LEVELS
- ONE OR MORE ANALYTES DETECTED AT OR ABOVE LABORATORY DETECTION LIMITS BUT BELOW RESPECTIVE MTCA METHOD A CLEANUP LEVELS
- NO ANALYTES DETECTED ABOVE THEIR RESPECTIVE LABORATORY REPORTING LIMITS

DATUM/BASIS OF BEARINGS
HELD A BEARING OF N00°03'34"E ALONG THE MONUMENTED CENTERLINE OF 56TH AVE W BETWEEN 244TH ST SW AND 240TH ST SW PER PLAT OF LAKE FOREST CREST V.10 / P.107

BASIS OF POSITION: CITY OF MOUNTLAKE TERRACE CONTROL POINT DESIGNATION MTLK127.

ORIGINATING BENCHMARK:
TOP OF MAG NAIL IN CURB AT NORTHWEST CORNER OF SITE PER SITE PLAN BY CPS ENGINEERING PROVIDED TO AXIS BY CLIENT

COORDINATE SYSTEM: NAD 83 STATE PLANE WASHINGTON NORTH FIPS 4601 (US FEET)

VERTICAL DATUM: NAVD 88

ELEVATION: 363.62'

REFERENCES:
AXIS SURVEY & MAPPING, 2013
LANDAU ASSOCIATES, INC., 2005
CITY OF MOUNTLAKE TERRACE, 2005
K&S ENVIRONMENTAL, 2001
REISDORFF, THOMAS D., 1985
SNOHOMISH COUNTY P.U.D. No.1, 2012
TIME OIL COMPANY (SIC), 1975
AERIAL PHOTOGRAPHS, SNOHOMISH COUNTY, 1974
HERMAN BUILDING PLANS, 1973

N

YOUNG MOBILE HOME PARK

TOC/FARMASONIS PROPERTY
24225 56TH AVENUE WEST

DRAKE PROPERTY
24309 56TH AVENUE WEST

MOUNTLAKE SENIOR PROPERTY
5525 244TH STREET SOUTHWEST
(CONSTRUCTION PENDING)

HERMAN PROPERTY
24311 56TH AVENUE WEST

TOC HOLDING CO. PROPERTY
24205 56TH AVENUE WEST

RAKNES PROPERTY
24121 56TH AVENUE WEST

SHIN/CHOI PROPERTY
24325 56TH AVENUE WEST

242ND STREET SOUTHWEST

PRIVATE EASEMENT AND FIRE LANE

POWER EASEMENT

56TH AVENUE WEST

ROMIO'S PIZZA & PASTA

GETAWAY TAVERN

EZ CORNER MART (FORMER GAS STATION)

DAVE'S AUTO SERVICE (FORMER GAS STATION)

FORMER WOOD SHED

STATE PLANE
N=287352.81
E=1278908.02
PROJECT
N=287375.29
E=1278098.94

PROPERTY BOUNDARY PRIOR TO 1985 (SHORT PLAT 106)

PROPERTY BOUNDARY SINCE 1985 (SHORT PLAT 106)

UST (HERMAN 1973)

UST (REISDORFF 1985)

FORMER CONCRETE PAD

GRASS FIELD

GRAVEL PARKING

ASPHALT-PAVED PARKING

EDGE OF ASPHALT PAVEMENT

TOC/FARMASONIS AND DRAKE PROPERTIES TREATMENT SYSTEM COMPOUND

TOC PROPERTY TREATMENT SYSTEM COMPOUND

FORMER GAS STATION BUILDING (DEMOLISHED 2008)

FORMER 6,000 AND 8,000 GALLON USTS

1991 UST EXCAVATION

2001 UST EXCAVATION (K&S)

USTS (REISDORFF, 1985)

FORMER OIL AND DIESEL LOADING RAMP

(HEATING OIL) ABOVEGROUND STORAGE TANK

UST ABANDONED IN PLACE

ABANDONED PUMP ISLAND

FORMER PUMP ISLAND

FORMER 8,000-GALLON USTs

WASTE OIL UST

FORMER PRODUCT LINES

1996 UST EXCAVATION

1996 PUMP ISLAND EXCAVATION

RESIDENTIAL PARCELS
24108 THROUGH 24302 56TH AVENUE WEST

238TH ST SW
FOUND PUNCH IN 1 3/4" BRASS DISK IN CONCRETE MONUMENT DOWN 0.35' IN CASE.

240TH ST SW
FOUND PUNCH MARK IN 1 3/4" BRASS DISK ON CONC MON IN CASE, DN. 0.5'
STATE PLANE
N=288416.87
E=1277786.41
PROJECT
N=288434.96
E=1277768.92

244TH ST SW
FOUND DIVOT IN 3"X3" CONC MON IN CASE, DN. 1.5'
STATE PLANE
N=287093.00
E=1277767.07
PROJECT
N=287110.95
E=1277767.54

Draft for Ecology Review

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PROJECT NAME:	TOC HOLDINGS CO. FACILITY 01-176
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CITY, STATE:	MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 50 100 200
APPROXIMATE SCALE IN FEET

FIGURE 8
HISTORICAL FUEL ADDITIVE CONCENTRATIONS IN SOIL

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P:\0440 TOC HOLDINGS CO\01-176 MOUNTLAKE TERRACE\TECHNICAL\CAD\2013\RI\01-176_2013RI_HIST_SZ_GD_BLR.DWG

LEGEND

- B27 — SOIL BORING (NO WELL INSTALLED)
- MW68 — GROUNDWATER MONITORING WELL (SHALLOW SCREEN)
- MW89 — GROUNDWATER MONITORING WELL (UPPER INTERMEDIATE SCREEN)
- MW77 — GROUNDWATER MONITORING WELL (INTERMEDIATE SCREEN)
- MW78 — GROUNDWATER MONITORING WELL (DEEP SCREEN)
- MW17 — DECOMMISSIONED GROUNDWATER MONITORING WELL
- CURRENT OR FORMER UST
- PP — POWER/LIGHT POST OR SIGN
- EDGE OF EASEMENT
- UST — UNDERGROUND STORAGE TANK
- TOC PROPERTY BOUNDARY
- PARCEL BOUNDARY
- FORMER SITE FEATURE
- TREATMENT SYSTEM PROCESS LINES
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SURVEY BENCHMARK
- FORMER INFILTRATION PIT (1975)

MAXIMUM GRPH AND/OR BTEX CONCENTRATIONS DETECTED IN GROUNDWATER

- LNAPL ENCOUNTERED
- ONE OR MORE ANALYTES DETECTED ABOVE THEIR RESPECTIVE MTCA METHOD A CLEANUP LEVELS
- ONE OR MORE ANALYTES DETECTED AT OR ABOVE LABORATORY DETECTION LIMITS BUT BELOW RESPECTIVE MTCA METHOD A CLEANUP LEVELS
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BASIS OF POSITION: CITY OF MOUNTLAKE TERRACE CONTROL POINT DESIGNATION MTLK127.

ORIGINATING BENCHMARK:
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VERTICAL DATUM: NAVD 88

ELEVATION: 363.62'

REFERENCES:
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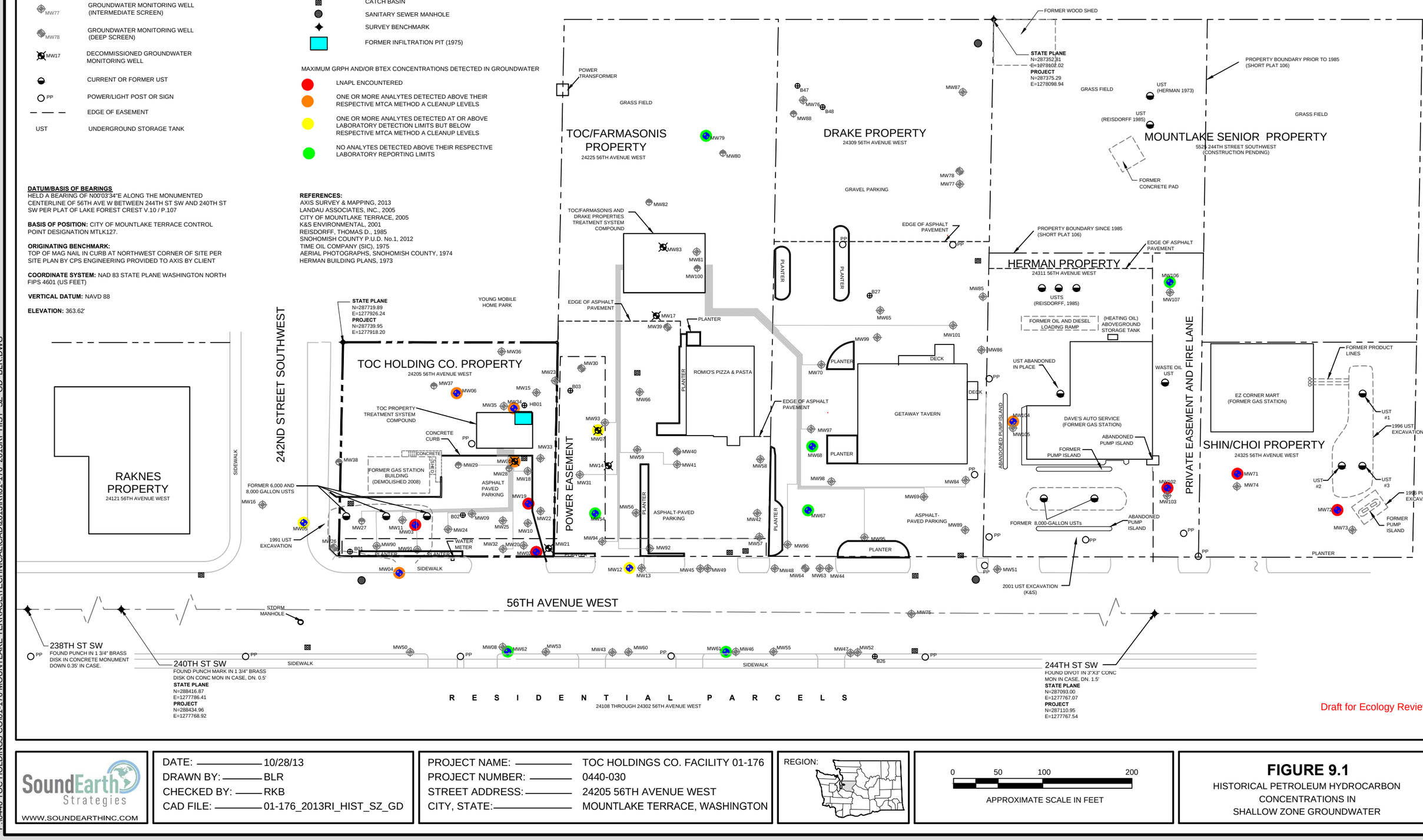
SNOHOMISH COUNTY P.U.D. No.1, 2012
TIME OIL COMPANY (SIC), 1975
AERIAL PHOTOGRAPHS, SNOHOMISH COUNTY, 1974
HERMAN BUILDING PLANS, 1973



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PROJECT NUMBER:	0440-030
STREET ADDRESS:	24205 56TH AVENUE WEST
CITY, STATE:	MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 50 100 200
APPROXIMATE SCALE IN FEET

FIGURE 9.1
HISTORICAL PETROLEUM HYDROCARBON CONCENTRATIONS IN SHALLOW ZONE GROUNDWATER

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- MW89 — GROUNDWATER MONITORING WELL (UPPER INTERMEDIATE SCREEN)
- MW77 — GROUNDWATER MONITORING WELL (INTERMEDIATE SCREEN)
- MW78 — GROUNDWATER MONITORING WELL (DEEP SCREEN)
- MW17 — DECOMMISSIONED GROUNDWATER MONITORING WELL
- CURRENT OR FORMER UST
- PP — POWER/LIGHT POST OR SIGN
- EDGE OF EASEMENT
- UST — UNDERGROUND STORAGE TANK

- TOC PROPERTY BOUNDARY
- PARCEL BOUNDARY
- FORMER SITE FEATURE
- TREATMENT SYSTEM PROCESS LINES
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SURVEY BENCHMARK
- FORMER INFILTRATION PIT (1975)

MAXIMUM GRPH AND/OR BTEX CONCENTRATIONS DETECTED IN GROUNDWATER

- LNAPL ENCOUNTERED
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BASIS OF POSITION: CITY OF MOUNTLAKE TERRACE CONTROL POINT DESIGNATION MTLK127.

ORIGINATING BENCHMARK:
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COORDINATE SYSTEM: NAD 83 STATE PLANE WASHINGTON NORTH FIPS 4601 (US FEET)

VERTICAL DATUM: NAVD 88

ELEVATION: 363.62'

REFERENCES:
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CITY OF MOUNTLAKE TERRACE, 2005
K&S ENVIRONMENTAL, 2001
REISDORFF, THOMAS D., 1985
SNOHOMISH COUNTY P.U.D. No.1, 2012
TIME OIL COMPANY (SIC), 1975
AERIAL PHOTOGRAPHS, SNOHOMISH COUNTY, 1974
HERMAN BUILDING PLANS, 1973

N

YOUNG MOBILE HOME PARK

242ND STREET SOUTHWEST

STATE PLANE
N=287719.89
E=1277926.24
PROJECT
N=287739.95
E=1277918.20

STATE PLANE
N=287352.31
E=1278909.02
PROJECT
N=287375.29
E=1278098.94

FORMER WOOD SHED

PROPERTY BOUNDARY PRIOR TO 1985 (SHORT PLAT 106)

PROPERTY BOUNDARY SINCE 1985 (SHORT PLAT 106)

TOC HOLDING CO. PROPERTY
24205 56TH AVENUE WEST

TOC/FARMASONIS PROPERTY
24225 56TH AVENUE WEST

DRAKE PROPERTY
24309 56TH AVENUE WEST

MOUNTLAKE SENIOR PROPERTY
5525 244TH STREET SOUTHWEST
(CONSTRUCTION PENDING)

HERMAN PROPERTY
24311 56TH AVENUE WEST

RAKNES PROPERTY
24121 56TH AVENUE WEST

SHIN/CHOI PROPERTY
24325 56TH AVENUE WEST

POWER EASEMENT

PRIVATE EASEMENT AND FIRE LANE

GRASS FIELD

POWER TRANSFORMER

TOC PROPERTY TREATMENT SYSTEM COMPOUND

TOC/FARMASONIS AND DRAKE PROPERTIES TREATMENT SYSTEM COMPOUND

CONCRETE CURB

FORMER GAS STATION BUILDING (DEMOLISHED 2008)

CONCRETE SLAB

ASPHALT PAVED PARKING

GRAVEL PARKING

ASPHALT-PAVED PARKING

EDGE OF ASPHALT PAVEMENT

SIDEWALK

PLANTER

WATER METER

FORMER 6,000 AND 8,000 GALLON USTS

1991 UST EXCAVATION

ROMIO'S PIZZA & PASTA

GETAWAY TAVERN

DECK

FORMER OIL AND DIESEL LOADING RAMP

(HEATING OIL) ABOVEGROUND STORAGE TANK

UST ABANDONED IN PLACE

DAVE'S AUTO SERVICE (FORMER GAS STATION)

ABANDONED PUMP ISLAND

FORMER PUMP ISLAND

ABANDONED PUMP ISLAND

FORMER 8,000-GALLON USTs

2001 UST EXCAVATION (K&S)

WASTE OIL UST

UST (HERMAN 1973)

UST (REISDORFF 1985)

USTS (REISDORFF, 1985)

FORMER CONCRETE PAD

FORMER PRODUCT LINES

EZ CORNER MART (FORMER GAS STATION)

UST #1

1996 UST EXCAVATION

UST #2

UST #3

1998 PUMP I EXCAVATION

FORMER PUMP ISLAND

56TH AVENUE WEST

STORM MANHOLE

238TH ST SW
FOUND PUNCH IN 1 3/4" BRASS DISK IN CONCRETE MONUMENT DOWN 0.35' IN CASE.

240TH ST SW
FOUND PUNCH MARK IN 1 3/4" BRASS DISK ON CONC MON IN CASE, DN. 0.5'
STATE PLANE
N=288416.87
E=1277786.41
PROJECT
N=288434.96
E=1277768.92

244TH ST SW
FOUND DIVOT IN 3"X3" CONC MON IN CASE, DN. 1.5'
STATE PLANE
N=287093.00
E=1277767.07
PROJECT
N=287110.95
E=1277767.54

R E S I D E N T I A L P A R C E L S
24108 THROUGH 24302 56TH AVENUE WEST

Draft for Ecology Review

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CAD FILE:	01-176_2013RI_HIST_IZ_GD

PROJECT NAME:	TOC HOLDINGS CO. FACILITY 01-176
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STREET ADDRESS:	24205 56TH AVENUE WEST
CITY, STATE:	MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 50 100 200
APPROXIMATE SCALE IN FEET

FIGURE 9.2
HISTORICAL PETROLEUM HYDROCARBON CONCENTRATIONS IN INTERMEDIATE ZONE GROUNDWATER

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P:\0440 TOC HOLDINGS CO\01-176 MOUNTLAKE TERRACE\TECHNICAL\CAD\2013RI\01-176_2013RI_HIST_DZ_GD_BLR.DWG

LEGEND

- B27 — SOIL BORING (NO WELL INSTALLED)
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- MW77 — GROUNDWATER MONITORING WELL (INTERMEDIATE SCREEN)
- MW78 — GROUNDWATER MONITORING WELL (DEEP SCREEN)
- MW17 — DECOMMISSIONED GROUNDWATER MONITORING WELL
- CURRENT OR FORMER UST
- PP — POWER/LIGHT POST OR SIGN
- EDGE OF EASEMENT
- UST — UNDERGROUND STORAGE TANK

- TOC PROPERTY BOUNDARY
- PARCEL BOUNDARY
- FORMER SITE FEATURE
- TREATMENT SYSTEM PROCESS LINES
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SURVEY BENCHMARK
- FORMER INFILTRATION PIT (1975)

MAXIMUM GRPH AND/OR BTEX CONCENTRATIONS DETECTED IN GROUNDWATER

- LNAPL ENCOUNTERED
- ONE OR MORE ANALYTES DETECTED ABOVE THEIR RESPECTIVE MTCA METHOD A CLEANUP LEVELS
- ONE OR MORE ANALYTES DETECTED AT OR ABOVE LABORATORY DETECTION LIMITS BUT BELOW RESPECTIVE MTCA METHOD A CLEANUP LEVELS
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DATUM/BASIS OF BEARINGS
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BASIS OF POSITION: CITY OF MOUNTLAKE TERRACE CONTROL POINT DESIGNATION MTLK127.

ORIGINATING BENCHMARK:
TOP OF MAG NAIL IN CURB AT NORTHWEST CORNER OF SITE PER SITE PLAN BY CPS ENGINEERING PROVIDED TO AXIS BY CLIENT

COORDINATE SYSTEM: NAD 83 STATE PLANE WASHINGTON NORTH FIPS 4601 (US FEET)

VERTICAL DATUM: NAVD 88

ELEVATION: 363.62'

REFERENCES:
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REISDORFF, THOMAS D., 1985
SNOHOMISH COUNTY P.U.D. No.1, 2012
TIME OIL COMPANY (SIC), 1975
AERIAL PHOTOGRAPHS, SNOHOMISH COUNTY, 1974
HERMAN BUILDING PLANS, 1973

N

YOUNG MOBILE HOME PARK

242ND STREET SOUTHWEST

RAKNES PROPERTY
24121 56TH AVENUE WEST

TOC HOLDING CO. PROPERTY
24205 56TH AVENUE WEST

STATE PLANE
N=287719.89
E=1277926.24
PROJECT
N=287739.95
E=1277918.20

TOC PROPERTY TREATMENT SYSTEM COMPOUND

FORMER GAS STATION BUILDING (DEMOLISHED 2008)

CONCRETE CURB

ASPHALT PAVED PARKING

FORMER 6,000 AND 8,000 GALLON USTS

1991 UST EXCAVATION

WATER METER

SIDEWALK

POWER EASEMENT

TOC/FARMASONIS PROPERTY
24225 56TH AVENUE WEST

POWER TRANSFORMER

GRASS FIELD

TOC/FARMASONIS AND DRAKE PROPERTIES TREATMENT SYSTEM COMPOUND

EDGE OF ASPHALT PAVEMENT

PLANTER

ROMIO'S PIZZA & PASTA

ASPHALT-PAVED PARKING

DRAKE PROPERTY
24309 56TH AVENUE WEST

GRAVEL PARKING

GETAWAY TAVERN

DECK

EDGE OF ASPHALT PAVEMENT

FORMER WOOD SHED

STATE PLANE
N=287352.31
E=1278102.02
PROJECT
N=287375.29
E=1278098.94

UST (HERMAN 1973)

UST (REISDORFF 1985)

MOUNTLAKE SENIOR PROPERTY
5525 244TH STREET SOUTHWEST
(CONSTRUCTION PENDING)

FORMER CONCRETE PAD

PROPERTY BOUNDARY PRIOR TO 1985 (SHORT PLAT 106)

PROPERTY BOUNDARY SINCE 1985 (SHORT PLAT 106)

HERMAN PROPERTY
24311 56TH AVENUE WEST

USTS (REISDORFF, 1985)

FORMER OIL AND DIESEL LOADING RAMP

(HEATING OIL) ABOVEGROUND STORAGE TANK

UST ABANDONED IN PLACE

DAVE'S AUTO SERVICE (FORMER GAS STATION)

ABANDONED PUMP ISLAND

FORMER PUMP ISLAND

WASTE OIL UST

FORMER 8,000-GALLON USTs

2001 UST EXCAVATION (K&S)

PRIVATE EASEMENT AND FIRE LANE

EZ CORNER MART (FORMER GAS STATION)

FORMER PRODUCT LINES

SHIN/CHOI PROPERTY
24325 56TH AVENUE WEST

UST #1

1996 UST EXCAVATION

UST #2

UST #3

1996 PUMP I EXCAVATION

FORMER PUMP ISLAND

56TH AVENUE WEST

STORM MANHOLE

238TH ST SW
FOUND PUNCH IN 1 3/4" BRASS DISK IN CONCRETE MONUMENT DOWN 0.35' IN CASE.

240TH ST SW
FOUND PUNCH MARK IN 1 3/4" BRASS DISK ON CONC MON IN CASE, DN. 0.5'
STATE PLANE
N=288416.87
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REGION:

0 50 100 200
APPROXIMATE SCALE IN FEET

FIGURE 9.3
HISTORICAL PETROLEUM HYDROCARBON CONCENTRATIONS IN DEEP ZONE GROUNDWATER

11/21/2013

LEGEND

- B27 — SOIL BORING (NO WELL INSTALLED)
- MW68 — GROUNDWATER MONITORING WELL (SHALLOW SCREEN)
- MW89 — GROUNDWATER MONITORING WELL (UPPER INTERMEDIATE SCREEN)
- MW77 — GROUNDWATER MONITORING WELL (INTERMEDIATE SCREEN)
- MW78 — GROUNDWATER MONITORING WELL (DEEP SCREEN)
- MW17 — DECOMMISSIONED GROUNDWATER MONITORING WELL
- SG-1 — SOIL GAS SAMPLE
- D-1 — EXCAVATION SOIL SAMPLE
- CURRENT OR FORMER UST
- PP — POWER/LIGHT POST OR SIGN
- EDGE OF EASEMENT
- UST — UNDERGROUND STORAGE TANK

- TOC PROPERTY BOUNDARY
- PARCEL BOUNDARY
- FORMER SITE FEATURE
- TREATMENT SYSTEM PROCESS LINES
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SURVEY BENCHMARK
- FORMER INFILTRATION PIT (1975)

MAXIMUM MTBE, EDB, AND/OR EDC CONCENTRATIONS DETECTED IN GROUNDWATER

- ONE OR MORE ANALYTES DETECTED ABOVE THEIR RESPECTIVE MTCA METHOD A CLEANUP LEVELS
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N

YOUNG MOBILE HOME PARK

TOC/FARMASONIS PROPERTY
24225 56TH AVENUE WEST

DRAKE PROPERTY
24309 56TH AVENUE WEST

MOUNTLAKE SENIOR PROPERTY
5525 244TH STREET SOUTHWEST
(CONSTRUCTION PENDING)

HERMAN PROPERTY
24311 56TH AVENUE WEST

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SHIN/CHOI PROPERTY
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RAKNES PROPERTY
24121 56TH AVENUE WEST

242ND STREET SOUTHWEST

PRIVATE EASEMENT AND FIRE LANE

POWER EASEMENT

56TH AVENUE WEST

238TH ST SW
FOUND PUNCH IN 1 3/4" BRASS DISK IN CONCRETE MONUMENT DOWN 0.35' IN CASE.

240TH ST SW
FOUND PUNCH MARK IN 1 3/4" BRASS DISK ON CONC MON IN CASE, DN. 0.5'
STATE PLANE
N=288416.87
E=1277786.41
PROJECT
N=288434.96
E=1277768.92

244TH ST SW
FOUND DIVOT IN 3"X3" CONC MON IN CASE, DN. 1.5'
STATE PLANE
N=287093.00
E=1277767.07
PROJECT
N=287110.95
E=1277767.54

STATE PLANE
N=287926.24
E=1277926.24
PROJECT
N=287739.95
E=1277918.20

STATE PLANE
N=287719.89
E=1277926.24
PROJECT
N=287739.95
E=1277918.20

STATE PLANE
N=287352.31
E=1278908.02
PROJECT
N=287375.29
E=1278098.94

R E S I D E N T I A L P A R C E L S
24108 THROUGH 24302 56TH AVENUE WEST

Draft for Ecology Review

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CAD FILE:	01-176_2013RI_HIST_OXY_GD

PROJECT NAME:	TOC HOLDINGS CO. FACILITY 01-176
PROJECT NUMBER:	0440-030
STREET ADDRESS:	24205 56TH AVENUE WEST
CITY, STATE:	MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 50 100 200
APPROXIMATE SCALE IN FEET

FIGURE 10
HISTORICAL FUEL ADDITIVE CONCENTRATIONS IN GROUNDWATER

P:\0440 TOC HOLDINGS CO\01-176 MOUNTLAKE TERRACE\TECHNICAL\CAD\2013RI\01-176_2013RI_HIST_OXY_GD.DWG

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P:\0440 TOC HOLDINGS CO\01-176 MOUNTLAKE TERRACE\TECHNICAL\CAD\2013\RI\01-176_2013RI_CURR_SZ_GD_BLR.DWG

LEGEND

- MW68 — GROUNDWATER MONITORING WELL (SHALLOW SCREEN)
- MW89 — GROUNDWATER MONITORING WELL (UPPER INTERMEDIATE SCREEN)
- MW77 — GROUNDWATER MONITORING WELL (INTERMEDIATE SCREEN)
- MW78 — GROUNDWATER MONITORING WELL (DEEP SCREEN)
- MW17 — DECOMMISSIONED GROUNDWATER MONITORING WELL
- CURRENT OR FORMER UST
- PP — POWER/LIGHT POST OR SIGN
- EDGE OF EASEMENT
- UST — UNDERGROUND STORAGE TANK

- TOC PROPERTY BOUNDARY
- PARCEL BOUNDARY
- FORMER SITE FEATURE
- TREATMENT SYSTEM PROCESS LINES
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SURVEY BENCHMARK
- FORMER INFILTRATION PIT (1975)

MAXIMUM GRPH AND/OR BTEX CONCENTRATIONS DETECTED IN GROUNDWATER DURING FEBRUARY THROUGH SEPTEMBER 2013 GROUNDWATER MONITORING EVENTS

- LNAPL ENCOUNTERED
- ONE OR MORE ANALYTES DETECTED ABOVE THEIR RESPECTIVE MTCA METHOD A CLEANUP LEVELS
- NO ANALYTES DETECTED ABOVE THEIR RESPECTIVE LABORATORY REPORTING LIMITS

DATUM/BASIS OF BEARINGS
HELD A BEARING OF N00°03'34"E ALONG THE MONUMENTED CENTERLINE OF 56TH AVE W BETWEEN 244TH ST SW AND 240TH ST SW PER PLAT OF LAKE FOREST CREST V.10 / P.107

BASIS OF POSITION: CITY OF MOUNTLAKE TERRACE CONTROL POINT DESIGNATION MTLK127.

ORIGINATING BENCHMARK:
TOP OF MAG NAIL IN CURB AT NORTHWEST CORNER OF SITE PER SITE PLAN BY CPS ENGINEERING PROVIDED TO AXIS BY CLIENT

COORDINATE SYSTEM: NAD 83 STATE PLANE WASHINGTON NORTH FIPS 4601 (US FEET)

VERTICAL DATUM: NAVD 88

ELEVATION: 363.62'

REFERENCES:
AXIS SURVEY & MAPPING, 2013
LANDAU ASSOCIATES, INC., 2005
CITY OF MOUNTLAKE TERRACE, 2005
K&S ENVIRONMENTAL, 2001
REISDORFF, THOMAS D., 1985
SNOHOMISH COUNTY P.U.D. No.1, 2012
TIME OIL COMPANY (SIC), 1975
AERIAL PHOTOGRAPHS, SNOHOMISH COUNTY, 1974
HERMAN BUILDING PLANS, 1973

N

YOUNG MOBILE HOME PARK

242ND STREET SOUTHWEST

STATE PLANE
N=287719.89
E=1277926.24
PROJECT
N=287739.95
E=1277918.20

TOC HOLDING CO. PROPERTY
24205 56TH AVENUE WEST

RAKNES PROPERTY
24121 56TH AVENUE WEST

TOC/FARMASONIS PROPERTY
24225 56TH AVENUE WEST

DRAKE PROPERTY
24309 56TH AVENUE WEST

HERMAN PROPERTY
24311 56TH AVENUE WEST

MOUNTLAKE SENIOR PROPERTY
5525 244TH STREET SOUTHWEST
(CONSTRUCTION PENDING)

SHIN/CHOI PROPERTY
24325 56TH AVENUE WEST

POWER EASEMENT

PRIVATE EASEMENT AND FIRE LANE

56TH AVENUE WEST

238TH ST SW
FOUND PUNCH IN 1 3/4" BRASS DISK IN CONCRETE MONUMENT DOWN 0.35' IN CASE.

240TH ST SW
FOUND PUNCH MARK IN 1 3/4" BRASS DISK ON CONC MON IN CASE, DN. 0.5'
STATE PLANE
N=288416.87
E=1277786.41
PROJECT
N=288434.96
E=1277768.92

244TH ST SW
FOUND DIVOT IN 3"X3" CONC MON IN CASE. DN. 1.5'
STATE PLANE
N=287093.00
E=1277767.07
PROJECT
N=287110.95
E=1277767.54

R E S I D E N T I A L P A R C E L S
24108 THROUGH 24302 56TH AVENUE WEST

Draft for Ecology Review

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CAD FILE:	01-176_2013RI_CURR_SZ_GD

PROJECT NAME:	TOC HOLDINGS CO. FACILITY 01-176
PROJECT NUMBER:	0440-030
STREET ADDRESS:	24205 56TH AVENUE WEST
CITY, STATE:	MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 50 100 200
APPROXIMATE SCALE IN FEET

FIGURE 11.1
CURRENT PETROLEUM HYDROCARBON CONCENTRATIONS IN SHALLOW ZONE GROUNDWATER

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LEGEND

- MW68 — GROUNDWATER MONITORING WELL (SHALLOW SCREEN)
- MW89 — GROUNDWATER MONITORING WELL (UPPER INTERMEDIATE SCREEN)
- MW77 — GROUNDWATER MONITORING WELL (INTERMEDIATE SCREEN)
- MW78 — GROUNDWATER MONITORING WELL (DEEP SCREEN)
- MW17 — DECOMMISSIONED GROUNDWATER MONITORING WELL
- CURRENT OR FORMER UST
- PP — POWER/LIGHT POST OR SIGN
- EDGE OF EASEMENT
- UST — UNDERGROUND STORAGE TANK

- TOC PROPERTY BOUNDARY
- PARCEL BOUNDARY
- FORMER SITE FEATURE
- TREATMENT SYSTEM PROCESS LINES
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SURVEY BENCHMARK
- FORMER INFILTRATION PIT (1975)

MAXIMUM GRPH AND/OR BTEX CONCENTRATIONS DETECTED IN GROUNDWATER DURING FEBRUARY THROUGH SEPTEMBER 2013 GROUNDWATER MONITORING EVENTS

- ONE OR MORE ANALYTES DETECTED ABOVE THEIR RESPECTIVE MTCA METHOD A CLEANUP LEVELS
- ONE OR MORE ANALYTES DETECTED AT OR ABOVE LABORATORY DETECTION LIMITS BUT BELOW RESPECTIVE MTCA METHOD A CLEANUP LEVELS
- NO ANALYTES DETECTED ABOVE THEIR RESPECTIVE LABORATORY REPORTING LIMITS

DATUM/BASIS OF BEARINGS
HELD A BEARING OF N00°03'34"E ALONG THE MONUMENTED CENTERLINE OF 56TH AVE W BETWEEN 244TH ST SW AND 240TH ST SW PER PLAT OF LAKE FOREST CREST V.10 / P.107

BASIS OF POSITION: CITY OF MOUNTLAKE TERRACE CONTROL POINT DESIGNATION MTLK127.

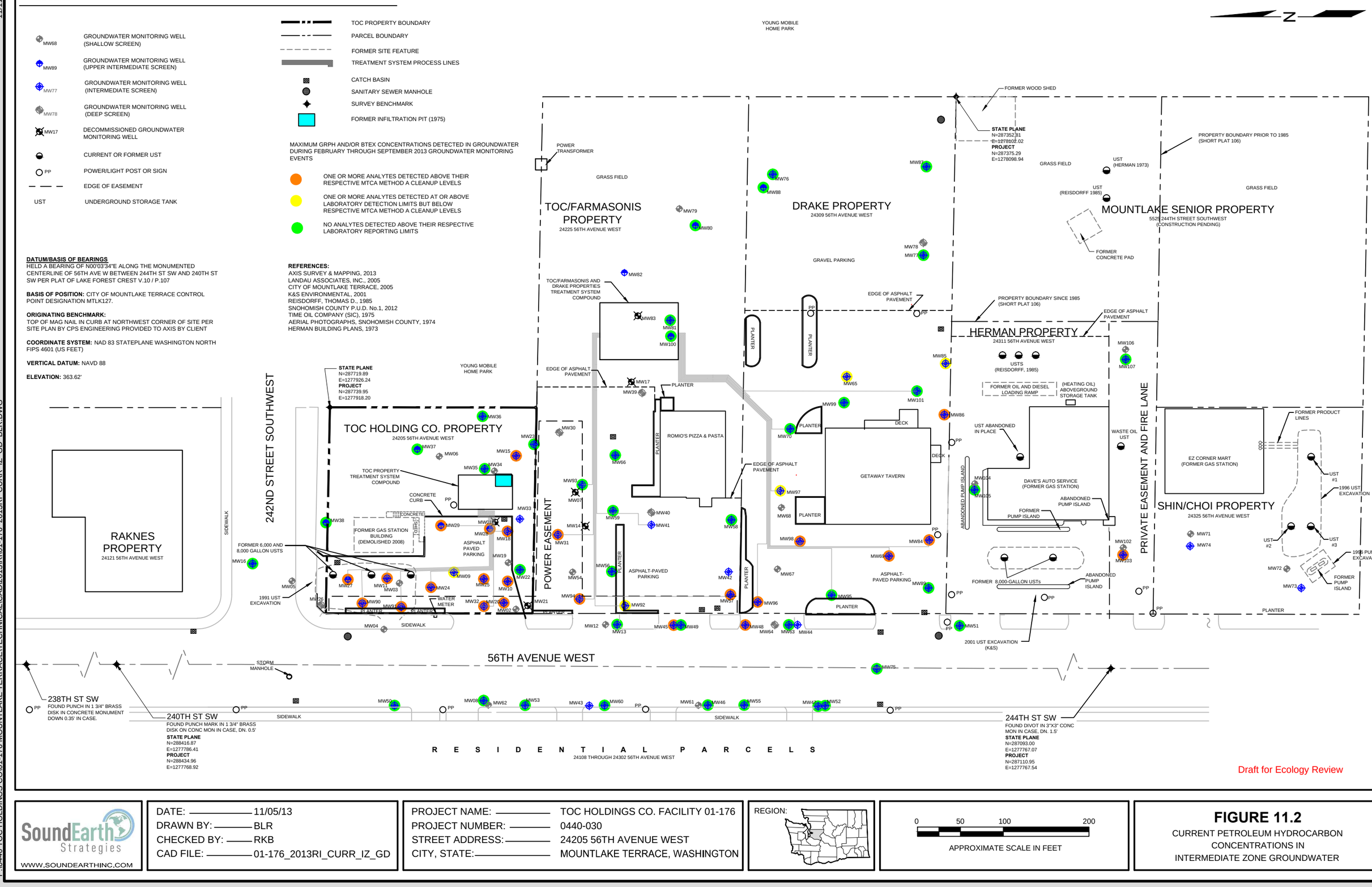
ORIGINATING BENCHMARK:
TOP OF MAG NAIL IN CURB AT NORTHWEST CORNER OF SITE PER SITE PLAN BY CPS ENGINEERING PROVIDED TO AXIS BY CLIENT

COORDINATE SYSTEM: NAD 83 STATEPLANE WASHINGTON NORTH FIPS 4601 (US FEET)

VERTICAL DATUM: NAVD 88

ELEVATION: 363.62'

REFERENCES:
AXIS SURVEY & MAPPING, 2013
LANDAU ASSOCIATES, INC., 2005
CITY OF MOUNTLAKE TERRACE, 2005
K&S ENVIRONMENTAL, 2001
REISDORFF, THOMAS D., 1985
SNOHOMISH COUNTY P.U.D. No.1, 2012
TIME OIL COMPANY (SIC), 1975
AERIAL PHOTOGRAPHS, SNOHOMISH COUNTY, 1974
HERMAN BUILDING PLANS, 1973



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CAD FILE:	01-176_2013RI_CURR_IZ_GD

PROJECT NAME:	TOC HOLDINGS CO. FACILITY 01-176
PROJECT NUMBER:	0440-030
STREET ADDRESS:	24205 56TH AVENUE WEST
CITY, STATE:	MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 50 100 200
APPROXIMATE SCALE IN FEET

FIGURE 11.2
CURRENT PETROLEUM HYDROCARBON CONCENTRATIONS IN INTERMEDIATE ZONE GROUNDWATER

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LEGEND

- MW68 — GROUNDWATER MONITORING WELL (SHALLOW SCREEN)
- MW89 — GROUNDWATER MONITORING WELL (UPPER INTERMEDIATE SCREEN)
- MW77 — GROUNDWATER MONITORING WELL (INTERMEDIATE SCREEN)
- MW78 — GROUNDWATER MONITORING WELL (DEEP SCREEN)
- MW17 — DECOMMISSIONED GROUNDWATER MONITORING WELL
- CURRENT OR FORMER UST
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- TOC PROPERTY BOUNDARY
- PARCEL BOUNDARY
- FORMER SITE FEATURE
- TREATMENT SYSTEM PROCESS LINES
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SURVEY BENCHMARK
- FORMER INFILTRATION PIT (1975)

MAXIMUM GRPH AND/OR BTEX CONCENTRATIONS DETECTED IN GROUNDWATER DURING FEBRUARY THROUGH SEPTEMBER 2013 GROUNDWATER MONITORING EVENTS

NO ANALYTES DETECTED ABOVE THEIR RESPECTIVE LABORATORY REPORTING LIMITS

DATUM/BASIS OF BEARINGS
HELD A BEARING OF N00°03'34"E ALONG THE MONUMENTED CENTERLINE OF 56TH AVE W BETWEEN 244TH ST SW AND 240TH ST SW PER PLAT OF LAKE FOREST CREST V.10 / P.107

BASIS OF POSITION: CITY OF MOUNTLAKE TERRACE CONTROL POINT DESIGNATION MTLK127.

ORIGINATING BENCHMARK:
TOP OF MAG NAIL IN CURB AT NORTHWEST CORNER OF SITE PER SITE PLAN BY CPS ENGINEERING PROVIDED TO AXIS BY CLIENT

COORDINATE SYSTEM: NAD 83 STATE PLANE WASHINGTON NORTH FIPS 4601 (US FEET)

VERTICAL DATUM: NAVD 88

ELEVATION: 363.62'

REFERENCES:
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LANDAU ASSOCIATES, INC., 2005
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REISDORFF, THOMAS D., 1985
SNOHOMISH COUNTY P.U.D. No.1, 2012
TIME OIL COMPANY (SIC), 1975
AERIAL PHOTOGRAPHS, SNOHOMISH COUNTY, 1974
HERMAN BUILDING PLANS, 1973

N

YOUNG MOBILE HOME PARK

242ND STREET SOUTHWEST

RAKNES PROPERTY
24121 56TH AVENUE WEST

TOC HOLDING CO. PROPERTY
24205 56TH AVENUE WEST

TOC/FARMASONIS PROPERTY
24225 56TH AVENUE WEST

DRAKE PROPERTY
24309 56TH AVENUE WEST

HERMAN PROPERTY
24311 56TH AVENUE WEST

MOUNTLAKE SENIOR PROPERTY
5525 244TH STREET SOUTHWEST
(CONSTRUCTION PENDING)

SHIN/CHOI PROPERTY
24325 56TH AVENUE WEST

ROMIO'S PIZZA & PASTA

GETAWAY TAVERN

DAVE'S AUTO SERVICE (FORMER GAS STATION)

EZ CORNER MART (FORMER GAS STATION)

FORMER GAS STATION BUILDING (DEMOLISHED 2008)

POWER EASEMENT

PRIVATE EASEMENT AND FIRE LANE

ASPHALT PAVED PARKING

ASPHALT-PAVED PARKING

GRAVEL PARKING

GRASS FIELD

DECK

PLANTER

CONCRETE CURB

SIDEWALK

STORM MANHOLE

POWER TRANSFORMER

FORMER WOOD SHED

STATE PLANE
N=287352.31
E=1278102.02
PROJECT
N=287375.29
E=1278098.94

PROPERTY BOUNDARY PRIOR TO 1985 (SHORT PLAT 106)

PROPERTY BOUNDARY SINCE 1985 (SHORT PLAT 106)

UST (HERMAN 1973)

UST (REISDORFF 1985)

FORMER CONCRETE PAD

EDGE OF ASPHALT PAVEMENT

TOC/FARMASONIS AND DRAKE PROPERTIES TREATMENT SYSTEM COMPOUND

TOC PROPERTY TREATMENT SYSTEM COMPOUND

USTS (REISDORFF, 1985)

FORMER OIL AND DIESEL LOADING RAMP

(HEATING OIL) ABOVEGROUND STORAGE TANK

UST ABANDONED IN PLACE

ABANDONED PUMP ISLAND

FORMER PUMP ISLAND

WASTE OIL UST

FORMER PRODUCT LINES

UST #1

1996 UST EXCAVATION

UST #2

UST #3

1998 PUMP I EXCAVATION

FORMER PUMP ISLAND

FORMER 6,000 AND 8,000 GALLON USTS

FORMER 8,000-GALLON USTs

1991 UST EXCAVATION

2001 UST EXCAVATION (K&S)

WATER METER

56TH AVENUE WEST

238TH ST SW
FOUND PUNCH IN 1 3/4" BRASS DISK IN CONCRETE MONUMENT DOWN 0.35' IN CASE.

240TH ST SW
FOUND PUNCH MARK IN 1 3/4" BRASS DISK ON CONC MON IN CASE, DN. 0.5'
STATE PLANE
N=288416.87
E=1277786.41
PROJECT
N=288434.96
E=1277768.92

244TH ST SW
FOUND DIVOT IN 3"X3" CONC MON IN CASE, DN. 1.5'
STATE PLANE
N=287093.00
E=1277767.07
PROJECT
N=287110.95
E=1277767.54

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24108 THROUGH 24302 56TH AVENUE WEST

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PROJECT NAME:	TOC HOLDINGS CO. FACILITY 01-176
PROJECT NUMBER:	0440-030
STREET ADDRESS:	24205 56TH AVENUE WEST
CITY, STATE:	MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 50 100 200
APPROXIMATE SCALE IN FEET

FIGURE 11.3
CURRENT PETROLEUM HYDROCARBON CONCENTRATIONS IN DEEP ZONE GROUNDWATER

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LEGEND

- SG-1 — SOIL GAS SAMPLE
- CURRENT OR FORMER UST
- TOC PROPERTY BOUNDARY
- PARCEL BOUNDARY
- EDGE OF EASEMENT
- FORMER SITE FEATURE
- FORMER INFILTRATION PIT (1975)
- TPH — TOTAL PETROLEUM HYDROCARBONS
- UST — UNDERGROUND STORAGE TANK

ALL DEPTHS ARE IN FEET BELOW GROUND SURFACE

ALL RESULTS ARE IN MICROGRAMS PER CUBIC METER

TOC HOLDING CO. PROPERTY
24205 56TH AVENUE WEST

242ND STREET SOUTHWEST

SIDEWALK

EDGE OF ASPHALT PAVEMENT

PLANTER

ROMIO'S PIZZA & PASTA

PLANTER

TOC PROPERTY TREATMENT SYSTEM COMPOUND

CONCRETE CURB

CONCRETE

SHED

FORMER GAS STATION BUILDING (DEMOLISHED 2008)

ASPHALT PAVED PARKING

POWER EASEMENT

PLANTER

ASPHALT-PAVED PARKING

FORMER 6,000 AND 8,000 GALLON USTS

1991 UST EXCAVATION

PLANTER

PLANTER

SIDEWALK

56TH AVENUE WEST

Sample Location	Sample Depth	TPH
SG-4	5	<250
	9	<250

Sample Location	Sample Depth	TPH
SG-8	5	<250
	8	<250

Sample Location	Sample Depth	TPH
SG-3	5	<250
	9	<250

Sample Location	Sample Depth	TPH
SG-5	5	<250

Sample Location	Sample Depth	TPH
SG-2A	5	490

Sample Location	Sample Depth	TPH
SG-2	10	<250
	12	340

Sample Location	Sample Depth	TPH
SG-6	5	<250
	10	<250

Sample Location	Sample Depth	TPH
SG-1	5	550
	10	<250
	12	<250

Sample Location	Sample Depth	TPH
SG-7	5	<250
	10	<250

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DATE: 10/28/2013
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CHECKED BY: RKB
CAD FILE: 01-176_2013RI_SG

PROJECT NAME: TOC HOLDINGS CO. FACILITY 01-176
PROJECT NUMBER: 0440-030
STREET ADDRESS: 24205 56TH AVENUE WEST
CITY, STATE: MOUNTLAKE TERRACE, WASHINGTON

REGION:

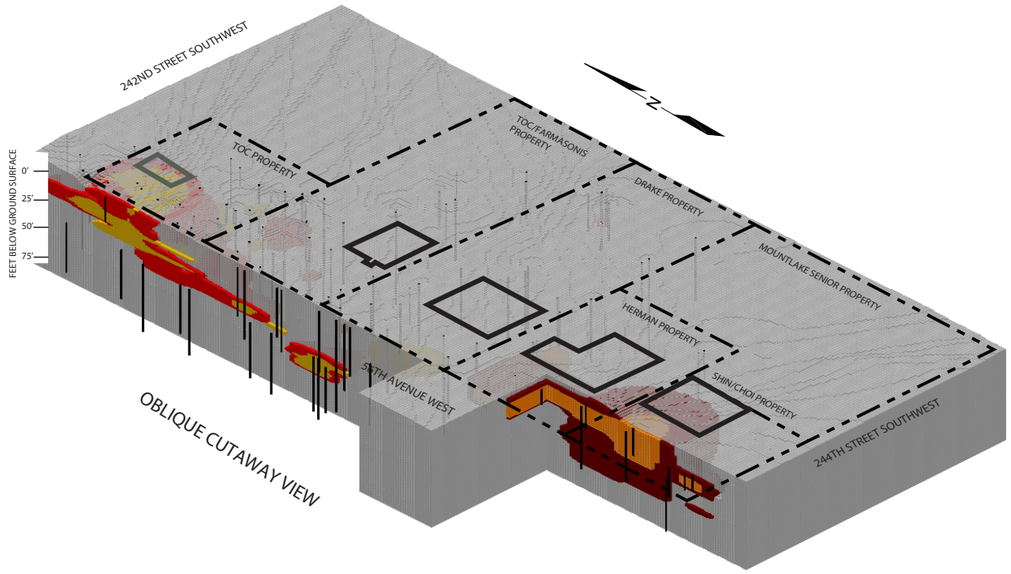
0 10 20 40
APPROXIMATE SCALE IN FEET

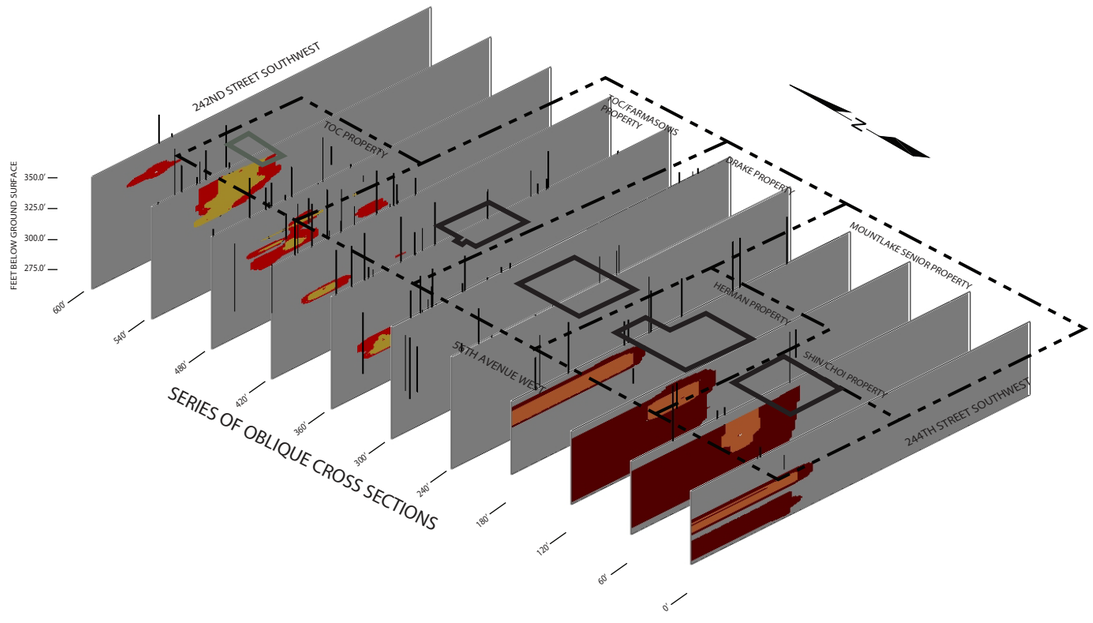
FIGURE 12
SOIL GAS ANALYTICAL RESULTS

P:\0440 TOC Holdings Co\01-176 Mountlake Terrace\Technical\CAD\2013RI\01-176_2013RI_SG_blr.dwg

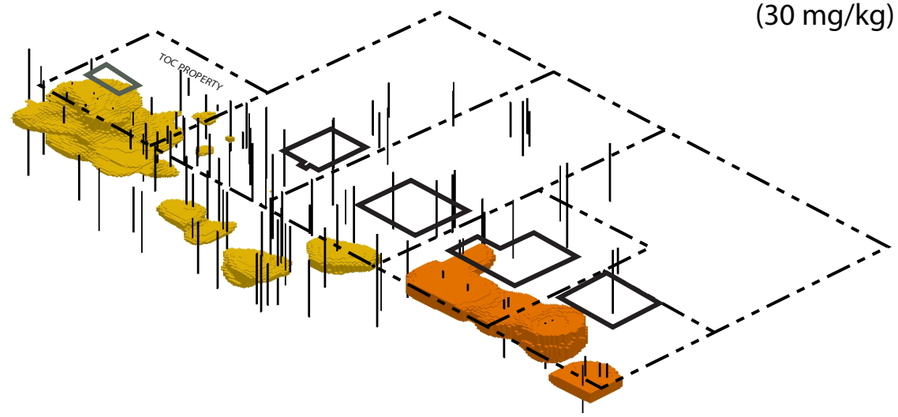
10/31/2013

PETROLEUM HYDROCARBONS IN SOIL

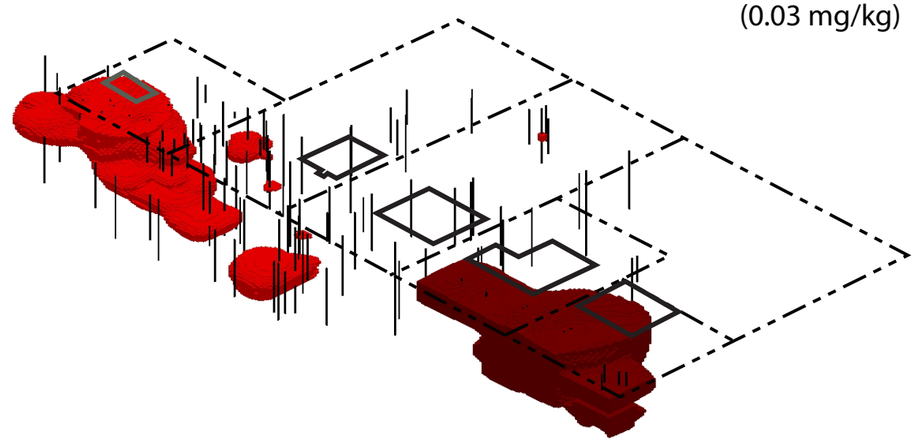




VOLUMES OF SOIL WITH GRPH CONCENTRATIONS ABOVE MTCA
(30 mg/kg)



VOLUMES OF SOIL WITH BENZENE CONCENTRATIONS ABOVE MTCA
(0.03 mg/kg)



LEGEND

- BUILDING FOOTPRINT
- FOOTPRINT OF DEMOLISHED BUILDING
- SOIL BORING LOCATION
- PROPERTY BOUNDARY

mg/kg	MILLIGRAMS PER KILOGRAM
GRPH	GASOLINE-RANGE PETROLEUM HYDROCARBONS
MTCA	WASHINGTON STATE MODEL TOXICS CONTROL ACT

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CONCENTRATION:

- BENZENE DETECTED ABOVE MTCA METHOD A CLEANUP LEVEL (TOC SITE)
- GRPH DETECTED ABOVE MTCA METHOD A CLEANUP LEVEL (TOC SITE)
- BENZENE DETECTED ABOVE MTCA METHOD A CLEANUP LEVEL (OTHER SITES)
- GRPH DETECTED ABOVE MTCA METHOD A CLEANUP LEVEL (OTHER SITES)

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PROJECT NAME: TOC HOLDINGS CO. FACILITY NO. 01-176
PROJECT NUMBER: 0440-030
STREET ADDRESS: 24205 56TH AVENUE WEST
CITY, STATE: MOUNTLAKE TERRACE, WASHINGTON

REGION:

NO SCALE

FIGURE 13
3D MODEL VIEW SHOWING
VOLUMETRIC MODEL OF
GRPH AND BENZENE IN SOIL

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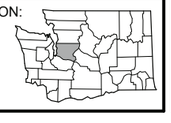
DRAWN BY: BLR
CHECKED BY: DRAFT
CAD FILE: 01-048-BASEMAP_20091207

PROJECT NAME: TOC HOLDINGS CO. FACILITY NO. 01-048
PROJECT NUMBER: 0440-011-05
STREET ADDRESS: 5 WEST MORTON STREET
CITY, STATE: WALLA WALLA, WASHINGTON

REGION:



NO SCALE

FIGURE
PHOTO LOG

TABLES

SoundEarth Strategies

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Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW01[8]	ESE	NCA	06/15/92	--	6.01	--	348.86	33,000	--	--	--	2,300	1,700	1,400	9,200	--	--	--	--	--
TOC: 354.87	ESE	--	07/30/92	--	8.07	--	346.80	--	--	--	--	--	--	--	--	--	--	--	--	--
	ESE	NCA	01/11/94	--	12.65	--	342.22	1,600	--	--	--	29	4.6	28	140	--	--	--	--	--
TOC: 354.76	Pinnacle	NCA	09/11/96	--	11.71	--	343.05	320	--	--	--	2.6	<0.5	15	46	--	--	--	--	--
	Pinnacle	--	02/05/97	--	3.37	--	351.39	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	03/11/97	--	4.93	--	349.83	<100	--	--	--	<0.5	<0.5	0.6	<1.5	--	--	--	--	--
	Pinnacle	NCA	09/17/97	--	12.32	--	342.44	76.7	--	--	--	0.595	2.9	1.99	13.4	--	--	--	--	--
	Pinnacle	NCA	03/16/98	--	6.93	--	347.83	490	--	--	--	1.15	<0.5	7.38	18.2	--	--	--	--	--
	Pinnacle	NCA	09/08/98	--	17.88	--	336.88	9,320	--	--	--	42.5	998	346	1,550	--	--	--	--	--
	Pinnacle	NCA	03/19/99	--	2.00	--	352.76	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	09/17/99	--	11.02	--	343.74	910	--	--	--	<0.5	1.07	4.39	5.57	--	--	--	--	--
	Pinnacle	NCA	03/23/00	--	5.72	--	349.04	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	09/28/00	--	16.52	--	338.24	163	--	--	--	0.610	1.31	1.95	38.3	--	--	--	--	--
	Pinnacle	NCA	04/03/01	--	11.03	--	343.73	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	10/11/01	--	16.82	--	337.94	191	--	--	--	<0.5	1.41	13.4	54.7	--	--	--	--	--
	Pinnacle	NCA	03/27/02	--	6.18	--	348.58	142	--	--	--	<0.5	0.741	4.84	33.3	--	--	--	--	--
	Pinnacle	NCA	09/26/02	--	14.22	--	340.54	544	--	--	--	1.15	<0.5	8.38	11.2	--	--	--	--	--
	Pinnacle	NCA	03/27/03	--	9.12	--	345.64	78.9	--	--	--	<0.5	<0.5	0.634	<1.0	--	--	--	--	--
	Pinnacle	NCA	10/09/03	--	15.94	--	338.82	160	--	--	--	0.548	<0.5	2.84	11.3	--	--	--	--	--
	Landau	Unknown	03/09/05	--	9.70	--	345.06	<50	--	--	--	<1	<1	<1	<3	<3	--	--	--	--
	SoundEarth	NCA	09/26/05	--	11.33	--	343.43	<50.0	--	--	--	<1.00	<1.00	<1.00	<3.00	<5.00	<1.00	<1.00	--	--
	SoundEarth	F&BI	12/20/05	--	11.63	--	343.13	<100	<53	--	<270	<1	<1	<1	<3	<1	<1	<1	1.36	--
	SoundEarth	F&BI	02/24/06	--	6.52	--	348.24	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	06/01/06	--	8.90	--	345.86	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/24/06	--	13.23	--	341.53	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	11/16/06	--	11.53	--	343.23	<50	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/21/07	--	9.86	--	344.90	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	05/24/07	--	11.51	--	343.25	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/03/07	--	15.02	--	339.74	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/12/08	--	10.48	--	344.28	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	--	--	10/02/09	D E C O M M I S S I O N E D																
MW02[8]	ESE	NCA	06/15/92	--	4.00	--	352.44	13,000	--	--	--	590	1,900	350	2,500	--	--	--	--	--
TOC: 356.44	ESE	NCA	07/30/92	--	7.61	--	348.83	--	--	--	--	--	--	--	--	--	--	--	--	--
	ESE	NCA	01/11/94	--	15.50	--	340.94	50,000	--	--	--	4,600	7,300	1,200	8,300	--	--	--	--	--
TOC: 355.25	Pinnacle	NCA	09/11/96	--	11.99	--	343.26	33,000	--	--	--	1,800	4,000	780	5,400	--	--	--	--	--
	Pinnacle	--	02/05/97	--	4.80	--	350.45	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	03/11/97	--	6.02	--	349.23	100	--	--	--	4.8	3.7	2.5	16	--	--	--	--	--
	Pinnacle	NCA	09/17/97	--	12.75	--	342.50	25,700	--	--	--	709	2,200	617	4,050	--	--	--	--	--
	Pinnacle	NCA	03/16/98	--	8.27	--	346.98	1,700	--	--	--	28.3	53	55	276	--	--	--	--	--
	Pinnacle	NCA	09/08/98	--	15.90	--	339.35	15,300	--	--	--	259	2,040	<50	2,700	--	--	--	--	--
	Pinnacle	NCA	03/19/99	--	2.79	--	352.46	3,490	--	--	--	4.94	41.7	30.6	310	--	--	--	--	--
	Pinnacle	NCA	09/17/99	--	--	--	--	9,250	--	--	--	<25	1,300	173	1,910	--	--	--	--	--
	Pinnacle	NCA	03/23/00	--	7.39	--	347.86	4,920	--	--	--	<5	241	133	1,000	--	--	--	--	--
	Pinnacle	NCA	09/28/00	--	15.37	--	339.88	20,700	--	--	--	135	1,830	845	5,390	--	--	--	--	--
	Pinnacle	NCA	04/03/01	--	13.86	--	341.39	18,800	--	--	--	<100	351	802	5,050	--	--	--	--	--
	Pinnacle	NCA	10/11/01	--	16.33	--	338.92	16,900	--	--	--	69.7	469	643	4,650	--	--	--	--	--
	Pinnacle	NCA	03/27/02	--	6.79	Trace	348.46	11,500	--	--	--	16.3	23.0	331	1,930	--	--	--	--	--
	Pinnacle	NCA	09/26/02	--	14.18	Trace	341.07	8,260	--	--	--	<5.0	40.6	226	2,420	--	--	--	--	--
	Pinnacle	NCA	03/27/03	--	12.80	--	342.45	14,700	--	--	--	<10.0	11.3	324	3,020	--	--	--	--	--
	Pinnacle	NCA	10/09/03	--	14.28	--	340.97	3,600	--	--	--	<5.0	11.1	67.5	639	--	--	--	--	--
	Landau	Unknown	03/09/05	--	9.42	--	345.83	1,400	--	--	--	<1	2	4	71	<3	--	--	--	--
	SoundEarth	NCA	09/26/05	--	9.20	--	346.05	Inaccessible												
	SoundEarth	F&BI	12/21/05	--	11.50	--	343.75	<100	<56	--	<280	<1	<1	<1	<3	<1	<1	<1	<1	--
	SoundEarth	F&BI	02/23/06	--	5.88	--	349.37	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	06/01/06	--	7.86	--	347.39	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								800/1,000[10]	500	500	NE	5	1,000	700	1,000	20	0.01	5	15	NE

SoundEarth Strategies

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Ecology Review

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW02[8] (continued)	SoundEarth	F&BI	08/23/06	--	12.96	--	342.29	<100	--	--	--	<1	<1	<1	4.2	<1	--	--	--	--
TOC: 355.25	SoundEarth	F&BI	11/15/06	--	15.89	--	339.36	260	--	--	--	<1	1.1	2.0	<8.9	--	--	--	--	--
	SoundEarth	F&BI	02/21/07	--	10.38	--	344.87	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	05/23/07	--	11.74	--	343.51	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/01/07	--	13.85	--	341.40	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/13/08	--	12.04	--	343.21	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	9.94	--	345.31	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 358.78	SoundEarth	F&BI	03/08/12	--	12.74	--	346.04	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	11.27	--	347.51	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	13.73	--	345.05	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	12.69	--	346.09	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	6.73	--	352.05	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	10.90	--	347.88	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	14.51	--	344.27	--	--	--	--	--	--	--	--	--	--	--	--	--
MW03[8]	ESE	NCA	06/15/92	--	4.83	--	354.33	92,000	--	--	--	5,800	22,000	1,900	16,000	--	--	--	--	--
TOC: 359.16	ESE	NCA	07/30/92	--	8.05	--	351.11	--	--	--	--	--	--	--	--	--	--	--	--	--
	ESE	NCA	01/11/94	--	14.34	--	344.82	110,000	--	--	--	6,100	21,000	1,600	13,000	--	--	--	--	--
	Pinnacle	--	11/20/95	17.34	17.44	0.10	341.72	LNAPL												
TOC: 358.40	Pinnacle	--	09/11/96	13.12	13.17	0.05	345.23	LNAPL												
	Pinnacle	--	02/05/97	--	6.10	--	352.30	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	--	03/11/97	--	7.02	Trace	351.38	LNAPL												
	Pinnacle	NCA	09/17/97	--	15.82	--	342.58	80,500	--	--	--	836	8,740	839	10,800	--	--	--	--	--
	Pinnacle	--	03/16/98	--	8.75	Trace	349.65	LNAPL												
	Pinnacle	NCA	09/08/98	--	17.44	--	340.96	63,900	--	--	--	303	3,700	1,030	11,800	--	--	--	--	--
	Pinnacle	NCA	03/19/99	--	4.66	--	353.74	8,130	--	--	--	13.5	502	50.6	1,150	--	--	--	--	--
	Pinnacle	NCA	09/17/99	--	13.30	--	345.10	15,700	--	--	--	27.1	2,010	240	4,270	--	--	--	--	--
	Pinnacle	NCA	03/23/00	--	8.14	--	350.26	25,000	--	--	--	88.2	2,050	434	4,280	--	--	--	--	--
	Pinnacle	--	09/28/00	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	04/03/01	--	15.16	--	343.24	9,120	--	--	--	15.4	829	124	2,230	--	--	--	--	--
	Pinnacle	--	10/11/01	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	03/27/02	--	8.63	--	349.77	1,960	--	--	--	2.99	88.9	31.6	404	--	--	--	--	--
	Pinnacle	--	09/26/02	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	03/27/03	--	12.00	--	346.40	<50	--	--	--	0.663	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	10/09/03	--	14.86	--	343.54	5,040	--	--	--	6.79	166	170	1,760	--	--	--	--	--
	Landau	Unknown	03/09/05	--	9.77	--	348.63	730	--	--	--	2	2	15	98	<3	--	--	--	--
	SoundEarth	NCA	09/27/05	--	9.35	--	349.05	<50.0	--	--	--	<1.00	<1.00	<1.00	<3.00	<5.00	<1.00	<1.00	--	--
	SoundEarth	F&BI	12/22/05	--	11.01	--	347.39	<100	<54	--	<270	<1	<1	<1	<3	--	--	--	2.28	--
	SoundEarth	F&BI	02/22/06	--	5.73	--	352.67	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	05/31/06	--	7.33	--	351.07	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/23/06	--	13.49	--	344.91	1,000	--	--	--	<1	1.1	35	188.4	<1	--	--	--	--
	SoundEarth	--	11/14/06	--	17.61	--	340.79	Not sampled; insufficient water to fill sample containers												
	SoundEarth	F&BI	02/20/07	--	10.30	--	348.10	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	05/22/07	--	11.78	--	346.62	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/01/07	--	14.08	--	344.32	330	--	--	--	<1	<1	6	31	--	--	--	--	--
	SoundEarth	F&BI	02/13/08	--	12.49	--	345.91	<100	--	--	--	<1	<1	1	5	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	9.61	--	348.79	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 361.87	SoundEarth	F&BI	03/08/12	--	13.08	--	348.79	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	11.59	--	350.28	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	14.63	--	347.24	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	12.85	--	349.02	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	6.29	--	355.58	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	11.82	--	350.05	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	17.56	--	344.31	--	--	--	--	--	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								800/1,000[10]	500	500	NE	5	1,000	700	1,000	20	0.01	5	15	NE

SoundEarth Strategies

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Ecology Review

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)											Lead[7]	
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Total	Dissolved
MW04	ESE	NCA	07/27/92	--	7.19	--	351.32	100,000	--	--	--	470	15,000	2,500	18,000	--	--	--	--	--
TOC: 358.51	ESE	--	01/11/94	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	--	11/20/95	--	17.21	--	341.30	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	09/11/96	--	12.65	--	345.86	22,000	--	--	--	77	480	600	4,800	--	--	--	--	--
	Pinnacle	--	02/05/97	--	5.15	--	353.36	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	03/11/97	--	6.08	--	352.43	7,200	--	--	--	3.2	220	170	1,400	--	--	--	--	--
	Pinnacle	NCA	09/17/97	--	14.76	--	343.75	17,400	--	--	--	30.1	92.9	78.4	846	--	--	--	--	--
	Pinnacle	NCA	03/16/98	--	7.95	--	350.56	37,200	--	--	--	44.3	3,760	804	5,970	--	--	--	--	--
	Pinnacle	NCA	09/08/98	--	18.03	--	340.48	22,200	--	--	--	77.9	1,390	199	3,520	--	--	--	--	--
	Pinnacle	NCA	03/19/99	--	3.97	--	354.54	22,900	--	--	--	32.7	1,300	334	3,440	--	--	--	--	--
	Pinnacle	--	09/17/99	--	12.86	--	345.65	Inaccessible												
	Pinnacle	--	03/23/00	--	--	--	--	Inaccessible												
	Pinnacle	NCA	09/28/00	--	16.95	--	341.56	1,010	--	--	--	<10.5	34.8	243	829	--	--	--	--	--
	Pinnacle	NCA	04/03/01	--	16.03	--	342.48	12,900	--	--	--	<25	102	538	2,870	--	--	--	--	--
	Pinnacle	--	10/11/01	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	03/27/02	--	6.26	--	352.25	3,900	--	--	--	2.95	181	89.1	714	--	--	--	--	--
	Pinnacle	NCA	09/26/02	--	15.30	--	343.21	1,000	--	--	--	1.85	5.97	112	135	--	--	--	--	--
	Pinnacle	NCA	03/27/03	--	11.92	--	346.59	38,100	--	--	--	<50.0	3,890	1,270	7,840	--	--	--	--	--
	Pinnacle	NCA	10/09/03	--	15.47	--	343.04	24,900	--	--	--	<100.0	1,760	1,020	7,220	--	--	--	--	--
	Landau	Unknown	03/09/05	--	9.35	--	349.16	<50	--	--	--	<1	<1	<1	<3	<3	--	--	--	--
	SoundEarth	--	09/26/05	9.20	9.20	Sheen	349.31	Not sampled due to apparent sheen												
	SoundEarth	F&BI	12/22/05	--	11.11	--	347.40	<100	<54	--	<270	<1	<1	<1	<3	<1	--	--	<1	--
	SoundEarth	F&BI	02/22/06	--	4.25	--	354.26	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	05/31/06	--	5.00	--	353.51	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/23/06	--	12.76	--	345.75	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	--	11/14/06	--	--	--	--	Inaccessible												
	SoundEarth	F&BI	02/21/07	--	8.97	--	349.54	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	05/22/07	--	10.84	--	347.67	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/01/07	--	13.62	--	344.89	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/13/08	--	11.51	--	347.00	<100	--	--	--	<1	<1	<1	4	--	--	--	--	--
	SoundEarth	F&BI	03/02/10	--	8.53	--	349.98	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 362.02	SoundEarth	F&BI	03/07/12	--	14.34	--	347.68	<100	--	--	--	<1	<1	1.5	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	10.41	--	351.61	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	14.31	--	347.71	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	4.27	--	357.75	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	10.68	--	351.34	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	16.51	--	345.51	--	--	--	--	--	--	--	--	--	--	--	--	--
MW05	ESE	NCA	07/27/92	--	9.10	--	351.15	<50.0	--	--	--	<0.50	<0.50	<0.50	<0.50	--	--	--	--	--
TOC: 360.25	ESE	--	01/11/94	--	14.48	--	345.77	Not sampled; insufficient water to fill sample containers												
	Pinnacle	--	11/20/95	--	14.37	--	345.88	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	09/11/96	--	13.33	--	346.92	88	--	--	--	<0.5	0.53	1.1	6.4	--	--	--	--	--
	Pinnacle	--	02/05/97	--	5.41	--	354.84	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	03/11/97	--	6.15	--	354.10	<100	--	--	--	<0.5	<0.5	<0.5	<1.5	--	--	--	--	--
	Pinnacle	NCA	09/17/97	--	13.79	--	346.46	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	03/16/98	--	7.86	--	352.39	<50	--	--	--	<0.5	<0.5	<0.5	<2.0	--	--	--	--	--
	Pinnacle	--	09/08/98	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	03/19/99	--	4.75	--	355.50	<50	--	--	--	<0.5	<0.5	<0.5	1.07	--	--	--	--	--
	Pinnacle	--	09/17/99	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	03/23/00	--	7.35	--	352.90	<50	--	--	--	<0.5	1.64	0.501	3.43	--	--	--	--	--
	Pinnacle	--	09/28/00	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	04/03/01	--	13.39	--	346.86	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	--	10/11/01	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	03/27/02	--	6.41	--	353.84	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	--	09/26/02	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								800/1,000[10]	500	500	NE	5	1,000	700	1,000	20	0.01	5	15	NE

SoundEarth Strategies

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Ecology Review

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW05 (continued)	Pinnacle	NCA	03/27/03	--	10.80	--	349.45	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
TOC: 360.25	Pinnacle	--	10/09/03	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Landau	Unknown	03/09/05	--	11.57	--	348.68	<50	--	--	--	<1	<1	<1	<3	<3	--	--	--	--
	SoundEarth	NCA	09/27/05	--	12.57	--	347.68	<50.0	--	--	--	<1.00	<1.00	<1.00	<3.00	<5.00	<1.00	<1.00	--	--
	SoundEarth	--	12/22/05	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/22/06	--	6.76	--	353.49	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	05/31/06	--	8.42	--	351.83	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	08/23/06	--	14.10	--	346.15	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	11/14/06	--	14.75	--	345.50	Not sampled; insufficient water to fill sample containers												
	SoundEarth	F&BI	02/20/07	--	9.50	--	350.75	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	05/22/07	--	11.35	--	348.90	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/03/07	--	14.36	--	345.89	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/13/08	--	11.68	--	348.57	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	03/02/10	--	8.75	--	351.50	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	?	03/02/12	--	8.78	--	351.47	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 363.76	SoundEarth	F&BI	03/08/12	--	12.45	--	351.31	<100	--	--	--	<1	<1	<1	12	--	--	--	--	--
	SoundEarth	--	06/04/12	--	10.39	--	353.37	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	14.50	--	349.26	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	14.61	--	349.15	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	02/21/13	--	6.02	--	357.74	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	11.02	--	352.74	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW06	ESE	NCA	07/27/92	--	8.66	--	346.71	<50.0	--	--	--	<0.50	<0.50	<0.50	<0.50	--	--	--	--	--
TOC: 355.37	ESE	NCA	01/11/94	--	12.92	--	342.45	<50	--	--	--	<0.50	2.0	<0.50	2.6	--	--	--	--	--
	Pinnacle	--	11/20/95	--	14.45	--	340.92	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	09/11/96	--	12.26	--	343.11	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	--	--	--	--	--
	Pinnacle	--	02/05/97	--	3.32	--	352.05	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	03/11/97	--	4.96	--	350.41	<100	--	--	--	<0.5	<0.5	<0.5	<1.5	--	--	--	--	--
	Pinnacle	NCA	09/17/97	--	12.83	--	342.54	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	03/16/98	--	6.77	--	348.60	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	09/08/98	--	15.00	--	340.37	868	--	--	--	1.92	73.0	21.3	172	--	--	--	--	--
	Pinnacle	NCA	03/19/99	--	3.95	--	351.42	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	09/17/99	--	12.53	--	342.84	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	03/23/00	--	7.97	--	347.40	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	--	09/28/00	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	04/03/01	--	11.64	--	343.73	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	--	10/11/01	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	03/27/02	--	6.06	--	349.31	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	--	09/26/02	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	03/27/03	--	8.10	--	347.27	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	--	10/09/03	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Landau	Unknown	03/09/05	--	9.30	--	346.07	<50	--	--	--	<1	<1	<1	<3	<3	--	--	--	--
	SoundEarth	NCA	09/26/05	--	12.26	--	343.11	<50.0	--	--	--	<1.00	<1.00	<1.00	<3.00	<5.00	<1.00	<1.00	--	--
	SoundEarth	--	12/22/05	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/22/06	--	5.93	--	349.44	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	05/31/06	--	9.88	--	345.49	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	08/22/06	--	14.68	--	340.69	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	11/14/06	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/21/07	--	10.05	--	345.32	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	05/22/07	--	12.79	--	342.58	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	07/31/07	--	14.71	--	340.66	Not sampled; insufficient water to fill sample containers												
	SoundEarth	F&BI	02/13/08	--	10.96	--	344.41	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	9.42	--	345.95	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
	SoundEarth	--	07/08/10	--	12.49	--	342.88	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 358.86	SoundEarth	F&BI	03/08/12	--	12.87	--	345.99	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								**800/1,000[10]**	**500**	**500**	**NE**	**5**	**1,000**	**700**	**1,000**	**20**	**0.01**	**5**	**15**	**NE**

SoundEarth Strategies

Draft - Issued for Ecology Review

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW06 (continued)	SoundEarth	--	06/04/12	--	11.82	--	347.04	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 358.86	SoundEarth	--	09/10/12	--	14.69	--	344.17	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	14.65	--	344.21	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	6.81	--	352.05	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	12.17	--	346.69	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	14.71	--	344.15	--	--	--	--	--	--	--	--	--	--	--	--	--
MW07	ESE	NCA	07/27/92	--	8.40	--	344.58	<50.0	--	--	--	<0.50	<0.50	<0.50	<0.50	--	--	--	--	--
TOC: 352.98	ESE	NCA	01/12/94	--	12.93	--	340.05	<50	--	--	--	<0.50	<0.50	<0.50	<1.0	--	--	--	--	--
	Pinnacle	--	11/20/95	--	13.05	--	339.93	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	09/11/96	--	11.95	--	341.03	<50	--	--	--	<0.5	<0.5	<0.5	0.5	--	--	--	--	--
	Pinnacle	--	02/05/97	--	4.07	--	348.91	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	03/11/97	--	5.63	--	347.35	<100	--	--	--	<0.5	<0.5	<0.5	<1.5	--	--	--	--	--
	Pinnacle	NCA	09/17/97	--	12.00	--	340.98	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	03/16/98	--	7.70	--	345.28	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	--	09/08/98	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	03/19/99	--	2.91	--	350.07	<50	--	--	--	<0.5	1.07	<0.5	2.66	--	--	--	--	--
	Pinnacle	NCA	09/17/99	--	11.77	--	341.21	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	03/23/00	--	6.80	--	346.18	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	09/28/00	--	13.92	--	339.06	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	04/03/01	--	12.51	--	340.47	604	--	--	--	<0.5	<0.5	<0.5	3.17	--	--	--	--	--
	Pinnacle	--	10/11/01	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	03/27/02	--	7.05	--	345.93	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	09/26/02	--	13.52	--	339.46	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	03/27/03	--	11.22	--	341.76	<50	--	--	--	<0.5	1.41	0.745	4.08	--	--	--	--	--
	Pinnacle	NCA	10/09/03	--	14.31	--	338.67	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Landau	CCI	11/08/04	--	12.27	--	340.71	<50	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	--	--	11/29/04	DECOMMISSIONED																
MW08	ESE	NCA	01/11/94	--	24.86	--	332.06	290	--	--	--	0.53	0.54	<0.50	<1.0	--	--	--	--	--
TOC: 356.92	Pinnacle	--	11/20/95	--	25.59	--	331.33	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	09/11/96	--	22.30	--	334.62	<50	--	--	--	<0.5	<0.5	<0.5	<0.5	--	--	--	--	--
	Pinnacle	--	02/05/97	--	8.20	--	348.72	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	03/11/97	--	9.68	--	347.24	<100	--	--	--	<0.5	<0.5	<1.5	<1.5	--	--	--	--	--
	Pinnacle	NCA	09/17/97	--	24.18	--	332.74	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	03/16/98	--	12.53	--	344.39	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	09/08/98	--	25.59	--	331.33	60	--	--	--	<0.5	2.33	1.21	10.5	--	--	--	--	--
	Pinnacle	NCA	03/19/99	--	3.23	--	353.69	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	09/17/99	--	9.30	--	347.62	<50	--	--	--	<0.5	0.508	<0.5	1.30	--	--	--	--	--
	Pinnacle	NCA	03/23/00	--	7.57	--	349.35	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	09/28/00	--	25.70	--	331.22	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	04/03/01	--	24.35	--	332.57	<50	--	--	--	<0.5	<0.5	1.53	7.92	--	--	--	--	--
	Pinnacle	NCA	10/11/01	--	26.61	--	330.31	<50.0	--	--	--	<0.500	<0.500	<0.500	<1.00	--	--	--	--	--
	Pinnacle	NCA	03/27/02	--	8.08	--	348.84	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	09/26/02	--	24.66	--	332.26	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	03/27/03	--	15.13	--	341.79	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	10/09/03	--	25.82	--	331.10	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Landau	Unknown	03/09/05	--	12.46	--	344.46	<50	--	--	--	<1	<1	<1	<3	<3	--	--	--	--
	SoundEarth	--	09/26/05	--	12.87	Sheen	344.05	Not sampled due to apparent sheen												
	SoundEarth	F&BI	12/22/05	--	11.30	--	345.62	<100	<53	--	<270	<1	<1	<1	2.6	--	--	--	<1	--
	SoundEarth	F&BI	02/22/06	--	4.36	--	352.56	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	05/31/06	--	6.41	--	350.51	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/23/06	--	17.30	--	339.62	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	11/14/06	--	23.77	--	333.15	<50	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/21/07	--	10.91	--	346.01	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	05/22/07	--	14.09	--	342.83	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/02/07	--	21.83	--	335.09	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								**800/1,000[10]**	**500**	**500**	**NE**	**5**	**1,000**	**700**	**1,000**	**20**	**0.01**	**5**	**15**	**NE**

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)											Lead[7]	
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Total	Dissolved
MW08 (continued)	SoundEarth	F&BI	02/12/08	--	12.56	--	344.36	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
TOC: 356.92	SoundEarth	F&BI	03/02/10	--	9.61	--	347.31	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 360.40	SoundEarth	F&BI	03/08/12	--	15.47	--	344.93	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	12.67	--	347.73	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	21.55	--	338.85	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	20.49	--	339.91	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/21/13	--	5.86	--	354.54	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	20.28	--	340.12	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	37.21	--	323.19	--	--	--	--	--	--	--	--	--	--	--	--	--
MW09[8]	ESE	NCA	01/11/94	--	30.27	--	327.57	94,000	--	--	--	16,000	26,000	1,800	13,000	--	--	--	--	--
TOC: 357.84	Pinnacle	--	11/20/95	29.93	33.45	3.52	326.85	LNAPL												
	Pinnacle	--	09/11/96	26.70	28.41	1.71	328.45	LNAPL												
	Pinnacle	--	02/05/97	19.50	21.15	1.65	338.01	LNAPL												
TOC: 356.86	Pinnacle	--	03/11/97	--	21.42	Sheen	335.44	LNAPL; not sampled due to sheen												
	Pinnacle	NCA	09/17/97	--	29.90	--	326.96	17,200	--	--	--	157	82.8	<10	2,690	--	--	--	--	--
	Pinnacle	--	03/16/98	21.96	21.97	0.01	334.89	LNAPL												
	Pinnacle	--	09/08/98	31.83	31.84	0.01	325.02	LNAPL												
	Pinnacle	--	03/19/99	16.97	16.98	0.01	339.88	LNAPL												
	Pinnacle	--	09/17/99	25.05	25.06	0.01	331.80	LNAPL												
	Pinnacle	--	03/23/00	--	20.25	Sheen	336.61	LNAPL; not sampled due to sheen												
	Pinnacle	--	09/28/00	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	--	04/03/01	--	28.64	Sheen	328.22	LNAPL; not sampled due to sheen												
	Pinnacle	NCA	10/11/01	--	29.71	--	327.15	18,400	--	--	--	495	904	270	5,110	--	--	--	--	--
	Pinnacle	NCA	03/27/02	--	19.27	--	337.59	14,000	--	--	--	131	1,370	190	4,000	--	--	--	--	--
	Pinnacle	NCA	09/26/02	--	27.47	--	329.39	26,500	--	--	--	740	1,940	669	5,790	--	--	--	--	--
	Pinnacle	NCA	03/27/03	--	24.82	--	332.04	42,700	--	--	--	264	3,040	777	9,500	--	--	--	--	--
	Pinnacle	NCA	10/09/03	--	27.54	Sheen	329.32	1,400	--	--	--	33.2	119	41.8	386	--	--	--	--	--
	Landau	Unknown	03/09/05	--	16.75	--	340.11	15,000	--	--	--	94	160	120	2,200	<30	--	--	--	--
	SoundEarth	NCA	09/27/05	Unable to gauge; probe diameter too large				2,320	--	--	--	<1.00	6.21	41.8	575	<5.00	<1.00	<1.00	--	--
	SoundEarth	F&BI	12/22/05	--	22.33	--	334.53	2,200	620[x]	--	620[x]	<1	9.2	26	990	--	--	--	1.07	--
	SoundEarth	F&BI	02/22/06	--	11.51	--	345.35	660	--	--	--	<1	<1	11	147	<1	--	--	--	--
	SoundEarth	F&BI	06/01/06	--	14.34	--	342.52	1,500	--	--	--	<1	4	40	450	--	--	--	--	--
	SoundEarth	F&BI	08/24/06	--	25.79	--	331.07	24,000	--	--	--	330	420	550	4,800	<1	--	--	--	--
	SoundEarth	F&BI	11/15/06	--	34.12	--	322.74	3,800	--	--	--	360	130	88	1,820	--	--	--	--	--
	SoundEarth	F&BI	02/20/07	--	19.79	--	337.07	4,100	--	--	--	5	32	83	1,100	--	--	--	--	--
	SoundEarth	F&BI	05/23/07	--	23.19	--	333.67	13,000	--	--	--	91	270	330	3,100	--	--	--	--	--
	SoundEarth	F&BI	08/01/07	--	26.98	--	329.88	4,800	--	--	--	59	120	100	1,200	--	--	--	--	--
	SoundEarth	F&BI	02/12/08	--	23.30	--	333.56	5,900	--	--	--	23	100	96	1,500	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	17.50	--	339.36	5,000	--	--	--	<1	4	45	980	<1	<1	<1	--	--
TOC: 360.32	SoundEarth	F&BI	03/07/12	--	23.35	--	336.97	11,000	--	--	--	30	76	370	2,400	--	--	--	--	--
	SoundEarth	F&BI	06/06/12	--	21.41	--	338.91	6,400	--	--	--	6.4	22	180	1,000	--	--	--	--	--
	SoundEarth	F&BI	09/11/12	--	27.04	--	333.28	3,300	--	--	--	21	21	130	750	--	--	--	--	--
	SoundEarth	F&BI	12/04/12	--	27.07	--	333.25	5,500	--	--	--	28	25	73	720	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	13.89	--	346.43	270	--	--	--	<1	<1	5.8	59	--	--	--	--	--
	SoundEarth	F&BI	06/25/13	--	26.25	--	334.07	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	09/05/13	--	38.11	--	322.21	300	--	--	--	1.9	1.8	1.7	19	--	--	--	--	--
MW10[8]	Pinnacle	--	11/20/95	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 354.43	Pinnacle	--	09/11/96	--	33.63	--	320.80	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	--	02/05/97	35.12	35.39	0.27	325.93	LNAPL												
	Pinnacle	--	03/11/97	28.41	28.50	0.09	325.93	LNAPL												
	Pinnacle	NCA	09/17/97	--	35.20	Trace	319.23	34,500	--	--	--	1,430	2,710	188	5,720	--	--	--	--	--
	Pinnacle	--	03/16/98	--	26.67	--	327.76	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	09/08/98	--	35.12	Trace	319.31	18,400	--	--	--	1,470	1,050	283	3,990	--	--	--	--	--
	Pinnacle	--	03/19/99	24.39	24.43	0.04	330.00	LNAPL												
	Pinnacle	NCA	09/17/99	--	32.43	--	322.00	26,000	--	--	--	1,090	2,130	621	6,180	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								800/1,000[10]	500	500	NE	5	1,000	700	1,000	20	0.01	5	15	NE

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW10[8] (continued)	Pinnacle	NCA	03/23/00	--	--	--	--	33,200	--	--	--	1,290	3,650	903	7,130	--	--	--	--	--
TOC: 354.43	Pinnacle	NCA	09/28/00	--	33.02	Trace	321.41	11,900	--	--	--	608	645	54.0	3,270	--	--	--	--	--
	Pinnacle	NCA	04/03/01	--	--	--	--	19,600	--	--	--	979	1,360	532	4,140	--	--	--	--	--
	Pinnacle	NCA	10/11/01	--	32.73	--	321.70	9,110	--	--	--	342	478	94.5	2,050	--	--	--	--	--
	Pinnacle	NCA	03/27/02	--	25.09	--	329.34	39,600	--	--	--	548	1,950	419	2,480	--	--	--	--	--
	Pinnacle	--	09/26/02	--	27.90	--	326.53	72,800	--	--	--	5,130	8,260	1,640	11,800	--	--	--	--	--
	Pinnacle	NCA	03/27/03	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	NCA	10/09/03	--	--	--	--	26,500	--	--	--	2,390	2,870	948	6,670	--	--	--	--	--
	Landau	Unknown	03/09/05	--	26.04	--	328.39	15,000	--	--	--	580	820	320	2,100	<150	--	--	--	--
	SoundEarth	NCA	09/26/05	--	25.56	--	328.87	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	12/20/05	--	28.40	--	326.03	15,000	1,400[x]	--	1,400[x]	960	670	560	3,700	<1	<1	<1	9.39	--
	SoundEarth	F&BI	02/24/06	--	22.68	--	331.75	830	--	--	--	20	89	22	141	<1	--	--	--	--
	SoundEarth	F&BI	06/01/06	--	24.09	--	330.34	2,600	--	--	--	19	67	28	360	--	--	--	--	--
	SoundEarth	F&BI	08/24/06	--	27.64	--	326.79	4,800	--	--	--	150	98	110	1,010	<1	--	--	--	--
	SoundEarth	--	11/14/06	--	34.02	--	320.41	Not sampled; too deep for peristaltic pump and packer obstructed bailer												
	SoundEarth	--	02/20/07	25.16	25.21	0.05	329.26	LNAPL												
	SoundEarth	--	05/22/07	27.10	27.18	0.08	327.31	LNAPL												
	SoundEarth	F&BI	08/02/07	--	37.89	--	316.54	7,700	--	--	--	200	100	92	780	--	--	--	--	--
	SoundEarth	F&BI	02/13/08	--	26.64	--	327.79	1,700	--	--	--	66	29	17	160	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	25.23	--	329.20	320	--	--	--	3	<1	<1	7	<1	<1	<1	--	--
TOC: 357.97	SoundEarth	F&BI	03/07/12	--	27.45	--	330.52	1,400	--	--	--	62	7.3	27	89	--	--	--	--	--
	SoundEarth	F&BI	06/06/12	--	26.47	--	331.50	830	--	--	--	11	5.1	28	84	--	--	--	--	--
	SoundEarth	F&BI	09/11/12	--	28.26	--	329.71	1,500	--	--	--	38	<10	110	86	--	--	--	--	--
	SoundEarth	F&BI	12/05/12	--	34.59	--	323.38	4,900	--	--	--	4.6	<1	19	63	--	--	--	--	--
	SoundEarth	F&BI	02/21/13	--	23.46	--	334.51	620	--	--	--	5.5	14	8.7	110	--	--	--	--	--
	SoundEarth	F&BI	06/25/13	--	29.29	--	328.68	410	--	--	--	4.5	3.1	12	80	--	--	--	--	--
	SoundEarth	--	09/03/13	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW11[8]	Pinnacle	NET	11/05/95	--	27.55	Sheen	330.57	15,000	--	--	--	1,000	3,800	570	3,300	--	--	--	--	--
TOC: 358.12	Pinnacle	--	09/11/96	34.29	34.56	0.27	323.56	LNAPL												
	Pinnacle	--	02/05/97	18.85	18.86	0.01	339.27	LNAPL												
	Pinnacle	--	03/11/97	--	19.83	Trace	338.29	LNAPL												
	Pinnacle	NCA	09/17/97	--	25.24	--	332.88	17,800	--	--	--	393	2,030	67.4	2,480	--	--	--	--	--
	Pinnacle	--	03/16/98	--	20.61	Trace	337.51	LNAPL												
	Pinnacle	NCA	09/08/98	--	25.41	--	332.71	6,220	--	--	--	189	461	12.5	1,380	--	--	--	--	--
	Pinnacle	--	03/19/99	19.39	19.40	0.01	338.72	LNAPL												
	Pinnacle	NCA	09/17/99	--	24.89	--	333.23	11,200	--	--	--	120	1,250	152	2,790	--	--	--	--	--
	Pinnacle	--	03/23/00	--	20.64	Trace	337.48	LNAPL												
	Pinnacle	--	09/28/00	26.22	26.23	0.01	331.89	LNAPL												
	Pinnacle	NCA	04/03/01	--	25.14	--	332.98	38,700	--	--	--	403	4,950	1,530	9,860	--	--	--	--	--
	Pinnacle	--	10/16/01	--	28.49	Trace	329.63	LNAPL												
	Pinnacle	--	03/27/02	20.18	20.20	0.02	337.92	LNAPL												
	Pinnacle	NCA	09/26/02	--	25.19	--	332.93	15,400	--	--	--	120	556	420	3,500	--	--	--	--	--
	Pinnacle	NCA	03/27/03	--	22.84	--	335.28	72,900	--	--	--	88.2	5,330	2,100	16,900	--	--	--	--	--
	Pinnacle	NCA	10/09/03	--	26.25	--	331.87	21,100	--	--	--	109	1,430	625	7,020	--	--	--	--	--
	Landau	Unknown	03/09/05	22.00	22.01	0.01	336.11	LNAPL												
	SoundEarth	NCA	09/27/05	--	21.86	--	336.26	50,300	--	--	--	22.2	2,710	2,050	14,930	<5.00	<1.00	<1.00	--	--
	SoundEarth	F&BI	12/21/05	--	22.69	--	335.43	44,000	3,500[x]	--	3,500[x]	32	2,200	2,700	17,600	<1	<1	<1	<1	--
	SoundEarth	F&BI	02/22/06	--	18.42	--	339.70	45,000	--	--	--	12	1,200	2,200	13,600	<1	--	--	--	--
	SoundEarth	F&BI	05/31/06	--	16.85	--	341.27	48,000	--	--	--	55	1,700	2,500	14,000	--	--	--	--	--
	SoundEarth	F&BI	08/23/06	--	23.53	--	334.59	53,000	--	--	--	24	2,000	2,200	15,200	<1	--	--	--	--
	SoundEarth	--	11/14/06	26.90	27.02	0.12	331.20	LNAPL												
	SoundEarth	F&BI	02/20/07	--	20.58	--	337.54	48,000	--	--	--	68	800	2,000	12,000	--	--	--	--	--
	SoundEarth	--	05/22/07	22.40	22.41	0.01	335.72	LNAPL												
	SoundEarth	F&BI	08/01/07	--	24.22	--	333.90	45,000	--	--	--	64	1,100	1,800	12,000	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								800/1,000[10]	500	500	NE	5	1,000	700	1,000	20	0.01	5	15	NE

SoundEarth Strategies

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Ecology Review

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW11[8] (continued)	SoundEarth	F&BI	02/12/08	--	21.71	--	336.41	**48,000**	--	--	--	**41**	**640**	**1,700**	**14,000**	--	--	--	--	--
TOC: 358.12	SoundEarth	F&BI	03/04/10	--	19.74	--	338.38	**44,000**	--	--	--	**22**	**350**	**1,400**	**8,400**	<1	<1	<1	--	--
TOC: 362.25	SoundEarth	--	03/05/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	06/06/12	--	22.86	--	339.39	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 362.40	SoundEarth	--	09/10/12	--	25.15	--	337.25	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	25.75	--	336.65	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/28/13	--	18.73	--	343.67	**7,800**	--	--	--	**14**	85	92	**4,200**	--	--	--	--	--
	SoundEarth	--	06/24/13	--	32.81	--	329.59	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	33.06	--	329.34	--	--	--	--	--	--	--	--	--	--	--	--	--
MW12	Pinnacle	NCA	10/11/01	--	16.34	--	337.85	<50.0	--	--	--	<0.500	<0.500	<0.500	<1.00	--	--	--	--	--
TOC: 354.19	Pinnacle	NCA	03/27/02	--	7.01	--	347.18	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	09/26/02	--	13.60	--	340.59	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Pinnacle	NCA	03/27/03	--	11.20	--	342.99	<50	--	--	--	<0.5	1.00	0.556	2.29	--	--	--	--	--
	Pinnacle	NCA	10/09/03	--	15.10	--	339.09	<50	--	--	--	<0.5	<0.5	<0.5	<1.0	--	--	--	--	--
	Landau	Unknown	03/09/05	--	11.06	--	343.13	<50	--	--	--	<1	<1	<1	<3	<3	--	--	--	--
	SoundEarth	NCA	09/26/05	--	12.97	--	341.22	<50.0	--	--	--	<1.00	<1.00	<1.00	<3.00	<5.00	<1.00	<1.00	--	--
	SoundEarth	F&BI	12/22/05	--	13.37	--	340.82	<100	<56	--	<280	<1	<1	<1	<3	<1	--	--	<1	--
	SoundEarth	F&BI	02/22/06	--	6.34	--	347.85	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	05/31/06	--	8.65	--	345.54	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/23/06	--	12.12	--	342.07	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	11/16/06	--	15.61	--	338.58	<50	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/21/07	--	9.66	--	344.53	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	05/23/07	--	10.80	--	343.39	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/02/07	--	13.02	--	341.17	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/13/08	--	10.59	--	343.60	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	05/14/08	--	10.30	--	343.89	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/02/10	--	9.03	--	345.16	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 357.69	SoundEarth	F&BI	03/08/12	--	11.64	--	346.05	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	10.17	--	347.52	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	12.72	--	344.97	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	11.82	--	345.87	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/19/13	--	6.27	--	351.42	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	10.25	--	347.44	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	13.51	--	344.18	--	--	--	--	--	--	--	--	--	--	--	--	--
MW13	Pinnacle	--	10/11/01	--	Dry	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 353.87	Pinnacle	NCA	03/27/02	--	40.57	--	313.30	**11,300**	--	--	--	**1,450**	<25.0	**1,210**	**1,470**	--	--	--	--	--
	Pinnacle	--	09/26/02	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	--	03/27/03	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Pinnacle	--	10/09/03	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Landau	--	03/09/05	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/26/05	--	41.69	--	312.18	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	12/22/05	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/02/06	--	41.59	--	312.28	**8,400**	--	--	--	**520**	9.4	680	**1,239**	<1	<1	3.5	--	--
	SoundEarth	--	02/22/06	--	41.36	--	312.51	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	05/31/06	--	41.29	--	312.58	**6,700**	--	--	--	**340**	22	520	810	--	--	--	--	--
	SoundEarth	--	08/23/06	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	11/14/06	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	02/20/07	--	41.21	--	312.66	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	05/22/07	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	07/31/07	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	02/13/08	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	05/14/08	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	41.23	--	312.64	**1,700**	--	--	--	**60**	17	94	150	<1	<1	1.7	--	--
TOC: 357.39	SoundEarth	--	03/05/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	06/04/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								**800/1,000**[10]	**500**	**500**	**NE**	**5**	**1,000**	**700**	**1,000**	**20**	**0.01**	**5**	**15**	**NE**

SoundEarth Strategies

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Ecology Review

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)											Lead[7]	
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Total	Dissolved
MW13 (continued)	SoundEarth	--	09/10/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 357.39	SoundEarth	--	12/03/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	38.89	--	318.50	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	40.78	--	316.61	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW14	Pinnacle	--	07/27/04	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Landau	CCI	10/29/04	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 353.44	--	--	11/29/04	D E C O M M I S S I O N E D																
MW15	Pinnacle	NCA	07/27/04	--	37.00	--	317.39	7,290	--	--	--	13.2	24.8	290	1,050	--	--	--	--	--
TOC: 354.39	Landau	CCI	10/29/04	--	36.37	--	318.02	5,400	--	--	--	<10	46	270	880	--	--	--	--	--
	Landau	Unknown	03/09/05	33.12	33.16	0.04	321.23	LNAPL												
	SoundEarth	NCA	09/26/05	32.32	32.67	0.35	322.00	LNAPL												
	SoundEarth	--	10/11/05	33.16	33.37	0.21	321.19	LNAPL												
	SoundEarth	--	10/20/05	34.11	34.33	0.22	320.24	LNAPL												
	SoundEarth	--	11/07/05	--	--	Sheen	--	LNAPL; Not gauged or sampled, absorbent socks in well												
	SoundEarth	--	11/28/05	--	33.69	--	--	Not sampled; absorbent socks in well												
	SoundEarth	--	12/22/05	32.64	32.89	0.25	321.70	LNAPL; absorbent socks in well												
	SoundEarth	--	02/22/06	--	29.47	--	324.92	Not sampled; absorbent socks in well												
	SoundEarth	F&BI	06/01/06	--	30.55	--	323.84	12,000	--	--	--	28	23	470	1,700	--	--	--	--	--
	SoundEarth	--	08/23/06	--	37.29	--	317.10	LNAPL												
	SoundEarth	--	11/14/06	36.65	36.68	0.03	317.73	LNAPL												
	SoundEarth	--	02/20/07	--	--	--	--	LNAPL; Not gauged or sampled, absorbent socks in well												
	SoundEarth	--	05/22/07	33.00	33.00	Trace	321.39	LNAPL												
	SoundEarth	--	08/01/07	--	34.31	--	320.08	Not sampled; absorbent socks in well												
	SoundEarth	--	02/11/08	34.60	34.62	0.02	319.79	LNAPL												
	SoundEarth	--	03/01/10	31.95	32.12	0.17	322.41	LNAPL												
	SoundEarth	--	12/06/10	36.29	36.46	0.17	318.07	LNAPL; absorbent socks in well												
	SoundEarth	--	01/26/11	34.71	34.75	0.04	319.67	LNAPL; absorbent socks in well												
	SoundEarth	--	03/18/11	--	34.02	--	323.48	Not sampled; absorbent socks in well												
	SoundEarth	--	05/02/11	33.68	33.69	0.01	320.71	LNAPL; absorbent socks in well												
TOC: 357.50	SoundEarth	F&BI	03/08/12	--	33.12	--	324.38	8,200	--	--	--	<5	<5	88	480	--	--	--	--	--
	SoundEarth	--	06/04/12	33.69	33.69	Sheen	323.81	LNAPL												
TOC: 357.54	SoundEarth	F&BI	09/12/12	--	36.15	--	321.39	2,300	--	--	--	3.23[j]	<5	14	330	--	--	--	--	--
	SoundEarth	F&BI	12/05/12	--	36.50	--	321.04	300	--	--	--	<1	1.8	<1	9.7	--	--	--	--	--
	SoundEarth	F&BI	02/28/13	--	32.10	--	325.44	790	--	--	--	3.6[j]	<5	<5	44	--	--	--	--	--
	SoundEarth	F&BI	06/26/13	--	36.34	--	321.20	1,800	--	--	--	<1	2.0	49	120	--	--	--	--	--
	SoundEarth	F&BI	09/04/13	--	37.19	--	320.35	<100	--	--	--	<1	1.1	<1	3.8	--	--	--	--	--
MW16	Pinnacle	--	07/27/04	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 361.89	Landau	--	03/09/05	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/26/05	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/22/05	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	02/22/06	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	06/01/06	--	45.05	--	316.84	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	08/23/06	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	11/14/06	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/20/07	--	46.30	--	315.59	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	05/23/07	--	46.06	--	315.83	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	07/31/07	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	02/11/08	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/02/10	--	45.54	--	316.35	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 365.24	SoundEarth	--	03/05/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	06/04/12	--	45.30	--	319.94	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	47.39	--	317.85	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								**800/1,000[10]**	**500**	**500**	**NE**	**5**	**1,000**	**700**	**1,000**	**20**	**0.01**	**5**	**15**	**NE**

SoundEarth Strategies

Draft - Issued for Ecology Review

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW16 (continued)	SoundEarth	F&BI	02/21/13	--	42.65	--	322.59	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
TOC: 365.24	SoundEarth	--	06/24/13	--	44.52	--	320.72	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	47.2	--	318.04	--	--	--	--	--	--	--	--	--	--	--	--	--
MW17	Pinnacle	NCA	07/27/04	--	43.18	--	309.47	<80	--	--	--	<0.5	<0.5	<0.5	<1.5	--	--	--	--	--
TOC: 352.65	--	--	11/29/04	D E C O M M I S S I O N E D																
MW18	Pinnacle	--	07/27/04	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 354.82	Landau	--	03/09/05	35.18	35.33	0.15	319.49	LNAPL												
	SoundEarth	NCA	09/26/05	12.94	13.15	0.21	341.84	LNAPL												
	SoundEarth	--	10/11/05	31.81	32.04	0.23	322.96	LNAPL												
	SoundEarth	--	10/20/05	32.82	32.84	0.02	322.00	LNAPL												
	SoundEarth	--	11/07/05	--	--	Sheen	--	LNAPL; Not gauged or sampled, absorbent socks in well												
	SoundEarth	--	12/22/05	35.72	35.72	0.00	319.10	LNAPL; absorbent socks in well												
	SoundEarth	--	02/22/06	--	--	--	--	Inaccessible												
	SoundEarth	F&BI	06/01/06	--	29.65	--	325.17	32,000	--	--	--	290	340	1,100	7,000	--	--	--	--	--
	SoundEarth	--	08/22/06	--	--	--	--	Not sampled; absorbent socks in well												
	SoundEarth	--	11/14/06	--	--	--	--	Not sampled; absorbent socks in well												
	SoundEarth	--	02/20/07	--	--	--	--	Inaccessible												
	SoundEarth	F&BI	05/22/07	--	36.00	--	318.82	22,000	--	--	--	96	63	440	4,200	--	--	--	--	--
	SoundEarth	--	07/31/07	--	37.01	--	317.81	Not sampled; absorbent socks in well												
	SoundEarth	F&BI	02/14/08	--	35.58	--	319.24	13,000	--	--	--	98	28	<10	2,200	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	32.35	--	322.47	12,000	--	--	--	96	28	270	1,600	<1	<1	<1	--	--
TOC: 357.86	SoundEarth	F&BI	03/07/12	--	28.74	--	329.12	5,900	--	--	--	43	<10	110	720	--	--	--	--	--
	SoundEarth	--	06/04/12	--	33.40	--	324.46	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 357.97	SoundEarth	--	09/10/12	--	33.40	--	324.57	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	28.18	--	329.79	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/28/13	--	28.02	--	329.95	4,200	--	--	--	3.3	47	73	1,000	--	--	--	--	--
	SoundEarth	--	06/24/13	--	28.60	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	28.44	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW19	Pinnacle	NCA	07/24/04	--	11.32	--	344.10	8.4	--	--	--	2.12	2.66	1.99	20.4	--	--	--	--	--
TOC: 355.42	Landau	Unknown	03/09/05	--	11.25	--	344.17	<50	--	--	--	<1	<1	<1	<3	<3	--	--	--	--
	SoundEarth	NCA	09/26/05	11.29	11.30	0.01	344.13	1,440	--	--	--	38.4	79.2	24.9	150.4	<5.00	<1.00	<1.00	--	--
	SoundEarth	F&BI	12/21/05	--	13.13	--	342.29	<100	<53	--	<270	<1	<1	<1	<3	<1	--	--	<1	--
	SoundEarth	F&BI	02/22/06	--	7.96	--	347.46	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	06/01/06	--	9.91	--	345.51	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/24/06	--	14.12	--	341.30	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	11/15/06	--	18.19	--	337.23	<50	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/20/07	--	12.47	--	342.95	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	05/24/07	--	13.63	--	341.79	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/01/07	--	14.89	--	340.53	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/12/08	--	13.64	--	341.78	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	11.98	--	343.44	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 358.90	SoundEarth	F&BI	03/09/12	--	13.56	--	345.34	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	13.15	--	345.75	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	15.65	--	343.25	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	13.72	--	345.18	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/21/13	--	8.32	--	350.58	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	12.62	--	346.28	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	17.21	--	341.69	--	--	--	--	--	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								**800/1,000[10]**	**500**	**500**	**NE**	**5**	**1,000**	**700**	**1,000**	**20**	**0.01**	**5**	**15**	**NE**

SoundEarth Strategies

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Table 1
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TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW20	Pinnacle	NCA	07/24/04	--	33.39	--	323.08	6,440	--	--	--	313	135	85.0	1,450	--	--	--	--	--
TOC: 356.47	Landau	--	03/09/05	27.86	27.88	0.02	328.59	LNAPL												
	SoundEarth	NCA	09/26/05	26.16	28.25	2.09	329.89	LNAPL												
	SoundEarth	--	10/11/05	28.45	28.59	0.14	327.99	LNAPL												
	SoundEarth	--	10/20/05	29.05	29.07	0.02	327.42	LNAPL												
	SoundEarth	--	11/07/05	--	--	Sheen	--	LNAPL; Not gauged or sampled, absorbent socks in well												
	SoundEarth	--	11/28/05	--	29.80	--	--	Not sampled; absorbent socks in well												
	SoundEarth	F&BI	12/20/05	--	29.08	--	327.39	13,000	2,400[x]	--	2,400[x]	740	640	330	2,790	<1	<1	<5	4.69	--
	SoundEarth	F&BI	02/22/06	--	24.60	--	331.87	25,000	--	--	--	710	1,800	710	5,100	<1	--	--	--	--
	SoundEarth	--	05/31/06	26.30	26.41	0.11	330.06	LNAPL												
	SoundEarth	--	08/22/06	29.71	29.73	0.02	326.74	LNAPL; absorbent socks in well												
MW20 (continued)	SoundEarth	--	11/14/06	36.00	36.00	0.00	320.47	LNAPL; absorbent socks in well												
TOC: 356.47	SoundEarth	--	02/20/07	27.19	27.22	0.03	329.25	LNAPL												
	SoundEarth	--	05/22/07	28.82	28.94	0.12	327.53	LNAPL; absorbent socks in well												
	SoundEarth	--	07/31/07	--	31.01	--	325.46	Not sampled; absorbent socks in well												
	SoundEarth	F&BI	02/13/08	--	28.65	--	327.82	20,000	--	--	--	450	990	450	3,600	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	27.16	--	329.31	11,000	--	--	--	390	1,100	390	1,700	<1	<1	<5	--	--
	SoundEarth	--	01/26/11	--	27.98	Sheen	328.49	LNAPL; Just gauged for LNAPL recovery												
TOC: 359.98	SoundEarth	F&BI	03/09/12	--	29.35	--	330.63	5,800	--	--	--	200	57	310	480	--	--	--	--	--
	SoundEarth	F&BI	06/06/12	--	27.99	--	331.99	7,800	--	--	--	220	250	300	910	--	--	--	--	--
TOC: 359.98	SoundEarth	F&BI	09/11/12	--	30.64	--	329.34	5,000	--	--	--	100	21	210	450	--	--	--	--	--
	SoundEarth	F&BI	12/05/12	--	32.91	--	327.07	840	--	--	--	<1	2.5	5.9	14	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	24.86	--	335.12	17,000	--	--	--	140	750	620	3,400	--	--	--	--	--
	SoundEarth	F&BI	06/26/13	--	34.23	--	325.75	8,600	--	--	--	25	98	200	1,200	--	--	--	--	--
	SoundEarth	F&BI	09/05/13	--	38.61	--	321.37	150	--	--	--	<1	<1	<1	<3	--	--	--	--	--
MW21[8]	Landau	CCI	10/29/04	--	29.90	--	326.51	4,800	--	--	--	200	140	9	470	--	--	--	--	--
TOC: 356.41	Landau	Unknown	03/09/05	--	28.35	--	328.06	1,600	--	--	--	92	64	39.0	170	<3	--	--	--	--
	SoundEarth	NCA	09/26/05	Unable to gauge; probe diameter too large				<50.0	--	--	--	<1.00	1.76	<1.00	1.59	<5.00	<1.00	<1.00	--	--
	SoundEarth	F&BI	12/20/05	--	29.63	--	326.78	1,700	560[x]	--	560[x]	60	320	41	240	<1	<1	<1	4.52	--
	SoundEarth	F&BI	02/22/06	--	25.00	--	331.41	130	--	--	--	1.9	6.8	3.4	14.8	<1	--	--	--	--
	SoundEarth	F&BI	05/31/06	--	26.58	--	329.83	130	--	--	--	2	11	2	20	--	--	--	--	--
	SoundEarth	F&BI	08/23/06	--	30.31	--	326.10	340	--	--	--	38	25	8.2	100	<1	--	--	--	--
	SoundEarth	--	11/14/06	--	39.35	--	317.06	Not sampled; insufficient water to fill sample containers												
	SoundEarth	F&BI	02/21/07	--	27.75	--	328.66	310	--	--	--	3	30	6.5	47	--	--	--	--	--
	SoundEarth	F&BI	05/23/07	--	29.69	--	326.72	<100	--	--	--	2	1	<1	5	--	--	--	--	--
	SoundEarth	F&BI	08/02/07	--	31.69	--	324.72	2,500	--	--	--	140	17	65	550	--	--	--	--	--
	SoundEarth	F&BI	02/13/08	--	29.50	--	326.91	940	--	--	--	2	6	6	78	--	--	--	--	--
	SoundEarth	--	05/14/08	--	29.38	--	327.03	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	28.65	--	327.76	370	--	--	--	<1	5	3	32	<1	<1	<1	--	--
	SoundEarth	--	03/05/12	--	--	--	--	Inaccessible												
	SoundEarth	--	04/16/12	D E C O M M I S S I O N E D																
MW22[8]	Landau	CCI	10/29/04	--	30.27	--	325.34	130	--	--	--	4	<1	<1	19	--	--	--	--	--
TOC: 355.61	Landau	Unknown	03/09/05	--	26.98	--	328.63	<50	--	--	--	1	<1	<1	<3	<3	--	--	--	--
	SoundEarth	NCA	09/26/05	Unable to gauge; probe diameter too large				<50.0	--	--	--	<1.00	<1.00	<1.00	<3.00	<5.00	<1.00	<1.00	--	--
	SoundEarth	F&BI	12/20/05	--	28.27	--	327.34	<100	<53	--	<260	<1	<1	<1	<3	<1	<1	<1	<1	--
	SoundEarth	F&BI	02/22/06	--	23.02	--	332.59	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	06/01/06	--	25.14	--	330.47	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/24/06	--	28.25	--	327.36	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	11/15/06	--	37.62	--	317.99	550	--	--	--	5.1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/20/07	--	26.45	--	329.16	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	05/24/07	--	28.20	--	327.41	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/02/07	--	30.72	--	324.89	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/13/08	--	27.82	--	327.79	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
TOC: 355.61	SoundEarth	F&BI	03/04/10	--	26.55	--	329.06	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 358.56	SoundEarth	--	03/05/12	--	--	--	--	Inaccessible												
MTCA Method A Cleanup Levels for Groundwater[9]								800/1,000[10]	500	500	NE	5	1,000	700	1,000	20	0.01	5	15	NE

SoundEarth Strategies

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Ecology Review

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW22[8] (continued)	SoundEarth	F&BI	06/06/12	--	27.07	--	331.49	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
TOC: 358.56	SoundEarth	F&BI	09/11/12	--	29.55	--	329.01	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	12/04/12	--	28.20	--	330.36	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/21/13	--	24.18	--	334.38	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/25/13	--	28.84	--	329.72	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	09/03/13	--	36.03	--	322.53	--	--	--	--	--	--	--	--	--	--	--	--	--
MW23	Landau	CCI	10/29/04	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 356.61	Landau	--	03/09/05	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	NCA	09/26/05	--	39.12	--	317.49	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	12/22/05	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/22/06	--	38.05	--	318.56	1,100	--	--	--	4.9	<1	65	7.8	<1	--	--	--	--
	SoundEarth	F&BI	06/01/06	--	38.79	--	317.82	760	--	--	--	3	2.1	18	22	--	--	--	--	--
	SoundEarth	--	08/22/06	--	39.12	--	317.49	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	11/14/06	--	39.38	--	317.23	Not sampled; insufficient water to fill sample containers												
	SoundEarth	F&BI	02/21/07	--	38.12	--	318.49	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	05/24/07	--	38.88	--	317.73	330	--	--	--	1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	07/31/07	--	39.10	--	317.51	Not sampled; insufficient water to fill sample containers												
	SoundEarth	F&BI	02/11/08	--	38.55	--	318.06	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	38.46	--	318.15	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 357.13	SoundEarth	--	03/05/12	--	38.88	--	318.25	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	06/04/12	--	38.64	--	318.49	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	39.15	--	317.98	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	39.11	--	318.02	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	36.63	--	320.50	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	39.09	--	318.04	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	39.11	--	318.02	--	--	--	--	--	--	--	--	--	--	--	--	--
MW24[8]	Landau	CCI	10/29/04	--	26.61	--	332.64	45,000	--	--	--	440	2,300	570	7,800	--	--	--	--	--
TOC: 359.25	Landau	Unknown	03/09/05	--	15.85	--	343.40	19,000	--	--	--	74	210	98	2,700	<30	--	--	--	--
	SoundEarth	NCA	09/27/05	Unable to gauge; probe diameter too large				478	--	--	--	<1.00	1.08	4.19	82.9	<5.00	<1.00	<1.00	--	--
	SoundEarth	F&BI	12/22/05	--	11.01	--	348.24	<100	<54	--	<270	<1	<1	1.0	11.8	<1	--	--	<1	--
	SoundEarth	F&BI	02/22/06	--	8.91	--	350.34	<100	--	--	--	<1	<1	<1	4.8	<1	--	--	--	--
	SoundEarth	F&BI	06/01/06	--	9.98	--	349.27	<100	--	--	--	<1	<1	<1	6	--	--	--	--	--
	SoundEarth	F&BI	08/23/06	--	20.21	--	339.04	8,400	--	--	--	<1	32	98	1,930	<1	--	--	--	--
	SoundEarth	F&BI	11/15/06	--	36.05	--	323.20	16,000	--	--	--	75	250	240	2,870	--	--	--	--	--
	SoundEarth	F&BI	02/21/07	--	14.24	--	345.01	460	--	--	--	<1	2	6	78	--	--	--	--	--
	SoundEarth	F&BI	05/22/07	--	16.73	--	342.52	5,700	--	--	--	2	29	41	1,000	--	--	--	--	--
	SoundEarth	F&BI	08/01/07	--	25.59	--	333.66	9,000	--	--	--	39	140	97	2,400	--	--	--	--	--
	SoundEarth	F&BI	02/12/08	--	19.68	--	339.57	1,800	--	--	--	<1	4	4	140	--	--	--	--	--
	SoundEarth	F&BI	02/04/09	--	21.94	--	337.31	11,000	--	--	--	27	190	180	2,290	<1	--	--	--	--
	SoundEarth	F&BI	07/30/09	26.82	26.82	0.00	332.43	15,000	--	--	--	130	230[ve]	<1	3,400	<1	<1	<1	--	--
	SoundEarth	F&BI	03/04/10	--	13.43	0.00	345.82	<100	--	--	--	<1	<1	<1	6	<1	<1	<1	--	--
TOC: 361.85	SoundEarth	F&BI	03/09/12	--	21.01	--	340.84	4,400	--	--	--	7.3	39	39	770	--	--	--	--	--
	SoundEarth	--	06/04/12	--	14.18	--	347.67	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 362.00	SoundEarth	--	09/10/12	--	25.34	--	336.66	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	24.60	--	337.40	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/28/13	--	8.73	--	353.27	1,000	--	--	--	<1	1.7	<1	40	--	--	--	--	--
	SoundEarth	--	06/24/13	--	33.16	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	33.23	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								800/1,000[10]	500	500	NE	5	1,000	700	1,000	20	0.01	5	15	NE

SoundEarth Strategies

Draft - Issued for Ecology Review

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)											Lead[7]	
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Total	Dissolved
MW25[8]	Landau	CCI	10/29/04	--	29.40	--	326.91	57,000	2,700 x	--	--	860	6,700	810	8,700	--	--	--	--	--
TOC: 356.31	Landau	Unknown	03/09/05	--	27.61	--	328.70	38,000	--	--	--	670	2,700	750	6,500	<150	--	--	--	--
	SoundEarth	NCA	09/27/05	Unable to gauge; probe diameter too large				20,800	--	--	--	378	1,070	106	4,390	<5.00	<1.00	<1.00	--	--
	SoundEarth	F&BI	12/21/05	--	28.20	--	328.11	25,000	2,700 x	--	2,700 x	670	2,600	830	6,700	<1	<1	<5	8.47	--
	SoundEarth	F&BI	02/22/06	--	23.68	--	332.63	24,000	--	--	--	420	2,300	510	5,400	<1	--	--	--	--
	SoundEarth	F&BI	06/01/06	--	25.56	--	330.75	25,000	--	--	--	390	2,100	750	6,300	--	--	--	--	--
	SoundEarth	F&BI	08/24/06	--	28.97	--	327.34	21,000	--	--	--	320	840	890	6,300	<1	--	--	--	--
	SoundEarth	F&BI	11/15/06	--	36.08	--	320.23	32,000	--	--	--	65	26	17	6,800	--	--	--	--	--
	SoundEarth	F&BI	02/22/07	--	26.41	--	329.90	27,000	--	--	--	370	2,100	730	6,500	--	--	--	--	--
	SoundEarth	F&BI	05/23/07	--	27.94	--	328.37	26,000	--	--	--	220	1,400	630	5,800	--	--	--	--	--
	SoundEarth	F&BI	08/02/07	--	29.75	--	326.56	24,000	--	--	--	280	770	730	5,200	--	--	--	--	--
	SoundEarth	F&BI	02/12/08	--	27.80	--	328.51	22,000	--	--	--	260	1,400	380	4,500	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	26.11	--	330.20	7,600	--	--	--	30	310	90	1,700	<1	<1	<1	--	--
TOC: 359.01	SoundEarth	--	03/05/12	--	--	--	--	Inaccessible												
	SoundEarth	--	06/04/12	--	18.99	--	340.02	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	28.28	--	330.73	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	30.40	--	328.61	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/21/13	--	23.05	--	335.96	1,900	--	--	--	1.6	25	31	240	--	--	--	--	--
	SoundEarth	--	06/24/13	--	29.08	--	329.93	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	37.48	--	321.53	--	--	--	--	--	--	--	--	--	--	--	--	--
MW26	SoundEarth	F&BI	12/21/05	--	50.15	--	311.25	120	100 x	--	<280	1.5	38	1.0	5.5	<1	<1	<1	5.27	--
TOC: 361.40	SoundEarth	F&BI	02/22/06	--	47.67	--	313.73	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	06/01/06	--	45.62	--	315.78	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/24/06	--	47.37	--	314.03	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	11/16/06	--	49.43	--	311.97	<50	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/21/07	--	46.69	--	314.71	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	05/24/07	--	45.76	--	315.64	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/03/07	--	47.19	--	314.21	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/11/08	--	47.87	--	313.53	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	45.00	--	316.40	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 363.86	SoundEarth	F&BI	03/07/12	--	47.48	--	313.92	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	45.24	--	318.62	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	46.99	--	316.87	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	48.14	--	315.72	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	42.47	--	321.39	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	44.34	--	319.52	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	48.64	--	315.22	--	--	--	--	--	--	--	--	--	--	--	--	--
MW27	SoundEarth	F&BI	12/21/05	--	20.23	--	340.36	34,000	6,000 x	--	6,000 x	15	190	2,300	13,600	<1	<1	<1	4.08	--
TOC: 360.59	SoundEarth	F&BI	02/22/06	--	15.18	--	345.41	48,000	--	--	--	18	430	2,400	12,600	<1	--	--	--	--
	SoundEarth	F&BI	06/01/06	--	17.00	--	343.59	41,000	--	--	--	30	580	1,900	11,000	--	--	--	--	--
	SoundEarth	--	08/22/06	21.81	21.82	0.01	338.77	LNAPL												
	SoundEarth	--	11/14/06	25.55	25.55	0.00	335.04	LNAPL; absorbent socks in well												
	SoundEarth	--	02/20/07	--	17.49	--	343.10	Not sampled; absorbent socks in well												
	--	--	05/22/07	19.86	19.86	0.00	340.73	LNAPL; absorbent socks in well												
	SoundEarth	--	08/01/07	--	22.38	--	338.21	Not sampled; absorbent socks in well												
MW27 (continued)	SoundEarth	--	02/11/08	18.93	19.00	0.07	341.59	LNAPL; absorbent socks in well												
TOC: 360.59	SoundEarth	F&BI	03/04/10	--	16.06	--	344.53	26,000	--	--	--	<10	290	870	4,800	<1	<1	<1	--	--
TOC: 362.40	SoundEarth	F&BI	03/09/12	--	19.16	--	343.24	23,000	--	--	--	8.5	94	620	3,900	--	--	--	--	--
	SoundEarth	F&BI	06/05/12	--	17.02	--	345.38	23,000	--	--	--	7.3	110	720	4,600	--	--	--	--	--
TOC: 362.64	SoundEarth	--	09/10/12	--	--	--	--	Not sampled; insufficient water above pump intake												
	SoundEarth	F&BI	12/05/12	--	19.14	--	343.50	11,000	--	--	--	5.8	69	220	2,800	--	--	--	--	--
	SoundEarth	F&BI	02/28/13	--	7.28	--	355.36	5,500	--	--	--	<1	6.9	160	1,300	--	--	--	--	--
	SoundEarth	F&BI	06/26/13	--	18.85	--	343.79	9,200	--	--	--	<5	18	180	3,300	--	--	--	--	--
	SoundEarth	F&BI	09/04/13	--	19.41	--	343.23	5,900	--	--	--	<5	12	<5	940	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								**800/1,000**[10]	**500**	**500**	**NE**	**5**	**1,000**	**700**	**1,000**	**20**	**0.01**	**5**	**15**	**NE**

SoundEarth Strategies

Draft - Issued for Ecology Review

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW28	SoundEarth	F&BI	12/20/05	--	27.11	--	330.91	20,000	2,000[x]	--	2,000[x]	5.7	86	670	6,500	<1	<1	<1	10.7	--
TOC: 358.02	SoundEarth	F&BI	02/22/06	--	23.40	--	334.62	14,000	--	--	--	3.1	13	390	2,380	<1	--	--	--	--
	SoundEarth	F&BI	06/01/06	24.57	24.60	0.03	333.44	8,100	--	--	--	4	17	160	1,300	--	--	--	--	--
	SoundEarth	--	08/22/06	--	--	--	--	LNAPL												
	SoundEarth	--	11/14/06	28.54	28.54	0.00	329.48	LNAPL; absorbent socks in well												
	SoundEarth	--	02/20/07	--	--	--	--	LNAPL; absorbent socks in well												
	SoundEarth	--	05/22/07	26.91	26.91	0.00	331.11	LNAPL; absorbent socks in well												
	SoundEarth	--	08/01/07	--	27.79	--	330.23	Not sampled; absorbent socks in well												
	SoundEarth	--	02/11/08	26.85	26.86	0.01	331.17	LNAPL; absorbent socks in well												
	SoundEarth	F&BI	03/04/10	--	25.56	--	332.46	7,900	--	--	--	<5	<5	300	970	<1	<1	<1	--	--
TOC: 358.42	SoundEarth	--	03/05/12	--	--	--	--	Inaccessible												
	SoundEarth	--	06/04/12	--	26.66	--	331.76	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	27.70	--	330.72	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	27.86	--	330.56	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	23.80	--	334.62	3,600	--	--	--	<1	1.8	86	420	--	--	--	--	--
	SoundEarth	--	06/24/13	--	28.10	--	330.32	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	29.83	--	328.59	--	--	--	--	--	--	--	--	--	--	--	--	--
MW29	SoundEarth	--	12/20/05	18.40	18.61	0.21	335.65	LNAPL												
TOC: 354.09	SoundEarth	F&BI	02/23/06	--	9.35	--	344.74	1,400	--	--	--	<1	<1	19	82	<1	--	--	--	--
	SoundEarth	F&BI	06/02/06	--	10.11	--	343.98	320	--	--	--	<1	2	3	7	--	--	--	--	--
	SoundEarth	--	08/22/06	17.81	18.18	0.37	336.21	LNAPL												
	SoundEarth	--	11/14/06	22.27	22.27	0.00	331.82	LNAPL; absorbent socks in well												
	SoundEarth	--	02/20/07	12.14	12.15	0.01	341.95	LNAPL												
	SoundEarth	F&BI	05/22/07	--	14.67	--	339.42	8,100	--	--	--	<1	3	250	760	--	--	--	--	--
	SoundEarth	F&BI	08/01/07	--	18.29	--	335.80	20,000	--	--	--	260	16	820	3,100	--	--	--	--	--
	SoundEarth	F&BI	02/12/08	--	15.85	--	338.24	11,000	--	--	--	81	<10	310	1,200	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	12.00	--	342.09	550	--	--	--	<1	<1	7	9	<1	<1	<1	--	--
TOC: 358.89	SoundEarth	F&BI	03/09/12	--	13.68	--	345.21	6,700	--	--	--	1.5	2.7	220	840	--	--	--	--	--
	SoundEarth	--	06/04/12	--	12.39	--	346.50	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 359.02	SoundEarth	--	09/10/12	--	18.35	--	340.67	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	13.85	--	345.17	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/28/13	--	6.97	--	352.05	8,500	--	--	--	<1	50	<1	1,400	--	--	--	8.79	3.19
	SoundEarth	--	06/24/13	--	12.93	--	346.09	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	Unable to gauge; probe diameter too large				--	--	--	--	--	--	--	--	--	--	--	--	--
MW30	SoundEarth	F&BI	12/15/05	--	43.66	--	310.46	350	640[x]	--	640[x]	6.9	13	15	96	<1	--	--	4.74	--
TOC: 354.12	SoundEarth	F&BI	02/22/06	--	40.25	--	313.87	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	05/31/06	--	38.43	--	315.69	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/24/06	--	41.59	--	312.53	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	11/14/06	--	43.41	--	310.71	<50	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/22/07	--	39.19	--	314.93	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	05/23/07	--	39.69	--	314.43	<100	--	--	--	<1	<1	<1	<3	--	--	--	<1	<1
	SoundEarth	F&BI	08/02/07	--	41.16	--	312.96	<100	--	--	--	<1	<1	<1	<3	--	--	--	<1	<1
	SoundEarth	F&BI	02/14/08	--	41.29	--	312.83	<100	--	--	--	<1	<1	<1	<3	--	--	--	<1	<1
	SoundEarth	--	05/14/08	--	39.86	--	314.26	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/03/10	--	38.71	--	315.41	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 356.51	SoundEarth	F&BI	03/07/12	--	41.15	--	315.36	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	38.85	--	317.66	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	40.73	--	315.78	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	41.53	--	314.98	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/19/13	--	36.32	--	320.19	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	38.27	--	318.24	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	40.67	--	315.84	--	--	--	--	--	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								**800/1,000[10]**	**500**	**500**	**NE**	**5**	**1,000**	**700**	**1,000**	**20**	**0.01**	**5**	**15**	**NE**

SoundEarth Strategies

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Ecology Review

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW31	SoundEarth	F&BI	12/15/05	--	31.04	--	324.18	51,000	4,300 x	--	4,300 x	420	260	1,200	7,200	<20	--	--	12.2	--
TOC: 355.22	SoundEarth	F&BI	02/22/06	--	29.92	--	325.30	18,000	--	--	--	160	90	440	2,930	<1	--	--	--	--
	SoundEarth	F&BI	05/31/06	--	29.76	--	325.46	16,000	--	--	--	180	160	580	3,700	--	--	--	3.51	--
	SoundEarth	F&BI	08/24/06	--	30.63	--	324.59	22,000	--	--	--	240	170	500	3,470	<1	--	--	6.39	6.59
	SoundEarth	--	11/14/06	--	38.48	--	316.74	Not sampled; insufficient water to fill sample containers												
	SoundEarth	F&BI	02/21/07	--	30.18	--	325.04	15,000	--	--	--	270	130	490	2,800	--	--	--	9.65	12.0
	SoundEarth	F&BI	05/22/07	--	30.68	--	324.54	20,000	--	--	--	210	100	500	3,400	--	--	--	9.48	8.20
	SoundEarth	F&BI	08/03/07	--	34.76	--	320.46	30,000	--	--	--	390	160	810	6,600	--	--	--	14.4	13.9
	SoundEarth	F&BI	02/13/08	--	34.73	--	320.49	30,000	--	--	--	100	92	730	5,500	--	--	--	44.4	39.9
	SoundEarth	--	05/14/08	--	33.88	--	321.34	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	07/29/09	--	35.01	--	320.21	1,900	--	--	--	45	1.6	7.9	440 ve	<1	<1	1.7	--	--
	SoundEarth	F&BI	03/03/10	--	32.76	--	322.46	15,000	--	--	--	160	68	160	2,800	<1	<1	<1	15.1	15.1
TOC: 357.52	SoundEarth	F&BI	03/07/12	--	36.78	--	320.74	2,800	--	--	--	7.2	5.2	23	400	<1	--	<1	26.5	24.6
	SoundEarth	F&BI	06/05/12	--	34.88	--	322.64	8,200	--	--	--	19	7.7	17	880	--	--	--	--	--
TOC: 357.25	SoundEarth	--	09/10/12	--	--	--	--	Not sampled; insufficient water above pump intake												
	SoundEarth	--	12/03/12	--	32.87	--	324.38	Not sampled; insufficient water above pump intake												
	SoundEarth	F&BI	02/28/13	--	29.40	--	327.85	2,000	--	--	--	4.6	<1	19	45	--	--	--	16.1	9.28
	SoundEarth	F&BI	06/26/13	--	33.02	--	324.23	170	--	--	--	<1	<1	<1	<3	--	--	--	19.9	3.09
	SoundEarth	--	09/03/13	Unable to gauge; probe diameter too large				--	--	--	--	--	--	--	--	--	--	--	--	--
MW32	SoundEarth	F&BI	12/20/05	--	23.05	--	334.98	40,000	2,500 x	--	2,500 x	270	8,000	1,000	9,500	<1	<1	<1	17.5	--
TOC: 358.05	SoundEarth	F&BI	02/23/06	--	19.93	--	338.12	24,000	--	--	--	67	1,700	580	5,000	<1	--	--	--	--
	SoundEarth	--	05/31/06	20.98	21.07	0.09	337.05	LNAPL												
	SoundEarth	--	08/22/06	24.40	24.42	0.02	333.65	LNAPL												
	SoundEarth	--	11/14/06	27.15	27.15	0.00	330.90	LNAPL; absorbent socks in well												
	SoundEarth	--	02/20/07	--	21.56	--	336.49	Not sampled; absorbent socks in well												
	SoundEarth	--	05/22/07	--	23.29	--	334.76	Not sampled; absorbent socks in well												
	SoundEarth	--	07/31/07	--	24.86	--	333.19	Not sampled; absorbent socks in well												
	SoundEarth	F&BI	02/12/08	--	22.42	--	335.63	20,000	--	--	--	59	870	410	4,600	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	20.71	--	337.34	14,000	--	--	--	16	270	320	2,400	<1	<1	<1	--	--
	SoundEarth	--	01/26/11	--	20.58	Sheen	337.47	LNAPL; Just gauged for LNAPL recovery												
TOC: 359.87	SoundEarth	F&BI	03/09/12	--	22.71	--	337.16	120	--	--	--	3.1	11	1.1	16	--	--	--	--	--
	SoundEarth	F&BI	06/06/12	--	21.58	--	338.29	4,300	--	--	--	14	160	87	650	--	--	--	--	--
TOC: 359.98	SoundEarth	F&BI	09/11/12	--	24.12	--	335.86	16,000	--	--	--	170	330	470	3,000	--	--	--	--	--
	SoundEarth	F&BI	12/05/12	--	24.33	--	335.65	33,000	--	--	--	29	790	920	6,900	--	--	--	--	--
	SoundEarth	F&BI	02/28/13	--	17.18	--	342.80	28,000	--	--	--	23	210	1,000	7,000	--	--	--	9.37	3.94
	SoundEarth	F&BI	06/26/13	--	28.69	--	331.29	8,000	--	--	--	11	93	280	1,900	--	--	--	--	--
	SoundEarth	F&BI	09/04/13	--	28.62	--	331.36	2,000	--	--	--	<5	5.3	26	150	--	--	--	--	--
MW33	SoundEarth	--	12/20/05	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 355.42	SoundEarth	F&BI	02/10/06	--	32.73	--	322.69	14,000	--	--	--	190	110	670	3,220	<1	<1	<1	7.44	--
	SoundEarth	--	05/31/06	--	33.78	--	321.64	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	08/22/06	--	34.24	--	321.18	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	11/14/06	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	02/20/07	--	--	--	--	Not sampled; absorbent socks in well												
	SoundEarth	--	05/22/07	--	34.24	--	321.18	Not sampled; absorbent socks in well												
	SoundEarth	--	07/31/07	--	34.33	--	321.09	Not sampled; absorbent socks in well												
	SoundEarth	F&BI	02/14/08	--	32.45	--	322.97	17,000	--	--	--	81	23	210	2,800	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	32.50	--	322.92	11,000	--	--	--	18	14	300	1,300	<1	<1	<1	--	--
TOC: 358.29	SoundEarth	--	03/05/12	--	34.35	--	323.94	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	06/04/12	--	34.27	--	324.02	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	09/10/12	--	34.49	--	323.80	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	12/03/12	--	34.43	--	323.86	Not sampled; insufficient water to fill sample containers												
	SoundEarth	F&BI	02/20/13	--	29.13	--	329.16	2,700	--	--	--	2.0	1.2	9.3	120	--	--	--	--	--
	SoundEarth	--	06/24/13	--	34.26	--	324.03	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	09/03/13	--	34.49	--	323.8	--	--	--	--	--	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								800/1,000[10]	500	500	NE	5	1,000	700	1,000	20	0.01	5	15	NE

SoundEarth Strategies

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Ecology Review

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW34	SoundEarth	F&BI	01/27/06	--	7.05	--	348.54	**2,500**	--	--	--	<1	<1	22	90	<1	<1	<1	**23.7**	--
TOC: 355.59	SoundEarth	--	02/10/06	--	4.22	--	351.37	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	06/02/06	--	10.06	--	345.53	**1,400**	--	--	--	<1	3	21	29	--	--	--	4.17	--
	SoundEarth	F&BI	08/23/06	--	13.96	--	341.63	260	--	--	--	<1	3	<1	<3	<1	--	--	NA[11]	NA[11]
	SoundEarth	--	11/14/06	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/20/07	--	10.22	--	345.37	<100	--	--	--	<1	<1	<1	<3	--	--	--	<1	<1
	SoundEarth	F&BI	05/22/07	--	12.40	--	343.19	<100	--	--	--	<1	<1	<1	<3	--	--	--	4.36	<1
	SoundEarth	--	07/31/07	--	14.95	--	340.64	Not sampled; insufficient water to fill sample containers												
	SoundEarth	F&BI	02/13/08	--	10.79	--	344.80	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	9.83	--	345.76	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
	SoundEarth	--	07/08/10	--	12.00	--	343.59	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 357.95	SoundEarth	F&BI	03/09/12	--	12.39	--	345.56	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	11.55	--	346.40	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	15.52	--	342.43	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	8.94	--	349.01	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/21/13	--	7.05	--	350.90	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	11.65	--	346.30	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	15.9	--	342.05	--	--	--	--	--	--	--	--	--	--	--	--	--
MW35	SoundEarth	F&BI	01/27/06	--	38.18	--	317.97	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	**59.6**	--
TOC: 356.15	SoundEarth	--	02/22/06	--	38.54	--	317.61	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	05/31/06	--	39.62	--	316.53	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	08/22/06	--	39.64	--	316.51	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	11/14/06	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	02/20/07	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	05/22/07	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	07/31/07	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	02/11/08	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	03/04/10	--	38.86	--	317.29	Not sampled; well did not recharge after purging												
TOC: 358.51	SoundEarth	--	03/05/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	06/04/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	39.32	--	319.19	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	37.89	--	320.62	<100	--	--	--	<1	<1	<1	<3	--	--	--	2.45	<1
	SoundEarth	--	06/24/13	--	39.46	--	319.05	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	39.66	--	318.85	--	--	--	--	--	--	--	--	--	--	--	--	--
MW36	SoundEarth	F&BI	01/27/06	--	40.10	--	315.55	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	**43.4**	--
TOC: 355.65	SoundEarth	--	02/22/06	--	40.92	--	314.73	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	06/02/06	--	41.13	--	314.52	<100	--	--	--	<1	<1	<1	<3	--	--	--	**193**	--
	SoundEarth	F&BI	08/24/06	--	41.58	--	314.07	<100	--	--	--	<1	<1	<1	<3	<1	--	--	NA[11]	NA[11]
	SoundEarth	--	11/14/06	--	43.05	--	312.60	Not sampled; insufficient water to fill sample containers												
	SoundEarth	F&BI	02/20/07	--	41.15	--	314.50	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	05/23/07	--	41.35	--	314.30	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/02/07	--	42.58	--	313.07	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/14/08	--	41.35	--	314.30	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	41.16	--	314.49	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	2.78	<1
	SoundEarth	--	03/04/10	--	41.79	--	313.86	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 358.02	SoundEarth	F&BI	03/08/12	--	41.64	--	316.38	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	41.54	--	316.48	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	42.83	--	315.19	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	42.49	--	315.53	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	39.12	--	318.90	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	41.89	--	316.13	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	42.68	--	315.34	--	--	--	--	--	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								**800/1,000[10]**	**500**	**500**	**NE**	**5**	**1,000**	**700**	**1,000**	**20**	**0.01**	**5**	**15**	**NE**

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW37	SoundEarth	F&BI	01/27/06	--	14.70	--	341.88	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	<1[j]	--
TOC: 356.58	SoundEarth	--	02/22/06	--	17.34	--	339.24	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	06/02/06	--	15.62	--	340.96	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/24/06	--	22.29	--	334.29	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	11/15/06	--	34.32	--	322.26	<50	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/21/07	--	16.56	--	340.02	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	05/22/07	--	18.69	--	337.89	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/02/07	--	24.79	--	331.79	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/13/08	--	16.45	--	340.13	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	13.93	--	342.65	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 358.96	SoundEarth	F&BI	03/08/12	--	19.40	--	339.56	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	16.90	--	342.06	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	23.99	--	334.97	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	22.27	--	336.69	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/21/13	--	11.58	--	347.38	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	18.28	--	340.68	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	30.73	--	328.23	--	--	--	--	--	--	--	--	--	--	--	--	--
MW38	SoundEarth	F&BI	01/27/06	--	14.69	--	347.34	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	<1	--
TOC: 362.03	SoundEarth	--	02/22/06	--	13.52	--	348.51	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	05/31/06	--	16.85	--	345.18	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/23/06	--	23.08	--	338.95	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	11/14/06	--	26.36	--	335.67	<50	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/22/07	--	16.43	--	345.60	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	05/22/07	--	19.74	--	342.29	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/01/07	--	22.84	--	339.19	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/13/08	--	18.14	--	343.89	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	14.80	--	347.23	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 364.49	SoundEarth	F&BI	03/08/12	--	19.32	--	345.17	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	17.61	--	346.88	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	22.78	--	341.71	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	21.41	--	343.08	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/21/13	--	11.30	--	353.19	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	20.34	--	344.15	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	26.23	--	338.26	--	--	--	--	--	--	--	--	--	--	--	--	--
MW39	SoundEarth	F&BI	02/02/06	--	41.41	--	312.15	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	<3.55	--
TOC: 353.56	SoundEarth	--	02/22/06	--	40.18	--	313.38	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	05/31/06	--	39.52	--	314.04	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/24/06	--	40.56	--	313.00	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	11/15/06	--	43.40	--	310.16	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/22/07	--	39.26	--	314.30	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	05/23/07	--	39.80	--	313.76	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/03/07	--	41.22	--	312.34	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/14/08	--	41.22	--	312.34	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	02/03/09	--	42.11	--	311.45	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/03/10	--	38.76	--	314.80	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 355.94	SoundEarth	F&BI	03/07/12	--	41.14	--	314.80	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	39.14	--	316.80	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	40.86	--	315.08	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	41.45	--	314.49	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	36.40	--	319.54	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	38.38	--	317.56	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	40.76	--	315.18	--	--	--	--	--	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								**800/1,000[10]**	**500**	**500**	**NE**	**5**	**1,000**	**700**	**1,000**	**20**	**0.01**	**5**	**15**	**NE**

SoundEarth Strategies

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Ecology Review

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW40	SoundEarth	F&BI	02/03/06	--	41.71	--	312.28	<100	--	--	--	<1	<1	<1	<3	<1	--	--	123	--
TOC: 353.99	SoundEarth	--	02/22/06	--	40.29	--	313.70	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	06/01/06	--	39.46	--	314.53	<100	--	--	--	<1	<1	<1	<3	--	--	--	<1	--
	SoundEarth	F&BI	08/24/06	--	41.55	--	312.44	<100	--	--	--	<1	<1	<1	<3	<1	--	--	<1	<1
	SoundEarth	F&BI	11/14/06	--	43.45	--	310.54	<100	--	--	--	<1	<1	<1	<3	--	--	--	<1	<1
	SoundEarth	F&BI	02/21/07	--	39.22	--	314.77	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	05/24/07	--	38.75	--	315.24	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	08/03/07	--	41.21	--	312.78	<100	--	--	--	<1	<1	<1	<3	--	--	--	<1	<1
	SoundEarth	F&BI	02/14/08	--	41.30	--	312.69	<100	--	--	--	<1	<1	<1	<3	--	--	--	<1	<1
	SoundEarth	F&BI	03/03/10	--	38.77	--	315.22	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 356.37	SoundEarth	F&BI	03/07/12	--	41.21	--	315.16	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	39.11	--	317.26	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	40.78	--	315.59	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	41.57	--	314.80	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	36.42	--	319.95	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	38.30	--	318.07	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	40.73	--	315.64	--	--	--	--	--	--	--	--	--	--	--	--	--
MW41	SoundEarth	--	02/04/06	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 354.02	SoundEarth	--	02/22/06	--	40.35	--	313.67	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	05/31/06	--	40.22	--	313.80	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	08/22/06	--	40.22	--	313.80	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	11/14/06	--	40.22	--	313.80	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	02/20/07	--	40.23	--	313.79	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	05/22/07	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	07/31/07	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	02/11/08	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	03/04/10	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 356.02	SoundEarth	--	03/05/12	--	39.89	--	316.13	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	06/04/12	--	39.78	--	316.24	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 356.18	SoundEarth	--	09/10/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	34.54	--	321.64	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/28/13	--	35.51	--	320.67	--	--	--	--	--	--	--	--	--	--	--	50.0	--
	SoundEarth	--	06/24/13	--	34.80	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	Unable to gauge; probe diameter too large				--	--	--	--	--	--	--	--	--	--	--	--	--
MW42	SoundEarth	--	02/04/06	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 354.08	SoundEarth	--	02/22/06	--	39.75	--	314.33	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	05/31/06	--	39.63	--	314.45	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	08/22/06	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	11/14/06	--	39.71	--	314.37	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	02/20/07	--	39.67	--	314.41	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	05/22/07	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	03/04/10	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 356.42	SoundEarth	--	03/05/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	06/04/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	39.84	--	316.58	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	02/18/13	--	39.51	--	316.91	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	06/24/13	--	39.64	--	316.78	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	39.74	--	316.68	--	--	--	--	--	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								800/1,000[10]	500	500	NE	5	1,000	700	1,000	20	0.01	5	15	NE

SoundEarth Strategies

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Ecology Review

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW43	SoundEarth	--	05/31/06	--	37.43	--	319.15	Not sampled; insufficient water to fill sample containers												
TOC: 356.58	SoundEarth	--	08/22/06	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	11/14/06	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	02/20/07	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	05/22/07	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	07/31/07	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	03/04/10	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 358.89	SoundEarth	--	03/05/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	06/04/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	02/18/13	--	33.90	--	324.99	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	06/24/13	--	35.12	--	323.77	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW44	SoundEarth	--	05/31/06	--	38.56	--	314.08	Not sampled; insufficient water to fill sample containers												
TOC: 352.64	SoundEarth	--	08/22/06	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	11/14/06	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	02/20/07	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	05/22/07	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	07/31/07	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	03/04/10	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 354.96	SoundEarth	--	03/05/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	06/04/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	02/18/13	--	38.16	--	316.80	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	06/24/13	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW45	SoundEarth	--	05/31/06	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 354.24	SoundEarth	F&BI	08/24/06	--	37.86	--	316.38	**57,000**	--	--	--	**920**	180	**1,900**	**13,700**	<1	--	--	--	--
	SoundEarth	--	11/14/06	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/21/07	--	37.22	--	317.02	**39,000**	--	--	--	**700**	150	**870**	**10,000**	--	--	--	--	--
	SoundEarth	F&BI	05/24/07	--	37.59	--	316.65	**39,000**	--	--	--	**470**	120	**760**	**9,800**	--	--	--	--	--
	SoundEarth	F&BI	08/02/07	--	38.25	--	315.99	**40,000**	--	--	--	**430**	67	270	**11,000**	--	--	--	--	--
	SoundEarth	F&BI	02/11/08	--	37.90	--	316.34	**45,000**	--	--	--	**76**	36	430	**8,900**	--	--	--	--	--
	SoundEarth	--	05/14/08	--	37.82	--	316.42	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	07/29/09	--	38.06	--	316.18	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/02/10	--	37.16	--	317.08	**23,000**	--	--	--	**54**	23	310	**3,700**	<1	<1	<1	--	--
TOC: 357.06	SoundEarth	--	03/05/12	--	38.59	--	318.47	Not sampled; insufficient water to fill sample containers												
	SoundEarth	F&BI	06/06/12	--	37.00	--	320.06	**6,900**	--	--	--	**33**	7.6	95	**1,300**	--	--	--	--	--
	SoundEarth	F&BI	09/11/12	--	38.01	--	319.05	**4,700**	--	--	--	**10**	5.7	<1	540	--	--	--	--	--
	SoundEarth	--	12/03/12	--	39.37	--	317.69	Not sampled; insufficient water to fill sample containers												
	SoundEarth	F&BI	02/20/13	--	37.14	--	319.92	**19,000**	--	--	--	<1	13	180	**2,500**	--	--	--	**131**	**73.4**
	SoundEarth	F&BI	06/26/13	--	37.89	--	319.17	**8,300**	--	--	--	<1	<1	<1	340	--	--	--	--	--
	SoundEarth	--	09/03/13	--	39.4	--	317.66	--	--	--	--	--	--	--	--	--	--	--	--	--
MW46	SoundEarth	--	12/13/06	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 354.64	SoundEarth	F&BI	02/21/07	--	39.98	--	314.66	**1,100**	--	--	--	**14**	7	13	23	--	--	--	--	--
	SoundEarth	F&BI	05/24/07	--	40.60	--	314.04	120	--	--	--	<1	<1	<1	4	--	--	--	--	--
	SoundEarth	--	07/31/07	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	02/11/08	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/03/10	--	40.31	--	314.33	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 356.54	SoundEarth	--	03/05/12	--	42.42	--	314.12	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	06/04/12	--	40.40	--	316.14	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	41.49	--	315.05	--	--	--	--	--	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								**800/1,000[10]**	**500**	**500**	**NE**	**5**	**1,000**	**700**	**1,000**	**20**	**0.01**	**5**	**15**	**NE**

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW46 (continued)	SoundEarth	--	12/03/12	--	41.88	--	314.66	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 356.54	SoundEarth	F&BI	02/20/13	--	38.81	--	317.73	<100	--	--	--	<1	<1	<1	<3	--	--	--	13.7	6.79
	SoundEarth	--	06/24/13	--	40.20	--	316.34	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	42.42	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW47	SoundEarth	--	12/13/06	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 352.96	SoundEarth	--	02/20/07	--	41.50	--	311.46	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	05/22/07	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	07/31/07	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	02/11/08	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	41.00	--	311.96	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 355.51	SoundEarth	--	03/05/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	06/04/12	--	41.17	--	314.34	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	38.53	--	316.98	<100	--	--	--	<1	<1	<1	<3	--	--	--	1.50	<1
	SoundEarth	--	06/24/13	--	39.99	--	315.52	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW48	SoundEarth	--	12/13/06	45.28	46.61	1.33	307.42	LNAPL												
TOC: 352.97	SoundEarth	--	02/20/07	40.61	41.98	1.37	312.09	LNAPL												
	SoundEarth	--	05/22/07	40.75	42.39	1.64	311.89	LNAPL												
	SoundEarth	--	07/31/07	42.42	43.88	1.46	310.26	LNAPL												
	SoundEarth	--	02/11/08	42.98	43.97	0.99	309.79	LNAPL												
	SoundEarth	--	05/06/08	41.21	41.97	0.76	311.61	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	05/08/08	40.98	41.00	0.02	311.99	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	08/19/08	42.60	43.41	0.81	310.21	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	09/12/08	42.98	43.41	0.43	309.90	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	09/18/08	43.34	43.85	0.51	309.53	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	10/03/08	43.63	43.81	0.18	309.30	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	10/09/08	--	43.91	--	309.06	Not sampled - just gauged for LNAPL recovery												
	SoundEarth	--	11/07/08	44.25	45.46	1.21	308.48	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	11/21/08	44.39	45.48	1.09	308.36	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	12/10/08	44.66	45.73	1.07	308.10	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	12/16/08	44.74	45.65	0.91	308.05	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	12/28/08	44.82	45.54	0.72	308.01	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	12/31/08	44.88	45.23	0.35	308.02	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	01/23/09	44.33	45.29	0.96	308.45	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	01/30/09	44.12	44.69	0.57	308.74	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	02/10/09	44.01	44.30	0.29	308.90	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	02/24/09	43.85	44.04	0.19	309.08	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	03/10/09	43.69	44.00	0.31	309.22	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	03/11/09	43.78	43.81	0.03	309.18	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	03/12/09	43.70	43.71	0.01	309.27	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	03/13/09	43.50	43.51	0.01	309.47	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	04/10/09	43.20	43.21	0.01	309.77	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	04/30/09	--	43.44	--	309.53	Not sampled - just gauged for LNAPL recovery												
	SoundEarth	--	06/12/09	42.57	42.58	0.01	310.40	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	07/24/09	--	43.21	--	309.76	Not sampled - just gauged for LNAPL recovery												
	SoundEarth	--	08/25/09	43.77	44.09	0.32	309.14	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	09/29/09	44.48	45.11	0.63	308.36	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	10/15/09	44.90	45.59	0.69	307.93	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	11/24/09	44.48	44.68	0.20	308.45	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	01/18/10	42.35	42.45	0.10	310.60	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	02/26/10	40.50	40.63	0.13	312.44	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	03/01/10	40.43	40.56	0.13	312.51	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	04/12/10	39.69	39.80	0.11	313.26	LNAPL; Just gauged for LNAPL recovery												
MTCA Method A Cleanup Levels for Groundwater[9]								800/1,000[10]	500	500	NE	5	1,000	700	1,000	20	0.01	5	15	NE

SoundEarth Strategies

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
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Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)											Lead[7]	
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Total	Dissolved
MW48 (continued)	SoundEarth	--	05/07/10	39.72	39.83	0.11	313.23	LNAPL; Just gauged for LNAPL recovery												
TOC: 352.97	SoundEarth	--	06/21/10	40.33	40.64	0.31	312.58	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	07/02/10	--	--	0.04	--	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	08/30/10	42.01	42.30	0.29	310.90	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	09/10/10	42.28	42.42	0.14	310.66	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	10/11/10	43.00	43.30	0.30	309.91	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	11/11/10	43.52	43.87	0.35	309.38	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	12/06/10	43.73	44.00	0.27	309.19	LNAPL; Just gauged for LNAPL recovery												
	SoundEarth	--	01/26/11	--	41.82	--	311.15	Not sampled - just gauged for LNAPL recovery												
	SoundEarth	--	03/18/11	--	39.04	--	313.93	Not sampled - just gauged for LNAPL recovery												
	SoundEarth	--	05/02/11	--	37.91	--	315.06	Not sampled; absorbent socks in well												
TOC: 355.45	SoundEarth	F&BI	03/08/12	--	43.59	--	311.86	37,000	--	--	--	220	140	770	5,400[ve]	--	--	--	--	--
	SoundEarth	F&BI	06/05/12	--	40.85	--	314.60	14,000	--	--	--	<5	13	210	1,900	--	--	--	--	--
	SoundEarth	F&BI	09/11/12	--	42.51	--	312.94	24,000	--	--	--	300	130	550	4,300	--	--	--	--	--
	SoundEarth	F&BI	12/04/12	--	42.80	--	312.65	21,000	--	--	--	62	<40	390	3,000	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	38.23	--	317.22	19,000	--	--	--	170	100	620	4,500	--	--	--	5.58	4.07
	SoundEarth	F&BI	06/26/13	--	39.92	--	315.53	11,000	--	--	--	<5	12	130	810	--	--	--	--	--
	SoundEarth	F&BI	09/05/13	--	42.64	--	312.81	18,000	--	--	--	60	55	140	1,100	--	--	--	--	--
MW49	SoundEarth	F&BI	12/20/06	--	45.72	--	308.33	2,200	--	--	--	24	2	46	250	--	--	--	--	--
TOC: 354.05	SoundEarth	F&BI	02/21/07	--	41.61	--	312.44	14,000	--	--	--	380	60	750	2,700	--	--	--	--	--
	SoundEarth	F&BI	05/24/07	--	41.85	--	312.20	21,000	--	--	--	440	62	770	3,400	--	--	--	--	--
	SoundEarth	F&BI	08/03/07	--	43.32	--	310.73	12,000	--	--	--	360	29	580	1,300	--	--	--	8.38	2.45
	SoundEarth	F&BI	02/14/08	--	43.90	--	310.15	160	--	--	--	<1	<1	<1	7	--	--	--	--	--
	SoundEarth	--	02/05/09	--	43.90	--	310.15	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	41.23	--	312.82	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 357.06	SoundEarth	F&BI	03/08/12	--	44.05	--	313.01	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/05/12	--	41.38	--	315.68	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	09/11/12	--	43.10	--	313.96	<100	--	--	--	1.2	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	12/04/12	--	43.25	--	313.81	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/19/13	--	38.66	--	318.40	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/26/13	--	40.89	--	316.17	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	09/05/13	--	43.32	--	313.74	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
MW50	SoundEarth	F&BI	08/03/07	--	36.22	--	323.49	<100	--	--	--	<1	<1	<1	<3	--	--	--	11.6	NA[7]
TOC: 359.71	SoundEarth	F&BI	02/14/08	--	34.56	--	325.15	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	03/02/10	--	32.23	--	327.48	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 362.11	SoundEarth	F&BI	03/08/12	--	35.03	--	327.08	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/05/12	--	33.05	--	329.06	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	09/11/12	--	35.66	--	326.45	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	12/03/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	29.39	--	332.72	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/26/13	--	35.36	--	326.75	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	09/03/13	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW51	SoundEarth	F&BI	08/03/07	--	41.58	--	308.76	<100	--	--	--	<1	<1	<1	<3	--	--	--	<1	--
TOC: 350.34	SoundEarth	F&BI	02/13/08	--	41.78	--	308.56	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	05/14/08	--	40.67	--	309.67	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	02/05/09	--	42.47	--	307.87	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/02/10	--	39.73	--	310.61	<100	--	--	--	<1	<1	<1	6	<1	<1	<1	--	--
	SoundEarth	F&BI	10/12/10	--	41.60	--	308.74	<100	<50	<250	--	<0.35	<1	<1	<2	<1	<1	<1	<1	<1
TOC: 352.71	SoundEarth	F&BI	03/08/12	--	41.82	--	310.89	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/05/12	--	39.86	--	312.85	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								**800/1,000[10]**	**500**	**500**	**NE**	**5**	**1,000**	**700**	**1,000**	**20**	**0.01**	**5**	**15**	**NE**

SoundEarth Strategies

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Ecology Review

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW51 (continued)	SoundEarth	F&BI	09/11/12	--	41.35	--	311.36	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
TOC: 352.71	SoundEarth	F&BI	12/04/12	--	41.15	--	311.56	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	36.92	--	315.79	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/26/13	--	38.90	--	313.81	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	--	--	07/12/13	--	39.56	--	313.15	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	09/05/13	--	41.13	--	311.58	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
MW52	SoundEarth	--	08/03/07	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 353.28	SoundEarth	--	02/14/08	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/02/10	--	41.31	--	311.97	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 355.65	SoundEarth	--	03/05/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	06/06/12	--	41.48	--	314.17	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	09/10/12	--	43.16	--	312.49	Not sampled; insufficient water to fill sample containers												
	SoundEarth	--	12/03/12	--	43.04	--	312.61	Not sampled; insufficient water to fill sample containers												
	SoundEarth	F&BI	02/20/13	--	38.77	--	316.88	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/26/13	--	40.23	--	315.42	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	09/03/13	--	43.22	--	312.43	--	--	--	--	--	--	--	--	--	--	--	--	--
MW53	SoundEarth	F&BI	08/03/07	--	43.32	--	314.15	<100	--	--	--	<1	<1	<1	<3	--	--	--	5.02	<1
TOC: 357.47	SoundEarth	F&BI	02/12/08	--	43.60	--	313.87	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	03/03/10	--	41.10	--	316.37	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 359.88	SoundEarth	F&BI	03/07/12	--	43.58	--	316.30	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/05/12	--	41.15	--	318.73	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	09/11/12	--	43.10	--	316.78	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	12/04/12	--	44.16	--	315.72	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	38.76	--	321.12	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/26/13	--	40.73	--	319.15	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	09/05/13	--	43.12	--	316.76	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
MW54	SoundEarth	F&BI	08/03/07	--	13.91	--	341.66	<100	--	--	--	<1	<1	<1	<3	--	--	--	<1	<1
TOC: 355.57	SoundEarth	F&BI	02/12/08	--	11.80	--	343.77	<100	--	--	--	<1	<1	<1	<3	--	--	--	<1	<1
	SoundEarth	--	05/14/08	--	12.41	--	343.16	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/03/10	--	10.25	--	345.32	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
	SoundEarth	--	07/08/10	--	11.36	--	344.21	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 357.99	SoundEarth	F&BI	03/07/12	--	12.74	--	345.25	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	11.45	--	346.54	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	13.67	--	344.32	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	13.00	--	344.99	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/19/13	--	7.17	--	350.82	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	10.98	--	347.01	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	14.19	--	343.8	--	--	--	--	--	--	--	--	--	--	--	--	--
MW55	SoundEarth	F&BI	08/03/07	--	43.55	--	310.62	<100	--	--	--	<1	<1	<1	<3	--	--	--	2.99	<1
TOC: 354.17	SoundEarth	F&BI	02/13/08	--	44.02	--	310.15	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	40.62	--	313.55	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 356.58	SoundEarth	F&BI	03/08/12	--	44.18	--	312.40	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/06/12	--	40.76	--	315.82	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	09/12/12	--	43.10	--	313.48	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	12/05/12	--	43.78	--	312.80	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	38.80	--	317.78	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/26/13	--	40.19	--	316.39	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	09/04/13	--	43.71	--	312.87	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								**800/1,000[10]**	**500**	**500**	**NE**	**5**	**1,000**	**700**	**1,000**	**20**	**0.01**	**5**	**15**	**NE**

SoundEarth Strategies

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Ecology Review

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW56	SoundEarth	F&BI	08/03/07	--	44.19	--	310.93	<100	--	--	--	4	<1	<1	<3	--	--	--	<1	<1
TOC: 355.12	SoundEarth	F&BI	02/14/08	--	44.52	--	310.60	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	05/14/08	--	43.00	--	312.12	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/03/09	--	45.40	--	309.72	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	03/03/10	--	41.88	--	313.24	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 357.55	SoundEarth	F&BI	03/06/12	--	44.63	--	312.92	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/06/12	--	42.25	--	315.30	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	09/12/12	--	43.82	--	313.73	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	12/05/12	--	44.24	--	313.31	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/19/13	--	39.41	--	318.14	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/26/13	--	42.79	--	314.76	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	09/04/13	--	44.39	--	313.16	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
MW57	SoundEarth	F&BI	08/03/07	--	44.16	--	310.19	18,000	--	--	--	360	37	320	3,900	--	--	--	3.17	3.33
TOC: 354.35	SoundEarth	F&BI	02/13/08	--	44.59	--	309.76	10,000	--	--	--	150	21	370	1,700	--	--	--	--	--
	SoundEarth	--	05/14/08	--	42.87	--	311.48	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/03/10	--	41.80	--	312.55	14,000	--	--	--	240	51	610	3,600	<1	<1	2.9	--	--
	SoundEarth	--	10/12/10	--	44.50	--	309.85	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 356.34	SoundEarth	F&BI	03/07/12	--	44.38	--	311.96	2,100	--	--	--	9.7	2.3	87	160	--	--	--	--	--
	SoundEarth	--	06/04/12	--	41.88	--	314.46	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 356.43	SoundEarth	--	09/10/12	--	43.60	--	312.83	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	43.34	--	313.09	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/28/13	--	39.41	--	317.02	3,100	--	--	--	25	10	<1	710	--	--	--	--	--
	SoundEarth	--	06/24/13	--	43.02	--	313.41	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW58	SoundEarth	F&BI	08/02/07	--	43.25	--	309.76	<100	--	--	--	2	<1	4	3	--	--	--	1.37	<1
TOC: 353.01	SoundEarth	F&BI	02/13/08	--	43.55	--	309.46	360	--	--	--	5	1	13	12	--	--	--	--	--
	SoundEarth	--	05/14/08	--	41.93	--	311.08	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/03/10	--	40.88	--	312.13	<100	--	--	--	<1	<1	<1	<3	<1	<1	2.4	--	--
	SoundEarth	--	10/12/10	--	43.52	--	309.49	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 355.43	SoundEarth	F&BI	03/07/12	--	43.74	--	311.69	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/06/12	--	41.33	--	314.10	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	09/11/12	--	42.89	--	312.54	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	12/05/12	--	43.30	--	312.13	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/21/13	--	38.46	--	316.97	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/26/13	--	40.22	--	315.21	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	09/04/13	--	42.99	--	312.44	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
MW59	SoundEarth	F&BI	08/02/07	--	43.26	--	310.87	140	--	--	--	<1	<1	<1	<3	--	--	--	3.04	<1
TOC: 354.13	SoundEarth	F&BI	02/14/08	--	43.66	--	310.47	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	05/14/08	--	42.01	--	312.12	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/03/09	--	45.51	--	308.62	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	03/03/10	--	40.85	--	313.28	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 356.56	SoundEarth	F&BI	03/06/12	--	43.70	--	312.86	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/06/12	--	41.33	--	315.23	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	09/12/12	--	42.90	--	313.66	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	12/05/12	--	43.28	--	313.28	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/19/13	--	38.46	--	318.10	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/26/13	--	41.69	--	314.87	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	09/04/13	--	43.21	--	313.35	<100	--	--	--	<1	<1	<1	5.2	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								**800/1,000[10]**	**500**	**500**	**NE**	**5**	**1,000**	**700**	**1,000**	**20**	**0.01**	**5**	**15**	**NE**

SoundEarth Strategies

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

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Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW60	SoundEarth	F&BI	08/03/07	--	43.52	--	312.69	<100	--	--	--	<1	<1	<1	<3	--	--	--	20.5	1.94
TOC: 356.21	SoundEarth	F&BI	02/14/08	--	43.88	--	312.33	<100	--	--	--	<1	<1	<1	<3	--	--	--	<1	<1
	SoundEarth	F&BI	03/04/10	--	41.64	--	314.57	<100	--	--	--	<1	<1	<1	<3	<1	<1	1.1	--	--
TOC: 358.61	SoundEarth	F&BI	03/08/12	--	44.03	--	314.58	<100	--	--	--	<1	<1	<1	<3	--	--	--	<1	<1
	SoundEarth	F&BI	06/06/12	--	41.78	--	316.83	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	09/12/12	--	43.19	--	315.42	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	12/05/12	--	44.07	--	314.54	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	39.64	--	318.97	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/26/13	--	41.44	--	317.17	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	09/04/13	--	43.37	--	315.24	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
MW61	SoundEarth	F&BI	08/03/07	--	13.18	--	341.65	<100	--	--	--	<1	<1	<1	<3	--	--	--	1.34	<1
TOC: 354.83	SoundEarth	F&BI	02/12/08	--	9.65	--	345.18	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	03/04/10	--	8.21	--	346.62	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 357.24	SoundEarth	F&BI	03/08/12	--	10.56	--	346.68	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	10.06	--	347.18	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	12.11	--	345.13	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	7.97	--	349.27	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/21/13	--	5.15	--	352.09	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	10.30	--	346.94	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	13.7	--	343.54	--	--	--	--	--	--	--	--	--	--	--	--	--
MW62	SoundEarth	F&BI	08/03/07	--	14.47	--	343.65	<100	--	--	--	<1	<1	<1	<3	--	--	--	<1	<1
TOC: 358.12	SoundEarth	F&BI	02/12/08	--	10.19	--	347.93	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	03/03/10	--	8.64	--	349.48	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 360.55	SoundEarth	F&BI	03/08/12	--	12.05	--	348.50	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	10.82	--	349.73	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	14.59	--	345.96	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	9.73	--	350.82	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/21/13	--	5.09	--	355.46	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	11.62	--	348.93	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	16.35	--	344.2	--	--	--	--	--	--	--	--	--	--	--	--	--
MW63	SoundEarth	F&BI	08/03/07	--	42.85	--	309.88	190	--	--	--	9	<1	8	14	--	--	--	8.21	2.08
TOC: 352.73	SoundEarth	F&BI	02/13/08	--	43.11	--	309.62	240	--	--	--	5	<1	9	11	--	--	--	--	--
	SoundEarth	--	05/14/08	--	41.56	--	311.17	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	02/03/09	--	44.13	--	308.60	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/02/10	--	40.51	--	312.22	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
	SoundEarth	--	10/12/10	--	43.14	--	309.59	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 355.14	SoundEarth	F&BI	03/08/12	--	43.34	--	311.80	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/05/12	--	40.93	--	314.21	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	09/11/12	--	42.59	--	312.55	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	12/04/12	--	42.93	--	312.21	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/19/13	--	38.10	--	317.04	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/25/13	--	39.94	--	315.20	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	09/05/13	--	42.69	--	312.45	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
MW64	SoundEarth	F&BI	08/02/07	--	40.51	--	312.31	<100	--	--	--	<1	<1	<1	<3	--	--	--	<1	<1
TOC: 352.82	SoundEarth	F&BI	02/13/08	--	40.39	--	312.43	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	05/14/08	--	39.34	--	313.48	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	02/03/09	--	41.59	--	311.23	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/02/10	--	38.09	--	314.73	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
	SoundEarth	--	10/12/10	--	40.76	--	312.06	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 355.22	SoundEarth	F&BI	03/08/12	--	40.59	--	314.63	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	38.48	--	316.74	--	--	--	--	--	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								**800/1,000[10]**	**500**	**500**	**NE**	**5**	**1,000**	**700**	**1,000**	**20**	**0.01**	**5**	**15**	**NE**

SoundEarth Strategies

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Ecology Review

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW64 (continued)	SoundEarth	--	09/10/12	--	40.20	--	315.02	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 355.22	SoundEarth	--	12/03/12	--	40.89	--	314.33	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/21/13	--	35.75	--	319.47	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	37.70	--	317.52	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	40.07	--	315.15	--	--	--	--	--	--	--	--	--	--	--	--	--
MW65	SoundEarth	F&BI	05/14/08	--	40.37	--	310.37	<100	--	--	--	**8.6**	<1	<1	<3	--	--	--	2.69	<1
TOC: 350.74	SoundEarth	F&BI	02/03/09	--	42.89	--	307.85	<100	--	--	--	**6.1**	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	03/02/10	--	39.32	--	311.42	<100	--	--	--	3	3	1	6	<1	<1	<1	--	--
	SoundEarth	--	07/08/10	--	39.65	--	311.09	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	10/12/10	--	41.92	--	308.82	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 353.12	SoundEarth	F&BI	03/07/12	--	42.14	--	310.98	<100	--	--	--	<1	<1	<1	<3	<1	--	<1	--	--
	SoundEarth	F&BI	06/05/12	--	39.76	--	313.36	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	09/11/12	--	41.63	--	311.49	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	12/05/12	--	41.00	--	312.12	<100	--	--	--	<0.35	<1	<1	<3	<1	--	<1	--	--
	SoundEarth	F&BI	02/19/13	--	36.95	--	316.17	<100	--	--	--	0.61	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	06/25/13	--	38.66	--	314.46	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	09/04/13	--	41.33	--	311.79	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
MW66	SoundEarth	F&BI	05/14/08	--	41.27	--	312.15	<100	--	--	--	<1	<1	<1	<3	--	--	--	2.00	<1
TOC: 353.42	SoundEarth	F&BI	03/03/10	--	40.16	--	313.26	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
	SoundEarth	--	07/08/10	--	40.50	--	312.92	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 355.82	SoundEarth	F&BI	03/07/12	--	42.97	--	312.85	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/05/12	--	40.61	--	315.21	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	09/11/12	--	42.16	--	313.66	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	12/04/12	--	42.52	--	313.30	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	02/20/13	--	37.72	--	318.10	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	06/26/13	--	40.87	--	314.95	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	F&BI	09/04/13	--	42.51	--	313.31	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
MW67	SoundEarth	F&BI	05/14/08	--	12.79	--	340.58	<100	--	--	--	<1	<1	<1	<3	--	--	--	<1	<1
TOC: 353.37	SoundEarth	F&BI	03/01/10	--	11.71	--	341.66	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
	SoundEarth	--	07/08/10	--	12.88	--	340.49	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 355.76	SoundEarth	F&BI	03/06/12	--	14.43	--	341.33	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	12.64	--	343.12	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	15.22	--	340.54	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	15.42	--	340.34	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/19/13	--	9.83	--	345.93	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	12.25	--	343.51	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	15.51	--	340.25	--	--	--	--	--	--	--	--	--	--	--	--	--
MW68	SoundEarth	F&BI	05/14/08	--	12.54	--	340.23	<100	--	--	--	<1	<1	<1	<3	--	--	--	<1	<1
TOC: 352.77	SoundEarth	F&BI	03/01/10	--	11.29	--	341.48	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
	SoundEarth	--	07/08/10	--	12.60	--	340.17	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 355.14	SoundEarth	F&BI	03/06/12	--	14.10	--	341.04	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	12.31	--	342.83	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	14.91	--	340.23	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	14.90	--	340.24	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/19/13	--	9.56	--	345.58	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	12.07	--	343.07	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	15.22	--	339.92	--	--	--	--	--	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								**800/1,000[10]**	**500**	**500**	**NE**	**5**	**1,000**	**700**	**1,000**	**20**	**0.01**	**5**	**15**	**NE**

SoundEarth Strategies

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Ecology Review

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW69	SoundEarth	F&BI	05/14/08	--	41.59	--	310.37	15,000	--	--	--	14	1.3	380[ve]	1,028[ve]	--	--	--	9.01	2.08
TOC: 351.96	SoundEarth	F&BI	02/03/09	--	44.20	--	307.76	19,000	--	--	--	9.4	1.5	450	2,000	<1	--	--	--	--
	SoundEarth	--	02/05/09	--	44.01	--	307.95	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	07/30/09	--	43.25	--	308.71	6,800	--	--	--	6.7	1.2	11	580	<1	<1	<1	--	--
	SoundEarth	F&BI	03/02/10	--	40.56	--	311.40	8,200	--	--	--	11	12	250	1,100	<1	<1	<1	--	--
TOC: 353.62	SoundEarth	F&BI	03/06/12	--	42.74	--	310.88	5,400	--	--	--	1.5	<1	100	440	<1	--	<1	--	--
	SoundEarth	F&BI	06/05/12	--	40.19	--	313.43	9,700	--	--	--	2.6	15	220	900	<1	--	--	--	--
TOC: 353.78	SoundEarth	F&BI	09/12/12	--	41.77	--	312.01	7,900	--	--	--	7.2	13	170	750	<1	--	--	--	--
	SoundEarth	F&BI	12/04/12	--	41.69	--	312.09	200	--	--	--	1.5	<1	<1	2.8	<1	--	<1	--	--
	SoundEarth	F&BI	02/28/13	--	37.54	--	316.24	7,600	--	--	--	1.5	1.8	130	960	<1	--	--	--	--
	SoundEarth	--	06/24/13	--	38.96	--	314.82	Not sampled; remediation system offline for repairs												
	SoundEarth	--	09/03/13	Unable to gauge; probe diameter too large				--	--	--	--	--	--	--	--	--	--	--	--	--
MW70	SoundEarth	F&BI	05/14/08	--	41.70	--	310.66	160	--	--	--	9.9	<1	<1	<3	--	--	--	3.23	<1
TOC: 352.36	SoundEarth	F&BI	02/03/09	--	44.22	--	308.14	390	--	--	--	20	<1	<1	15	<1	--	--	--	--
	SoundEarth	F&BI	03/02/10	--	40.62	--	311.74	<100	--	--	--	7	<1	<1	<3	<1	<1	<1	--	--
	SoundEarth	--	07/08/10	--	40.90	--	311.46	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	10/12/10	--	43.23	--	309.13	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 353.84	SoundEarth	F&BI	03/06/12	--	42.47	--	311.37	280	--	--	--	7.6	<1	<1	4.1	<1	--	<1	--	--
	SoundEarth	F&BI	06/05/12	--	40.18	--	313.66	<100	--	--	--	2.3	<1	<1	<3	<1	--	--	--	--
TOC: 354.19	SoundEarth	F&BI	09/12/12	--	42.01	--	312.18	<100	--	--	--	2.1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	12/04/12	--	41.83	--	312.36	<100	--	--	--	1.5	<1	<1	<3	<1	--	<1	--	--
	SoundEarth	F&BI	02/28/13	--	37.74	--	316.45	<100	--	--	--	<0.35	<1	<1	<3	<1	--	--	--	--
	SoundEarth	--	06/24/13	--	39.28	--	314.91	Not sampled; remediation system offline for repairs												
	SoundEarth	F&BI	09/04/13	Unable to gauge; probe diameter too large				<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
MW71	SoundEarth	F&BI	10/09/08	--	15.32	--	330.28	240,000	14,000[x]	720	--	38,000	52,000	3,300	16,800	<50	<50	<50	13.3	14.1
TOC: 345.60	SoundEarth	--	07/29/09	13.98	15.34	1.36	331.35	LNAPL												
	SoundEarth	--	03/01/10	10.42	10.91	0.49	335.08	LNAPL												
MW72	SoundEarth	F&BI	10/09/08	--	17.90	--	327.17	160,000	5,300[x]	<250	--	13,000	34,000	3,200	18,600	<10	<10	<10	2.76	2.99
TOC: 345.07	SoundEarth	F&BI	07/29/09	--	16.67	--	328.40	98,000	--	--	--	9,600	24,000[ve]	1,900	15,700	<1	1.4	<1	--	--
	SoundEarth	F&BI	03/01/10	--	13.03	--	332.04	520	--	--	--	22	45	14	37	<1	<1	<1	--	--
MW73	SoundEarth	F&BI	10/09/08	--	39.88	--	305.15	64,000	4,300[x]	<250	--	12,000	5,900	1,100	6,400	190	<10	<10	2.36	<1
TOC: 345.03	SoundEarth	F&BI	07/29/09	--	39.28	--	305.75	83,000	--	--	--	18,000[ve]	8,300	720	3,800	71	<1	<1	--	--
	SoundEarth	F&BI	03/01/10	--	36.57	--	308.46	79,000	--	--	--	20,000	7,400	1,700	6,900	120	<1	<1	--	--
MW74	SoundEarth	--	10/09/08	--	39.35	--	306.27	Not sampled; insufficient water to fill sample containers												
TOC: 345.62	SoundEarth	F&BI	03/01/10	--	36.91	--	308.71	75,000	--	--	--	26,000	3,500	860	3,800	720	<1	<1	--	--
MW75	SoundEarth	F&BI	11/07/08	--	44.64	--	307.79	<100	--	--	--	<1	<1	<1	<2	<1	<1	<1	19.9	<1
TOC: 352.43	SoundEarth	F&BI	03/02/10	--	40.44	--	311.99	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	<1	<1
TOC: 354.84	SoundEarth	F&BI	03/07/12	--	43.47	--	311.37	<100	--	--	--	<1	<1	<1	<3	--	--	--	<1	<1
	SoundEarth	F&BI	02/19/13	--	32.28	--	322.56	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
MW76	SoundEarth	F&BI	02/03/09	--	40.18	--	309.18	<100	--	--	--	<1	<1	<1	<3	<1	--	--	3.46	<1
TOC: 349.36	SoundEarth	F&BI	03/01/10	--	37.28	--	312.08	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 351.74	SoundEarth	--	07/08/10	--	37.75	--	313.99	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	10/12/10	--	40.43	--	311.31	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/06/12	--	40.24	--	311.50	<100	--	--	--	<1	<1	<1	<3	<1	--	<1	--	--
	SoundEarth	--	06/04/12	--	37.89	--	313.85	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	39.80	--	311.94	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	39.63	--	312.11	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/19/13	--	35.11	--	316.63	<100	--	--	--	<0.35	<1	<1	<3	<1	--	--	--	--
	SoundEarth	--	06/24/13	--	37.25	--	314.49	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	39.94	--	311.80	--	--	--	--	--	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								800/1,000[10]	500	500	NE	5	1,000	700	1,000	20	0.01	5	15	NE

SoundEarth Strategies

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Ecology Review

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW77	SoundEarth	F&BI	02/03/09	--	40.09	--	307.53	<100	--	--	--	<1	<1	<1	<3	<1	--	--	5.21	<1
TOC: 347.62	SoundEarth	F&BI	03/01/10	--	36.51	--	311.11	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 349.98	SoundEarth	--	07/08/10	--	36.91	--	313.07	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	10/12/10	--	39.22	--	310.76	<100	<50	<250	--	<1	<1	<1	<2	<1	<1	<1	<1	<1
	SoundEarth	F&BI	03/06/12	--	39.20	--	310.78	<100	--	--	--	<1	<1	<1	<3	<1	--	<1	--	--
	SoundEarth	F&BI	06/05/12	--	37.04	--	312.94	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	09/11/12	--	38.65	--	311.33	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	12/04/12	--	37.33	--	312.65	<100	--	--	--	<0.35	<1	<1	<3	<1	--	<1	--	--
	SoundEarth	F&BI	02/19/13	--	34.20	--	315.78	<100	--	--	--	<0.35	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	06/25/13	--	36.07	--	313.91	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	--	07/12/13	--	36.83	--	313.15	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	09/04/13	--	38.53	--	311.45	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
MW78	SoundEarth	F&BI	02/03/09	--	37.32	--	310.26	<100	--	--	--	<1	<1	<1	<3	<1	--	--	2.61	<1
TOC: 347.58	SoundEarth	F&BI	03/01/10	--	34.57	--	313.01	<100	--	--	--	<1	<1	<1	<3	<1	<1	<1	--	--
TOC: 349.97	SoundEarth	--	10/12/10	--	37.30	--	312.67	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/06/12	--	36.88	--	313.09	<100	--	--	--	<1	<1	<1	<3	<1	--	<1	--	--
	SoundEarth	--	06/04/12	--	35.06	--	314.91	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	36.73	--	313.24	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	37.06	--	312.91	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/19/13	--	32.38	--	317.59	<100	--	--	--	<0.35	<1	<1	<3	<1	--	--	--	--
	SoundEarth	--	06/24/13	--	34.34	--	315.63	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	36.72	--	313.25	--	--	--	--	--	--	--	--	--	--	--	--	--
MW79	SoundEarth	F&BI	07/08/10	--	13.41	--	340.62	<100	--	--	--	<0.35	<1	<1	<2	<1	<1	<1	<1	<1
TOC: 354.03	SoundEarth	F&BI	03/07/12	--	13.39	--	340.64	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	12.78	--	341.25	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	16.91	--	337.12	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	14.10	--	339.93	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/19/13	--	9.07	--	344.96	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	13.79	--	340.24	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW80	SoundEarth	F&BI	07/08/10	--	14.22	--	339.66	<100	--	--	--	<0.35	<1	<1	<2	<1	<1	<1	<1	<1
TOC: 353.88	SoundEarth	--	10/12/10	--	18.69	--	335.19	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/07/12	--	14.30	--	339.58	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	13.42	--	340.46	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	17.28	--	336.60	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	15.41	--	338.47	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/19/13	--	9.87	--	344.01	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	14.43	--	339.45	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	18.16	--	335.72	--	--	--	--	--	--	--	--	--	--	--	--	--
MW81	SoundEarth	F&BI	07/08/10	--	40.78	--	315.03	<100	--	--	--	<0.35	<1	<1	<2	<1	<1	<1	<1	<1
TOC: 355.81	SoundEarth	--	10/12/10	--	43.02	--	312.79	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/06/12	--	43.22	--	312.59	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	40.73	--	315.08	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	42.49	--	313.32	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	42.67	--	313.14	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/19/13	--	38.00	--	317.81	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	40.80	--	315.01	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	42.67	--	313.14	--	--	--	--	--	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								**800/1,000[10]**	**500**	**500**	**NE**	**5**	**1,000**	**700**	**1,000**	**20**	**0.01**	**5**	**15**	**NE**

SoundEarth Strategies

Draft - Issued for Ecology Review

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW82	SoundEarth	F&BI	07/08/10	--	26.74	--	328.91	<100	--	--	--	<0.35	<1	<1	<2	<1	<1	<1	<1	<1
TOC: 355.65	SoundEarth	--	10/12/10	--	29.64	--	326.01	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	03/07/12	--	28.58	--	327.07	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	28.99	--	326.66	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	29.63	--	326.02	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	29.51	--	326.14	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/19/13	--	27.87	--	327.78	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	29.60	--	326.05	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13		29.59	--	326.06	--	--	--	--	--	--	--	--	--	--	--	--	--
MW83	SoundEarth	F&BI	07/08/10	--	19.56	--	334.02	<100	--	--	--	<0.35	<1	<1	<2	<1	<1	<1	16.1	<1
TOC: 353.58	SoundEarth	--	10/12/10	--	28.74	--	324.84	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	11/21/11	DECOMMISSIONED (REPLACED WITH MW100)																
MW84	SoundEarth	F&BI	10/12/10	--	44.29	--	309.38	1,900	270[x]	<250	--	0.71	<1	17	48	<1	<1	<1	<1	<1
TOC: 353.67	SoundEarth	F&BI	03/07/12	--	42.66	--	311.01	680	--	--	--	<1	1.6	5	14	<1	--	<1	--	--
	SoundEarth	F&BI	06/05/12	--	40.78	--	312.89	990	--	--	--	<1	2.5	11	28	<1	--	--	--	--
TOC 353.78	SoundEarth	F&BI	09/12/12	--	42.09	--	311.69	1,200	--	--	--	2.0	2.9	8.5	28	<1	--	--	--	--
	SoundEarth	F&BI	12/05/12	--	42.02	--	311.76	1,000	--	--	--	0.45	<1	17	41	<1	--	<1	--	--
	SoundEarth	F&BI	02/28/13	--	37.90	--	315.88	4,700	--	--	--	1.9	2.0	150	550	<1	--	--	--	--
	SoundEarth	--	06/24/13	--	--	--	--	Not sampled; remediation system offline for repairs												
	SoundEarth	F&BI	07/12/13	--	40.23	--	313.55	240	--	--	--	<0.35	<1	1.1	3.9	<1	<1	<1	--	--
	SoundEarth	--	09/03/13	Unable to gauge; probe diameter too large				--	--	--	--	--	--	--	--	--	--	--	--	--
MW85	SoundEarth	--	10/11/10	WELL DAMAGED DURING INSTALLATION; REPAIRED ON NOVEMBER 28, 2011																
TOC: 351.34	SoundEarth	F&BI	03/06/12	--	40.48	--	310.86	<100	--	--	--	3.1	<1	<1	<3	<1	--	<1	<1	<1
	SoundEarth	F&BI	06/05/12	--	38.25	--	313.09	<100	--	--	--	1.8	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	09/11/12	--	39.83	--	311.51	<100	--	--	--	1.4	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	12/04/12	--	39.73	--	311.61	<100	--	--	--	<0.35	<1	<1	<3	<1	--	<1	--	--
	SoundEarth	F&BI	02/19/13	--	35.44	--	315.90	<100	--	--	--	0.46	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	06/25/13	--	37.21	--	314.13	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	--	07/12/13	--	38.03	--	313.31	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	09/04/13	--	39.78	--	311.56	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
MW86	SoundEarth	F&BI	10/12/10	--	41.89	--	310.89	1,100	130[x]	<250	--	1.9	<1	<1	<2	<1	<1	<1	<1	<1
TOC: 352.78	SoundEarth	F&BI	03/06/12	--	42.02	--	310.76	140	--	--	--	3.8	<1	<1	<3	<1	--	<1	--	--
	SoundEarth	F&BI	06/05/12	--	39.74	--	313.04	130	--	--	--	1.1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	09/11/12	--	41.24	--	311.54	1,600	--	--	--	2.6	5.8	2.9	3.4	<1	--	--	--	--
	SoundEarth	F&BI	12/04/12	--	41.12	--	311.66	860	--	--	--	0.77	<1	1.7	4.6	<1	--	<1	--	--
	SoundEarth	F&BI	02/19/13	--	36.95	--	315.83	<100	--	--	--	1.2	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	06/25/13	--	38.69	--	314.09	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	--	07/12/13	--	39.42	--	313.36	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	09/04/13	--	41.20	--	311.58	1,100	--	--	--	1.9	3.7	1.7	3.6	<1	--	--	--	--
MW87	SoundEarth	F&BI	10/12/10	--	39.03	--	310.75	<100	<50	<250	--	<0.35	<1	<1	<2	<1	<1	<1	<1	<1
TOC: 349.78	SoundEarth	F&BI	03/06/12	--	38.89	--	310.89	<100	--	--	--	<1	<1	<1	<3	<1	--	<1	--	--
	SoundEarth	--	06/04/12	--	36.92	--	312.86	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	38.53	--	311.25	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	38.46	--	311.32	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/19/13	--	34.10	--	315.68	<100	--	--	--	<0.35	<1	<1	<3	<1	--	--	--	--
	SoundEarth	--	06/24/13	--	36.10	--	313.68	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	38.54	--	311.24	--	--	--	--	--	--	--	--	--	--	--	--	--
MW88	SoundEarth	F&BI	10/12/10	--	22.11	--	329.56	<100	<50	<250	--	<0.35	<1	<1	<2	<1	<1	<1	<1	<1
TOC: 351.67	SoundEarth	F&BI	03/06/12	--	14.91	--	336.76	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/04/12	--	15.13	--	336.54	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	20.05	--	331.62	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	19.04	--	332.63	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/19/13	--	9.74	--	341.93	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	16.45	--	335.22	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	20.38	--	331.29	--	--	--	--	--	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								800/1,000[10]	500	500	NE	5	1,000	700	1,000	20	0.01	5	15	NE

SoundEarth Strategies

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

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Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW89	SoundEarth	F&BI	10/12/10	--	42.66	--	311.23	<100	<50	<250	--	<0.35	<1	<1	<2	<1	<1	<1	<1	<1
TOC: 353.89	SoundEarth	F&BI	03/06/12	--	42.89	--	311.00	<100	--	--	--	<1	<1	<1	<3	<1	--	<1	--	--
	SoundEarth	F&BI	06/05/12	--	40.51	--	313.38	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	09/11/12	--	42.08	--	311.81	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	12/04/12	--	42.12	--	311.77	<100	--	--	--	<0.35	<1	<1	<3	<1	--	<1	--	--
	SoundEarth	F&BI	02/19/13	--	37.69	--	316.20	<100	--	--	--	<0.35	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	06/25/13	--	39.31	--	314.58	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
	SoundEarth	F&BI	09/04/13	--	42.09	--	311.80	<100	--	--	--	<1	<1	<1	<3	<1	--	--	--	--
MW90	SoundEarth	--	03/05/12	24.66	24.75	0.09	338.03	LNAPL												
TOC: 362.71	SoundEarth	--	06/04/12	22.19	22.33	0.14	340.49	LNAPL												
TOC: 362.90	SoundEarth	--	09/10/12	24.80	25.18	0.38	338.02	LNAPL												
	SoundEarth	--	12/03/12	--	28.69	--	334.21	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/28/13	19.05	19.10	0.05	343.84	30,000	--	--	--	27	1,900	770	5,500	--	--	--	1.19	<1
	SoundEarth	--	06/24/13	--	34.65	--	328.25	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	34.96	--	327.94	--	--	--	--	--	--	--	--	--	--	--	--	--
MW91	SoundEarth	F&BI	03/08/12	--	24.87	--	337.71	15,000	--	--	--	36	95	410	3,100	--	--	--	15.9	<1
TOC: 362.58	SoundEarth	--	06/04/12	23.49	23.50	0.01	339.09	LNAPL												
TOC: 362.73	SoundEarth	--	09/10/12	26.29	26.48	0.19	336.40	LNAPL												
	SoundEarth	--	12/03/12	--	26.64	--	336.09	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/28/13	--	19.58	--	343.15	22,000	--	--	--	41	380	750	5,400	--	--	--	3.01	<1
	SoundEarth	--	06/24/13	--	32.33	--	330.40	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	32.62	--	330.11	--	--	--	--	--	--	--	--	--	--	--	--	--
MW92	SoundEarth	F&BI	03/06/12	--	45.45	--	312.87	<100	--	--	--	<1	<1	<1	<3	--	--	--	4.19	<1
TOC: 358.32	SoundEarth	--	06/04/12	--	42.95	--	315.37	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 357.93	SoundEarth	--	09/10/12	--	41.12	--	317.20	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	44.61	--	313.32	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/28/13	--	39.78	--	318.15	<100	--	--	--	1.1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	44.45	--	313.48	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	44.71	--	313.22	--	--	--	--	--	--	--	--	--	--	--	--	--
MW93	SoundEarth	F&BI	03/06/12	--	43.00	--	312.73	<100	--	--	--	<1	<1	<1	<3	--	--	--	5.60	<1
TOC: 355.73	SoundEarth	--	06/04/12	--	40.64	--	315.09	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 356.05	SoundEarth	--	09/10/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	41.83	--	314.22	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/28/13	--	37.76	--	318.29	<100	--	--	--	<1	<1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	41.18	--	314.87	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	41.91	--	314.14	--	--	--	--	--	--	--	--	--	--	--	--	--
MW94	SoundEarth	F&BI	03/06/12	--	45.13	--	313.11	<100	--	--	--	<1	<1	<1	<3	--	--	--	<1	<1
TOC: 358.24	SoundEarth	--	06/04/12	--	43.22	--	315.02	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 358.01	SoundEarth	--	09/10/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	39.83	--	318.18	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/28/13	--	38.16	--	319.85	<100	--	--	--	8.9	1.1	<1	<3	--	--	--	--	--
	SoundEarth	--	06/24/13	--	41.70	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW95	SoundEarth	F&BI	03/07/12	--	42.95	--	311.47	<100	--	--	--	<1	<1	<1	<3	<1	--	<1	2.74	<1
TOC: 354.42	SoundEarth	--	06/04/12	--	40.56	--	313.86	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 354.73	SoundEarth	--	09/10/12	--	42.70	--	312.03	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	42.42	--	312.31	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/28/13	--	37.92	--	316.81	<100	--	--	--	<0.35	<1	<1	<3	<1	--	--	--	--
	SoundEarth	--	06/24/13	--	39.60	--	315.13	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	41.97	--	312.76	--	--	--	--	--	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								800/1,000[10]	500	500	NE	5	1,000	700	1,000	20	0.01	5	15	NE

SoundEarth Strategies

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Ecology Review

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)												
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Lead[7] Total	Lead[7] Dissolved
MW96	SoundEarth	F&BI	03/07/12	--	44.01	--	311.82	<100	--	--	--	<1	<1	<1	<3	<1	--	<1	11.4	<1
TOC: 355.83	SoundEarth	--	06/04/12	--	41.44	--	314.39	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 356.06	SoundEarth	--	09/10/12	--	45.50	--	310.56	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	42.19	--	313.87	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/28/13	--	37.59	--	318.47	240	--	--	--	**6.0**	<1	<1	54	<1	--	--	--	--
	SoundEarth	--	06/24/13	--	40.63	--	315.43	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	47.44	--	308.62	--	--	--	--	--	--	--	--	--	--	--	--	--
MW97	SoundEarth	F&BI	03/07/12	--	43.18	--	311.46	420	--	--	--	**9.4**	<1	<1	3.4	<1	--	<1	2.07	<1
TOC: 354.64	SoundEarth	--	06/04/12	--	40.79	--	313.85	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 354.31	SoundEarth	--	09/10/12	--	42.06	--	312.25	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	41.83	--	312.48	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/28/13	--	37.62	--	316.69	110	--	--	--	1.7	<1	<1	<3	<1	--	--	--	--
	SoundEarth	--	06/24/13	--	39.23	--	315.08	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	41.43	--	312.88	--	--	--	--	--	--	--	--	--	--	--	--	--
MW98	SoundEarth	F&BI	03/08/12	--	43.04	--	311.45	**3,800**	--	--	--	**13**	4.6	56	130	<1	--	<1	1.87	<1
TOC: 354.49	SoundEarth	--	06/04/12	--	40.73	--	313.76	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 354.75	SoundEarth	--	09/10/12	--	43.30	--	311.45	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	42.27	--	312.48	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/28/13	--	38.03	--	316.72	**810**	--	--	--	**7.6**	1.5	13	45	<1	--	--	--	--
	SoundEarth	--	06/24/13	--	39.65	--	315.10	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	41.89	--	312.86	--	--	--	--	--	--	--	--	--	--	--	--	--
MW99	SoundEarth	F&BI	03/06/12	--	42.47	--	310.95	<100	--	--	--	2.1	<1	<1	<3	<1	--	<1	1.08	<1
TOC: 353.42	SoundEarth	--	06/04/12	--	40.45	--	312.97	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 353.65	SoundEarth	--	09/10/12	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	38.04	--	315.61	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/28/13	--	37.48	--	316.17	<100	--	--	--	<0.35	<1	<1	<3	<1	--	--	--	--
	SoundEarth	--	06/24/13	--	39.10	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	Dry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW100	SoundEarth	F&BI	03/06/12	--	15.73	--	340.08	<100	--	--	--	<1	<1	<1	<3	--	--	--	**50.6**	1.15
TOC: 355.81	SoundEarth	--	06/04/12	--	15.61	--	340.20	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/10/12	--	19.18	--	336.63	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	17.48	--	338.33	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/19/13	--	11.45	--	344.36	<100	--	--	--	<1	<1	<1	<3	--	--	--	<1	<1
	SoundEarth	--	06/24/13	--	16.15	--	339.66	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13		19.73		336.08	--	--	--	--	--	--	--	--	--	--	--	--	--
MW101	SoundEarth	F&BI	03/06/12	--	40.90	--	311.02	<100	--	--	--	<1	<1	<1	<3	<1	--	<1	**22.6**	<1
TOC: 351.92	SoundEarth	--	06/04/12	--	38.99	--	312.93	--	--	--	--	--	--	--	--	--	--	--	--	--
TOC: 352.12	SoundEarth	--	09/10/12	--	40.54	--	311.58	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	12/03/12	--	43.95	--	308.17	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	F&BI	02/28/13	--	36.11	--	316.01	<100	--	--	--	<0.35	<1	<1	<3	<1	--	--	**20.3**	1.45
	SoundEarth	--	06/24/13	--	37.66	--	314.46	--	--	--	--	--	--	--	--	--	--	--	--	--
	SoundEarth	--	09/03/13	--	39.98	--	312.14	--	--	--	--	--	--	--	--	--	--	--	--	--
MTCA Method A Cleanup Levels for Groundwater[9]								**800/1,000[10]**	**500**	**500**	**NE**	**5**	**1,000**	**700**	**1,000**	**20**	**0.01**	**5**	**15**	**NE**

SoundEarth Strategies

Draft - Issued for Ecology Review

Table 1
Summary of Groundwater Data
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Well ID	Measured/ Sampled By	Laboratory	Sample Date	Depth to LNAPL[1] (feet)	Depth to Groundwater[1] (feet)	LNAPL Thickness (feet)[2]	Groundwater Elevation[3] (feet)	Analytical Results (in µg/L)											Lead[7]	
								GRPH[4]	DRPH[5]	ORPH[5]	TRPH[5]	Benzene[6]	Toluene[6]	Ethyl-benzene[6]	Total Xylenes[6]	MTBE[6]	EDB[6]	EDC[6]	Total	Dissolved
MW102 TOC: 352.43	SoundEarth	F&BI	07/12/13	--	14.70	--	337.73	180,000	8,400[x]	<250	--	9,600	48,000	3,100	20,100	52	0.88[ve]	120	15.6	16.7
MW103 TOC: 352.26	SoundEarth	F&BI	07/12/13	--	40.56	--	311.70	2,900	1,500[x]	<250	--	1,400	42	100	240	260	0.094	34	3.16	3.34
MW104 TOC: 353.05	SoundEarth	F&BI	07/12/13	--	12.62	--	340.43	58,000	11,000[x]	320[x]	--	17	3,200	2,600	14,600	<1	0.034	<1	<1	<1
MW105 TOC: 353.10	SoundEarth	F&BI	07/12/13	--	39.83	--	313.27	<100	<50	<250	--	<0.35	<1	<1	<3	<1	<0.01	<1	<1	<1
MW106 TOC: 349.29	SoundEarth	F&BI	07/12/13	--	14.54	--	334.75	<100	140[x]	<250	--	<0.35	<1	<1	<3	<1	<0.01	<1	<1	<1
MW107 TOC: 349.59	SoundEarth	F&BI	07/12/13	--	37.41	--	312.18	<100	62[x]	<250	--	0.52	<1	<1	<3	<1	<0.01	<1	<1	<1
MTCA Method A Cleanup Levels for Groundwater[9]								**800/1,000[10]**	**500**	**500**	**NE**	**5**	**1,000**	**700**	**1,000**	**20**	**0.01**	**5**	**15**	**NE**

NOTES:
Red denotes concentration exceeds MTCA Method A cleanup level.

Data collected since December 2005 analyzed by Friedman & Bruya, Inc. of Seattle, Washington. Data collected from September through December 2005 analyzed by North Creek Analytical, Inc., of Bothell, Washington. Data collected prior to September 2005 provided by previous consultants.

[1] Depth to LNAPL and water as measured from a fixed spot on the well casing rim.
[2] Calculated by subtracting the depth to LNAPL from the depth to groundwater.

[3] Groundwater elevation measured relative to a temporary benchmark (data from previous consultants). Since July 2005, groundwater elevations corrected for LNAPL thickness, assuming specific gravities of 0.80 for a mixture of gasoline and diesel, and 1.0 for groundwater.

[4] Analyzed by WTPH-G between 1992 and 2002, and Northwest Total Petroleum Hydrocarbon Method NWTPH-Gx since 2004.
[5] Analyzed by NWTPH-Dx.
[6] Analyzed by EPA Method 8020, 8021B,8260B, or 8260C.
[7] Analyzed by EPA Method 200.8.
[8] Monitoring well converted to a remediation well; TOC elevation change presented where appropriate.
[9] MTCA Cleanup Regulation, Method A Cleanup Levels, Table 720-1 of Section 900 of Chapter 173-340 of the Washington Administrative Code, revised November 2007.
[10] 800 µg/L when benzene is present and 1,000 µg/L when benzene is not present.
[11] Insufficient recharge to fill specified sample container.

Laboratory Notes
[i] The result is below normal reporting limits. The value reported is an estimate.
[ve] Estimated concentration calculated for an analyte response above the valid instrument calibration range. A dilution is required to obtain an accurate quantification of the analyte.
[x] The pattern of peaks present is not indicative of diesel. The result is due to overlap from the gasoline range.

-- = not measured/not applicable
< = not detected at concentration exceeding the laboratory reporting limit
µg/L = micrograms per liter
CCI = CCI Analytical Laboratories, Inc., of Everett, Washington
DRPH = diesel-range petroleum hydrocarbons
EDC = 1,2-dichloroethane
EPA = U.S. Environmental Protection Agency
ESE = Environmental Science and Engineering, Inc. of Redmond, Washington
FB&I = Friedman and Bruya, Inc., of Seattle, Washington
GRPH = gasoline-range petroleum hydrocarbons
Landau = Landau Associates
MTBE = methyl tertiary-butyl ether
MTCA = Washington State Model Toxics Control Act
NA = not applicable per referenced footnote number
NCA = North Creek Analytical, Inc., of Bothell, Washington
NE = Cleanup level not established for indicated compound
NWTPH = Northwest Total Petroleum Hydrocarbons
ORPH = oil-range petroleum hydrocarbons
Pinnacle = Pinnacle GeoSciences, Inc.
Sheen = iridescence on water surface indicative of LNAPL
SoundEarth = SoundEarth Strategies, Inc., of Seattle, Washington
TOC = top of casoratories, Inc., of Everett, Washington
Trace = less thad Bruya, Inc., of Seattle, Washington
TRPH = total recoverable petroleum hydrocarbons

SoundEarth Strategies

Table 2
Boring and Well Details
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Client Review

Sample Location	Location Type/ Intended Use	Installation Completion Date	Property	Water-bearing zone	Consultant	Current Use	Drilling Method	Ecology Well Tag ID[1]	Ground Surface Elevation (feet)[2]	TOC Elevation (feet)[2]	Casing Diameter (inches)	Screen Slot Size (inches)	Nominal Top of Sand Filter[3] (feet bgs)	Nominal Top of Screen[3] (feet below TOC)	Nominal Bottom of Screen[3] (feet below TOC)	Screen Length (feet)	Total Boring Depth (Feet)[4]	Total Well Depth (feet)[5]
B01	Soil Boring	06/05/92	TOC	Shallow	ESE	--	HSA	--	--	--	--	--	--	--	--	--	29.5	--
B02	Soil Boring	06/05/92	TOC	Shallow	ESE	--	HSA	--	--	--	--	--	--	--	--	--	21	--
B03	Soil Boring	12/14/05	TOC/Farmasonis	Intermediate	SoundEarth	--	HSA	--	--	--	--	--	--	--	--	--	45	--
B26	Soil Boring	08/08/07	56th Ave W ROW	Intermediate	SoundEarth	--	HSA	--	--	--	--	--	--	--	--	--	37	--
B27	Soil Boring	05/05/08	Drake	Intermediate	SoundEarth	--	HSA	--	--	--	--	--	--	--	--	--	51	--
B47	Soil Boring	10/04/10	Drake	Intermediate	SoundEarth	--	HSA	--	--	--	--	--	--	--	--	--	31	--
B48	Soil Boring	10/04/10	Drake	Intermediate	SoundEarth	--	HSA	--	--	--	--	--	--	--	--	--	31	--
HB01	Soil Boring	12/12/05	TOC	Shallow	SoundEarth	--	Hand Auger	--	--	--	--	--	--	--	--	--	5	--
MW01	Former DPE Remediation Well	06/08/92	TOC	Shallow	ESE	Decommissioned 10/01/09	HSA	Unknown	--	354.76	4	0.020	3	4	19	15	20.5	19
MW02	Former DPE Remediation Well	06/08/92	TOC	Shallow	ESE	Monitoring	HSA	Unknown	360.26	358.78	4	0.020	4	3.7	18.7	15	20.5	18.7
MW03	Former DPE Remediation Well	06/09/92	TOC	Shallow	ESE	Monitoring	HSA	Unknown	363.27	361.87	4	0.020	3	2.5	17.5	15	20	17.5
MW04	Monitoring well	07/06/92	56th Ave W ROW	Shallow	ESE	Monitoring	HSA	Unknown	362.37	362.02	4	0.020	3	3.5	18.5	15	20	18.5
MW05	Monitoring well	07/06/92	242nd St SW ROW	Shallow	ESE	Monitoring	HSA	Unknown	364.22	363.76	4	0.020	4	5	15	10	15	15
MW06	Monitoring well	07/20/92	TOC	Shallow	ESE	Monitoring	HSA	Unknown	359.34	358.86	2	0.020	4	5	15	10	15	15
MW07	Monitoring well	07/20/92	TOC/Farmasonis	Shallow	ESE	Decommissioned 11/29/04	HSA	Unknown	--	352.98	4	0.020	3	5	15	10	15	15
MW08	Monitoring well	01/06/94	56th Ave W ROW	Intermediate	ESE	Monitoring	HSA	Unknown	360.72	360.40	2	0.010	3	5	38	33	40	38
MW09	Former DPE Remediation Well	01/07/94	TOC	Intermediate	ESE	Monitoring	HSA	Unknown	361.58	360.32	4	0.010	3	4	39	35	40	39
MW10	Former DPE Remediation Well	11/17/95	TOC	Intermediate	ESE	Monitoring	HSA	ACD 225	359.44	357.97	4	0.020	17	18	38	20	40	38
MW11	Former DPE Remediation Well	11/17/95	TOC	Intermediate	ESE	Monitoring	HSA	ACD 226	363.29	362.40	4	0.020	17	19.5	39.5	20	40	39.5
MW12	Monitoring well	08/20/01	56th Ave W ROW	Shallow	Pinnacle	Monitoring	HSA	AGP 026	358.00	357.69	2	0.020	4	5	18	13	18	18
MW13	Monitoring well	08/20/01	56th Ave W ROW	Intermediate	Pinnacle	Monitoring	HSA	AGP 025	357.79	357.39	2	0.020	21	22.5	42.5	20	43.5	42.5
MW14	Monitoring well	04/19/04	TOC/Farmasonis	Intermediate	Pinnacle	Decommissioned 11/29/04	HSA	AKA 504	353.71	353.44	2	0.020	18	21.5	36.5	15	38.5	36.5
MW15	Monitoring well	04/19/04	TOC	Intermediate	Pinnacle	Monitoring	HSA	AKA 505	358.42	357.54	4	0.020	23	21.5	41.5	20	45	41.5
MW16	Monitoring well	04/20/04	242nd St SW ROW	Intermediate	Pinnacle	Monitoring	HSA	AKA 506	365.56	365.24	2	0.020	20	22	47	25	50	47
MW17	Monitoring well	04/20/04	TOC/Farmasonis	Intermediate	Pinnacle	Decommissioned 11/29/04	HSA	AKA 507	352.87	352.65	2	0.020	22	Not Verified	Not Verified	20	45	Not Verified
MW18	Monitoring well	04/21/04	TOC	Intermediate	Pinnacle	Monitoring	HSA	AKA 508	358.65	357.97	4	0.020	22	24	39	15	40	39
MW19	Monitoring well	04/21/04	TOC	Shallow	Pinnacle	Monitoring	HSA	AKA 509	359.25	358.90	4	0.020	7	10.2	20.2	10	21	20.2
MW20	Monitoring well	04/21/04	TOC	Intermediate	Pinnacle	Monitoring	HSA	AKA 510	363.33	359.98	4	0.020	22	26.6	41.6	15	41	41.6

SoundEarth Strategies

Table 2
Boring and Well Details
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

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Sample Location	Location Type/ Intended Use	Installation Completion Date	Property	Water-bearing zone	Consultant	Current Use	Drilling Method	Ecology Well Tag ID[1]	Ground Surface Elevation (feet)[2]	TOC Elevation (feet)[2]	Casing Diameter (inches)	Screen Slot Size (inches)	Nominal Top of Sand Filter[3] (feet bgs)	Nominal Top of Screen[3] (feet below TOC)	Nominal Bottom of Screen[3] (feet below TOC)	Screen Length (feet)	Total Boring Depth (Feet)[4]	Total Well Depth (feet)[5]
MW21	Former DPE Remediation Well	10/18/04	TOC	Intermediate	Landau	Decommissioned 04/16/12	HSA	AKH 022	360.74	356.41	4	0.020	18	19.8	39.8	20	40.5	39.8
MW22	Former DPE Remediation Well	10/18/04	TOC	Intermediate	Landau	Monitoring	HSA	AKH 023	360.08	358.56	4	0.020	13	14.9	39.9	25	40.5	39.9
MW23	Former DPE Remediation Well	10/18/04	TOC	Intermediate	Landau	Monitoring	HSA	AKH 021	357.54	357.13	2	0.020	22.5	24.5	39.5	15	40.5	39.5
MW24	Former DPE Remediation Well	10/19/04	TOC	Intermediate	Landau	Monitoring	HSA	AKH 024	362.95	362.00	4	0.020	13.5	14.6	39.6	25	40.5	39.6
MW25	Former DPE Remediation Well	10/19/04	TOC	Intermediate	Landau	Monitoring	HSA	AKH 031	360.21	359.01	4	0.020	13	14.7	39.7	25	40.5	39.7
MW26	Monitoring well	12/12/05	242nd St SW ROW	Deep	SoundEarth	Monitoring	HSA	AKN 279	364.13	363.86	2	0.010	43	41.8	61.8	20	65.5	61.8
MW27	Monitoring well	12/12/05	TOC	Upper Intermediate	SoundEarth	Monitoring	HSA	AKN 280	363.38	362.64	2	0.010	12.5	11.5	26.5	15	29	26.5
MW28	Monitoring well	12/13/05	TOC	Upper Intermediate	SoundEarth	Monitoring	HSA	AKN 281	358.96	358.42	4	0.010	8	10	30	20	31	30
MW29	Monitoring well	12/13/05	TOC	Upper Intermediate	SoundEarth	Monitoring	HSA	AKN 286	359.85	359.02	2	0.010	9	9	29	20	30	29
MW30	Monitoring well	12/14/05	TOC/Farmasonis	Deep	SoundEarth	Monitoring	HSA	AKN 282	356.93	356.51	2	0.010	51	51.5	61.5	10	63	61.5
MW31	Monitoring well	12/15/05	TOC/Farmasonis	Intermediate	SoundEarth	Monitoring	HSA	AKN 283	358.07	357.25	2	0.010	27	28.5	38.5	10	39	38.5
MW32	Monitoring well	12/15/05	TOC	Intermediate	SoundEarth	Monitoring	HSA	AKN 284	360.79	359.98	4	0.010	13	14	34	20	35	34.0
MW33	Monitoring well	12/16/05	TOC	Intermediate	SoundEarth	Monitoring	HSA	AKN 285	358.59	358.29	2	0.010	22	24.5	34.5	10	35	34.5
MW34	Monitoring well	01/13/06	TOC	Shallow	SoundEarth	Monitoring	HSA	APB 007	358.59	357.95	4	0.010	4	6	16	10	24	16
MW35	Monitoring well	01/16/06	TOC	Intermediate	SoundEarth	Monitoring	HSA	APB 008	358.98	358.51	4	0.010	27	30	40	10	39.5	40.0
MW36	Monitoring well	01/17/06	TOC	Intermediate	SoundEarth	Monitoring	HSA	APB 009	358.38	358.02	4	0.010	26.0	28.5	43.5	15	43	43.5
MW37	Monitoring well	01/18/06	TOC	Upper Intermediate	SoundEarth	Monitoring	HSA	APB 010	359.62	358.96	4	0.010	13.5	15.01	35.01	20	35.5	35.0
MW38	Monitoring well	01/19/06	242nd St SW ROW	Upper Intermediate	SoundEarth	Monitoring	HSA	APB 035	364.95	364.49	2	0.010	12	13.7	33.7	20	34	33.7
MW39	Monitoring well	02/01/06	TOC/Farmasonis	Deep	SoundEarth	Monitoring	Sonic	APN 542	356.49	355.94	2	0.010	61	64	74	10	75	74.0
MW40	Monitoring well	02/01/06	TOC/Farmasonis	Deep	SoundEarth	Monitoring	Sonic	APN 543	356.69	356.37	2	0.010	62.5	64	74	10	74.5	74.0
MW41	Monitoring well	02/02/06	TOC/Farmasonis	Intermediate	SoundEarth	Monitoring	Sonic	APN 544	356.92	356.18	2	0.010	29	30.5	40.5	10	45	40.5
MW42	Monitoring well	02/03/06	TOC/Farmasonis	Intermediate	SoundEarth	Monitoring	Sonic	APN 545	356.95	356.42	2	0.010	28	30	40	10	58	40.0
MW43	Monitoring well	05/18/06	56th Ave W ROW	Intermediate	SoundEarth	Monitoring	HSA	APP 414	359.3	358.89	2	0.010	16.5	17.5	37.5	20	40	37.5
MW44	Monitoring well	05/19/06	56th Ave W ROW	Intermediate	SoundEarth	Monitoring	HSA	NO TAG	355.36	354.96	2	0.010	29	28.5	38.5	10	40.5	38.5
MW45	Monitoring well	05/19/06	56th Ave W ROW	Intermediate	SoundEarth	Monitoring	HSA	NO TAG	357.58	357.06	2	0.010	29	29.6	39.6	10	40.5	39.6
MW46	Monitoring well	12/07/06	56th Ave W ROW	Intermediate	SoundEarth	Monitoring	HSA	ALN 904	357.05	356.54	2	0.010	31	33.5	43.5	10	45.5	43.5
MW47	Monitoring well	12/08/06	56th Ave W ROW	Intermediate	SoundEarth	Monitoring	HSA	ALN 902	356.15	355.51	2	0.010	29.5	31.5	41.5	10	45	41.5
MW48	Monitoring well	12/12/06	56th Ave W ROW	Intermediate	SoundEarth	LNAPL Recovery	HSA	ALN 903	356.00	355.45	2	0.010	39	36.5	46.5	10	50	46.5

SoundEarth Strategies

Table 2
Boring and Well Details
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Client Review

Sample Location	Location Type/ Intended Use	Installation Completion Date	Property	Water-bearing zone	Consultant	Current Use	Drilling Method	Ecology Well Tag ID[1]	Ground Surface Elevation (feet)[2]	TOC Elevation (feet)[2]	Casing Diameter (inches)	Screen Slot Size (inches)	Nominal Top of Sand Filter[3] (feet bgs)	Nominal Top of Screen[3] (feet below TOC)	Nominal Bottom of Screen[3] (feet below TOC)	Screen Length (feet)	Total Boring Depth (Feet)[4]	Total Well Depth (feet)[5]
MW49	Monitoring well	12/13/06	56th Ave W ROW	Intermediate	SoundEarth	Monitoring	HSA	ALN 602	357.58	357.06	4	0.010	39	39.3	49.3	10	50	49.3
MW50	Monitoring well	07/02/07	56th Ave W ROW	Intermediate	SoundEarth	Monitoring	HSA	APF 631	362.76	362.11	4	0.010	26	27.5	37.5	10	40	37.5
MW51	Monitoring well	07/06/07	56th Ave W ROW	Intermediate	SoundEarth	Monitoring	HSA	APF 632	353.35	352.71	4	0.010	34	36.5	46.5	10	47.5	46.5
MW52	Monitoring well	07/09/07	56th Ave W ROW	Intermediate	SoundEarth	Monitoring	HSA	APF 633	356.04	355.65	4	0.010	38	33	43	10	50	43.0
MW53	Monitoring well	07/10/07	56th Ave W ROW	Intermediate	SoundEarth	Monitoring	HSA	APF 634	360.36	359.88	4	0.010	43	44	54	10	55	54.0
MW54	Monitoring well	07/11/07	TOC/Farmasonis	Shallow	SoundEarth	Monitoring	HSA	BAT 626	358.33	357.99	2	0.010	6.5	2	17	15	17	17.0
MW55	Monitoring well	07/11/07	56th Ave W ROW	Intermediate	SoundEarth	Monitoring	HSA	APF 635	357.01	356.58	4	0.010	38	38.5	48.5	10	50	48.5
MW56	Monitoring well	07/11/07	TOC/Farmasonis	Intermediate	SoundEarth	Monitoring	HSA	BAT 627	357.85	357.55	4	0.010	43	45	55	10	55.5	55
MW57	Monitoring well	07/12/07	TOC/Farmasonis	Intermediate	SoundEarth	Monitoring	HSA	APF 636	357.25	356.43	4	0.010	36	39	49	10	50	49
MW58	Monitoring well	07/13/07	TOC/Farmasonis	Intermediate	SoundEarth	Monitoring	HSA	APF 639	355.74	355.43	4	0.010	36	40	50	10	49.5	50.0
MW59	Monitoring well	07/16/07	TOC/Farmasonis	Intermediate	SoundEarth	Monitoring	HSA	NO TAG	356.90	356.56	4	0.010	36	42.5	52.5	10	Unknown	52.5
MW60	Monitoring well	07/17/07	56th Ave W ROW	Intermediate	SoundEarth	Monitoring	HSA	APF 637	358.86	358.61	4	0.010	42	43	53	10	54.5	53.0
MW61	Monitoring well	07/18/07	56th Ave W ROW	Shallow	SoundEarth	Monitoring	HSA	APF 641	357.61	357.24	2	0.010	1.5	8.5	18.5	10	17	18.5
MW62	Monitoring well	07/18/07	56th Ave W ROW	Shallow	SoundEarth	Monitoring	HSA	APF 642	361.08	360.55	2	0.010	5	7	17	10	17	17.0
MW63	Monitoring well	07/19/07	56th Ave W ROW	Intermediate	SoundEarth	Monitoring	HSA	BAT 633	355.47	355.14	4	0.010	40	42	52	10	54	52.0
MW64	Monitoring well	07/20/07	56th Ave W ROW	Deep	SoundEarth	Monitoring	HSA	NO TAG	355.63	355.22	2	0.010	62	64.5	74.5	10	75	74.5
MW65	Monitoring well	05/05/08	Drake	Intermediate	SoundEarth	Monitoring	HSA	BAR 401	353.6	353.12	4	0.010	38	42	52	10	51	52.0
MW66	Monitoring well	05/06/08	TOC/Farmasonis	Intermediate	SoundEarth	Monitoring	HSA	BAR 480	356.06	355.82	4	0.010	38	40	50	10	50.5	50.0
MW67	Monitoring well	05/07/08	Drake	Shallow	SoundEarth	Monitoring	HSA	BAR 482	356.14	355.76	2	0.010	13	15	25	10	25	25
MW68	Monitoring well	05/07/08	Drake	Shallow	SoundEarth	Monitoring	HSA	BAR 483	355.45	355.14	2	0.010	13	14.5	24.5	10	30	24.5
MW69	Monitoring well	05/08/08	Drake	Intermediate	SoundEarth	Monitoring	HSA	BAR 484	354.66	353.78	2	0.010	35	38.5	48.5	10	49	48.5
MW70	Monitoring well	05/09/08	Drake	Intermediate	SoundEarth	Monitoring	HSA	BAR 487	355.03	354.19	2	0.010	36	38.2	48.2	10	50	48.2
MW71	Monitoring well	10/01/08	Shin/Choi	Shallow	SoundEarth	Monitoring	HSA	APE 944	--	345.60	2	0.010	6	7.58	17.9	10.32	22.5	17.9
MW72	Monitoring well	10/01/08	Shin/Choi	Shallow	SoundEarth	Monitoring	HSA	APE 946	--	345.07	2	0.010	10	12.39	22.7	10.31	24	22.7
MW73	Monitoring well	10/02/08	Shin/Choi	Intermediate	SoundEarth	Monitoring	HSA	APE 945	--	345.03	2	0.010	32.5	32.49	42.8	10.31	44	42.8
MW74	Monitoring well	10/03/08	Shin/Choi	Intermediate	SoundEarth	Monitoring	HSA	APE 947	--	345.62	2	0.010	28	29.4	39.4	10	40	39.4
MW75	Monitoring well	11/06/08	56th Ave W ROW	Intermediate	SoundEarth	Monitoring	HSA	BBA 580	355.11	354.84	2	0.010	38	39.19	49.5	10.31	50	49.5
MW76	Monitoring well	01/27/09	Drake	Intermediate	SoundEarth	Monitoring	HSA	BBK 645	352.03	351.74	2	0.010	36	38.5	48.5	10	48	48.5

SoundEarth Strategies

Table 2
Boring and Well Details
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Client Review

Sample Location	Location Type/ Intended Use	Installation Completion Date	Property	Water-bearing zone	Consultant	Current Use	Drilling Method	Ecology Well Tag ID[1]	Ground Surface Elevation (feet)[2]	TOC Elevation (feet)[2]	Casing Diameter (inches)	Screen Slot Size (inches)	Nominal Top of Sand Filter[3] (feet bgs)	Nominal Top of Screen[3] (feet below TOC)	Nominal Bottom of Screen[3] (feet below TOC)	Screen Length (feet)	Total Boring Depth (Feet)[4]	Total Well Depth (feet)[5]
MW77	Monitoring well	01/27/09	Drake	Intermediate	SoundEarth	Monitoring	HSA	BBK 646	350.51	349.98	2	0.010	36	38	48	10	48	48.0
MW78	Monitoring well	01/29/09	Drake	Deep	SoundEarth	Monitoring	HSA	BBK 647	350.48	349.97	2	0.010	63	65	75	10	75	75.0
MW79	Monitoring well	06/30/10	TOC/Farmasonis	Shallow	SoundEarth	Monitoring	HSA	BCH 362	354.44	354.03	2	0.010	6	7	17	10	18	17.0
MW80	Monitoring well	06/30/10	TOC/Farmasonis	Upper Intermediate	SoundEarth	Monitoring	HSA	BCH 363	354.23	353.88	2	0.010	19	20	30	10	30.5	30.0
MW81	Monitoring well	06/30/10	TOC/Farmasonis	Intermediate	SoundEarth	Monitoring	HSA	BCH 364	356.22	355.81	2	0.010	37	40	50	10	50.5	50.0
MW82	Monitoring well	07/01/10	TOC/Farmasonis	Upper Intermediate	SoundEarth	Monitoring	HSA	BCH 365	356.42	355.65	2	0.010	19	20	30	10	30.4	30.0
MW83	Monitoring well	07/01/10	TOC/Farmasonis	Upper Intermediate	SoundEarth	Decommissioned 11/21/2011	HSA	BCH 366	--	353.58	2	0.010	19	20	30	10	30.5	30.0
MW84	Monitoring well	10/04/10	Drake	Intermediate	SoundEarth	Monitoring	HSA	BCT 355	354.82	353.78	2	0.010	38	39.5	49.5	10	50.5	49.5
MW85	Monitoring well	10/4/10-11/28/11	Drake	Intermediate	SoundEarth	Repaired on 11/28/2011	HSA	BCT 372/ BHK 240	351.84	351.34	2	0.010	38	38	48	10	47.1	48.0
MW86	Monitoring well	10/05/10	Drake	Intermediate	SoundEarth	Monitoring	HSA	BCT 356	353.35	352.78	2	0.010	33	35	45	10	45.5	45.0
MW87	Monitoring well	10/05/10	Drake	Intermediate	SoundEarth	Monitoring	HSA	BCT 373	350.36	349.78	2	0.010	38	38.5	48.5	10	51.5	48.5
MW88	Monitoring well	10/05/10	Drake	Upper Intermediate	SoundEarth	Monitoring	HSA	BCT 374	352.29	351.67	2	0.010	17	19.5	29.5	10	30.5	29.5
MW89	Monitoring well	10/11/10	Drake	Intermediate	SoundEarth	Monitoring	HSA	BCT 402	354.32	353.89	2	0.010	38	39.5	49.5	10	50.5	49.5
MW90	Remediation Well	10/03/11	TOC	Intermediate	SoundEarth	Remediation	HSA	BHJ 516	363.69	362.90	4	0.010	18	19.5	39.5	20	40.4	39.5
MW91	Remediation Well	10/03/11	TOC	Intermediate	SoundEarth	Remediation	HSA	BHJ 517	363.51	362.73	4	0.010	18	19	39	20	40.4	39.0
MW92	Remediation Well	10/04/11	TOC/Farmasonis	Intermediate	SoundEarth	Remediation	HSA	BHJ 518	358.76	357.93	4	0.010	38	39.5	49.5	10	50.4	49.5
MW93	Remediation Well	10/05/11	TOC/Farmasonis	Intermediate	SoundEarth	Remediation	HSA	BHJ 519	356.85	356.05	4	0.010	37	36.2	46.2	10	50.3	46.2
MW94	Remediation Well	10/05/11	TOC/Farmasonis	Intermediate	SoundEarth	Remediation	HSA	BHJ 520	358.78	358.01	4	0.010	38	39	49	10	51	49.0
MW95	Remediation Well	11/14/11	Drake	Intermediate	SoundEarth	Remediation	HSA	BHK 185	355.45	354.73	4	0.010	40	41.5	51.5	10	52.5	51.5
MW96	Remediation Well	11/15/11	Drake	Intermediate	SoundEarth	Remediation	HSA	BHK 186	356.81	356.06	4	0.010	43	42.5	52.5	10	55	52.5
MW97	Remediation Well	11/16/11	Drake	Intermediate	SoundEarth	Remediation	HSA	BHK 187	355.23	354.31	4	0.010	36	38	48	10	50	48.0
MW98	Remediation Well	11/21/11	Drake	Intermediate	SoundEarth	Remediation	HSA	BHK 202	355.53	354.75	4	0.010	36	38	48	10	50	48.0
MW99	Remediation Well	11/22/11	Drake	Intermediate	SoundEarth	Remediation	HSA	BHK 203	354.32	353.65	4	0.010	36	37.5	47.5	10	50	47.5
MW100	Monitoring well	11/22/11	TOC/Farmasonis	Upper Intermediate	SoundEarth	Monitoring	HSA	BHK 204	363.32	355.81	2	0.010	18	19.5	29.5	10	31	29.5
MW101	Remediation Well	11/29/11	Drake	Intermediate	SoundEarth	Remediation	HSA	BHK 241	352.98	352.12	4	0.010	38	39.5	49.5	10	52	49.5
MW102	Monitoring well	06/16/13	Herman	Shallow	SoundEarth	Monitoring	HSA	BIC 525	352.73	352.43	2	0.010	5	7	17	10	20.5	17.0
MW103	Monitoring well	06/16/13	Herman	Intermediate	SoundEarth	Monitoring	HSA	BIC 526	352.64	352.26	2	0.010	34.5	37	47	10	51	47.0
MW104	Monitoring well	06/17/13	Herman	Shallow	SoundEarth	Monitoring	HSA	BIC 527	353.40	353.05	2	0.010	6	8.5	18.5	10	18.5	18.5

SoundEarth Strategies

Table 2
Boring and Well Details
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Client Review

Sample Location	Location Type/ Intended Use	Installation Completion Date	Property	Water-bearing zone	Consultant	Current Use	Drilling Method	Ecology Well Tag ID[1]	Ground Surface Elevation (feet)[2]	TOC Elevation (feet)[2]	Casing Diameter (inches)	Screen Slot Size (inches)	Nominal Top of Sand Filter[3] (feet bgs)	Nominal Top of Screen[3] (feet below TOC)	Nominal Bottom of Screen[3] (feet below TOC)	Screen Length (feet)	Total Boring Depth (Feet)[4]	Total Well Depth (feet)[5]
MW105	Monitoring well	06/19/13	Herman	Intermediate	SoundEarth	Monitoring	HSA	BIC 528	353.45	353.10	2	0.010	31	32.5	42.5	10	44.5	42.5
MW106	Monitoring well	06/17/13	Herman	Shallow	SoundEarth	Monitoring	HSA	BIC 529	349.63	349.29	2	0.010	10	12.5	22.5	10	23	22.5
MW107	Monitoring well	06/18/13	Herman	Intermediate	SoundEarth	Monitoring	HSA	BIC 530	350.01	349.59	2	0.010	41.8	43.5	53.5	10	55.5	53.5

NOTES:

[1] SoundEarth searched Washington State Department of Ecology's Well Log Viewer at http://apps.ecy.wa.gov/welllog/ to verify numbers of missing well ID tags.
[2] Wells professionally surveyed by Axis Survey and Mapping, of Kirkland, Washington, in March 2012, and July 2013, relative to temporary benchmarks and the vertical datum NAVD88 to an accuracy of 0.01 feet. Active remediation well TOC elevations modified in 2012 and 2013; their TOC elevations have been recalculated to reflect those modifications.
[3] Relative to ground surface for wells installed through 2004, and relative to TOC elevation for wells installed since 2004.
[4] Total depth for boring recorded at the time of drilling.
[5] If completed as a well, the total depth is relative to TOC elevation.
All casing (screen and riser) constructed from Schedule 40 polyvinyl chloride pipe, unless noted otherwise.
Well seals were constructed using hydrated bentonite chips and topped with at least 1 to 2 feet of concrete.
Each surface completion includes a traffic-rated, flush-mounted monument or utility vault.

-- = not applicable
AVE = avenue
bgs = below ground surface
DPE = dual-phase extraction
ESE = Environmental Science & Engineering Inc. of Redmond, Washington
EWE = Environmental West Explorations, of Spokane, Washington
HSA = hollow-stem auger
Landau = Landau Associates of Edmonds, Washington
NA = not applicable
NM = not measured
Pinnacle = Pinnacle GeoSciences, Inc. of Bellevue, Washington
ROW = right-of-way
SoundEarth = SoundEarth Strategies, Inc. of Seattle, Washington
ST = street
SW = southwest
TOC = top of casing
W = West

SoundEarth Strategies

Table 3
Summary of Soil Analytical Results
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Client Review

Sample Location	Sample ID	Sampled By	Laboratory	Sample Date	Sample Depth (feet bgs)	Analytical Results (in mg/kg)											
						GRPH[1]	DRPH[2] (C10 - C25)	ORPH[2] (C26 - C36)	TRPH[2] (C10 - C36)	Benzene[3]	Toluene[3]	Ethyl-benzene[3]	Total Xylenes[3]	Selected Fuel Additives[3]			Total Lead[4]
														MTBE	EDC	EDB	
B01	B-1 @ 10'	ESE	NCA	06/05/92	10	2,000	--	--	--	1.1	40	26	200	--	--	--	--
	B-1 @ 29'	ESE	NCA		29	<1.0	--	--	--	<0.050	<0.10	<0.10	<0.10	--	--	--	--
B02	B-2 @ 10'	ESE	NCA	06/05/92	10	900	--	--	--	2.2	17	8.2	60	--	--	--	--
	B-2 @ 15'	ESE	NCA		15	160	--	--	--	0.86	7.3	1.5	11	--	--	--	--
MW01	MW-1 @ 5'	ESE	NCA	06/08/92	5	<1.0	--	--	--	<0.050	<0.10	<0.10	<0.10	--	--	--	--
	MW-1 @ 10'	ESE	NCA		10	<1.0	--	--	--	<0.050	<0.10	<0.10	<0.10	--	--	--	--
MW02	MW-2@ 5'	ESE	NCA	06/08/92	5	<1.0	--	--	--	<0.050	<0.10	<0.10	<0.10	--	--	--	--
	MW-2 @ 10'	ESE	NCA		10	<1.0	--	--	--	<0.050	<0.10	<0.10	<0.10	--	--	--	--
MW03	MW-3 @ 5'	ESE	NCA	06/09/92	5	3,300	--	--	--	2.8	60	35	300	--	--	--	--
	MW-3 @ 10'	ESE	NCA		10	2,800	--	--	--	6.2	96	32	240	--	--	--	--
MW04	MW-4 @ 5'	ESE	NCA	07/06/92	5	<1.0	--	--	--	<0.050	<0.10	<0.10	<0.10	--	--	--	--
	MW-4 @ 10'	ESE	NCA		10	<1.0	--	--	--	<0.050	<0.10	<0.10	<0.10	--	--	--	--
MW05	MW-5 @ 5'	ESE	NCA	07/06/92	5	<1.0	--	--	--	<0.050	<0.10	<0.10	<0.10	--	--	--	--
	MW-5 @ 10'	ESE	NCA		10	<1.0	--	--	--	<0.050	<0.10	<0.10	<0.10	--	--	--	--
MW06	MW-6 @ 6.5'	ESE	NCA	07/20/92	6.5	<1.0	--	--	--	<0.050	<0.10	<0.10	<0.10	--	--	--	--
	MW-6 @ 10'	ESE	NCA		10	<1.0	--	--	--	<0.050	<0.10	<0.10	<0.10	--	--	--	--
MW07	MW-7 @ 5'	ESE	NCA	07/20/92	5	<1.0	--	--	--	<0.050	<0.10	<0.10	<0.10	--	--	--	--
	MW-7 @10'	ESE	NCA		10	<1.0	--	--	--	<0.050	<0.10	<0.10	<0.10	--	--	--	--
MW08	MW-8 @ 13'	ESE	NCA	01/06/94	13	<1.0	--	--	--	<0.050	<0.050	<0.050	<0.10	--	--	--	--
MW09	MW-9 @ 10'	ESE	NCA	01/07/94	10	14	--	--	--	<0.050	0.11	0.11	0.73	--	--	--	--
	MW-9 @ 20'	ESE	NCA		20	200	--	--	--	1.0	6.4	2.1	15	--	--	--	--
	MW-9 @ 25'	ESE	NCA		25	4.6	--	--	--	0.15	0.38	0.057	0.42	--	--	--	--
	MW-9 @ 40'	ESE	NCA		40	1.4	--	--	--	<0.050	0.068	<0.050	<0.10	--	--	--	--
MW10	MW-10-30	Pinnacle	NCA	11/17/95	30	110	--	--	--	0.7	2.4	1.0	6.2	--	--	--	--
	MW-10-40	Pinnacle	NCA		40	<3.0	--	--	--	<0.3	<0.3	<0.3	<0.3	--	--	--	--
MW11	MW-11-15	Pinnacle	NCA	11/17/95	15	230	--	--	--	<2.0	7.0	2.6	17	--	--	--	--
	MW-11-30	Pinnacle	NCA		30	<3.0	--	--	--	<0.3	<0.3	<0.3	<0.3	--	--	--	--
	MW-11-40	Pinnacle	NCA		40	<3.0	--	--	--	<0.3	<0.3	<0.3	<0.3	--	--	--	--
MW13	MW-13-33.0	Pinnacle	NCA	08/20/01	33	496	--	--	--	0.162	<0.250	3.55	21.3	--	--	--	--
	MW-13-38.0	Pinnacle	NCA		38	<5.00	--	--	--	<0.0300	<0.0500	<0.0500	<0.100	--	--	--	--
MW14	MW-14-13.5	Pinnacle	NCA	04/19/04	13.5	--	--	--	--	--	--	--	--	--	--	--	--
	MW-14-33.0	Pinnacle	NCA		33	<3.0	--	--	--	<0.03	<0.05	<0.05	<0.2	<0.1	--	--	--
MW15	MW-15-18.0	Pinnacle	NCA	04/19/04	18	<3.0	--	--	--	<0.03	<0.05	<0.05	<0.2	<0.1	--	--	--
	MW-15-33.0	Pinnacle	NCA		33	38	--	--	--	0.12	<0.05	0.26	0.77	<0.1	--	--	--
MW16	MW-16-37.5	Pinnacle	NCA	04/20/04	37.5	4	--	--	--	<0.03	<0.05	<0.05	<0.2	<0.1	--	--	--
	MW-16-48.5	Pinnacle	NCA		48.5	--	--	--	--	--	--	--	--	--	--	--	--
MW17	MW-17-18.5	Pinnacle	NCA	04/20/04	18.5	--	--	--	--	--	--	--	--	--	--	--	--
	MW-17-33.5	Pinnacle	NCA		33.5	<3.0	--	--	--	<0.03	<0.05	<0.05	<0.2	<0.1	--	--	--
MW18	MW-18-32.5	Pinnacle	NCA	04/21/04	32.5	<3.0	--	--	--	<0.03	<0.05	<0.05	<0.2	<0.1	--	--	--
MW20	MW-20-27.5	Pinnacle	NCA	04/21/04	27.5	27	--	--	--	<0.03	0.08	0.13	0.91	<0.1	--	--	--
MW21	MW-21-30	Landau	NCA	10/18/04	30	20	--	--	--	0.1	0.5	0.2	1.3	--	--	--	<3.3
MW22	MW-22-25	Landau	NCA	10/18/04	25	<3	--	--	--	<0.03	<0.05	<0.05	<0.2	--	--	--	<3.6
MTCA Cleanup Levels						**30/100[5][6]**	**2,000[6]**	**2,000[6]**	**2,000[6]**	**0.03[6]**	**7[6]**	**6[6]**	**9[6]**	**0.1[6]**	**11[7]**	**0.005[6]**	**250[6]**

SoundEarth Strategies

Table 3
Summary of Soil Analytical Results
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Client Review

Sample Location	Sample ID	Sampled By	Laboratory	Sample Date	Sample Depth (feet bgs)	Analytical Results (in mg/kg)											
						GRPH[1]	DRPH[2] (C10 - C25)	ORPH[2] (C26 - C36)	TRPH[2] (C10 - C36)	Benzene[3]	Toluene[3]	Ethyl-benzene[3]	Total Xylenes[3]	Selected Fuel Additives[3]			Total Lead[4]
														MTBE	EDC	EDB	
MW23	MW-23-30	Landau	NCA	10/18/04	30	<3	--	--	--	<0.03	<0.05	<0.05	<0.2	--	--	--	<2.3
MW24	MW-24-20	Landau	NCA	10/19/04	20	87	--	--	--	0.3	1.3	1.0	6.7	--	--	--	<4.2
	MW-24 Dup	Landau	NCA		25	240	--	--	--	0.1	3.1	2.7	15	--	--	--	<3.7
HB01	HB-1-5	SoundEarth	NCA	12/12/05	5	<5.12	<11.0	<27.6	--	<0.10	<0.10	<0.10	<0.31	<0.51	<0.05	<0.05	8.81
MW26	MW-26-15	SoundEarth	NCA	12/12/05	15	<5.44	<10.8	<27.1	--	<0.10	<0.10	<0.10	<0.31	<0.51	<0.05	<0.05	1.33
	MW-26-25	SoundEarth	NCA		25	<5.85	<11.6	<29.1	--	<0.11	<0.11	<0.11	<0.34	<0.57	<0.06	<0.06	1.87
	MW-26-55	SoundEarth	NCA		55	<5.72	<10.8	<27.1	--	<0.11	<0.11	<0.11	<0.34	<0.57	<0.06	<0.06	0.967
	MW-26-59	SoundEarth	NCA		59	<5.52	<10.9	<27.2	--	<0.11	<0.11	<0.11	<0.32	<0.54	<0.05	<0.05	1.19
MW27	MW-27-12	SoundEarth	NCA	12/12/05	12	1,020	<11.1	54.5	--	<0.14	0.50	24	180	<0.70	<0.07	<0.07	6.20
	MW-27-18	SoundEarth	NCA		18	12.9	<10.9	<27.3	--	<0.11	<0.11	0.62	3.9	<0.55	<0.06	<0.06	1.59
	MW-27-27	SoundEarth	NCA		27	7.20	<10.9	<27.3	--	<0.14	<0.14	0.17	0.82	<0.71	<0.07	<0.07	1.85
	MW-27-32.5	SoundEarth	NCA		32.5	<4.82	<11.2	<28.1	--	<0.10	<0.10	0.05[J]	0.29	<0.48	<0.05	0.05	1.09
MW28	MW-28-13	SoundEarth	NCA	12/13/05	13	<4.91	<10.5	<26.3	--	<0.10	<0.10	<0.10	<0.29	<0.49	<0.05	<0.05	1.65
	MW-28-16	SoundEarth	NCA		16	2,180	<11.0	<27.4	--	<0.11	<0.11	2.6	6.9	<0.54	<0.05	<0.05	1.89
	MW-28-20	SoundEarth	NCA		20	<5.43	<10.8	<26.9	--	<0.10	<0.10	0.03[J]	0.26[J]	<0.52	<0.05	<0.05	1.89
	MW-28-31	SoundEarth	NCA		31	<5.93	<11.8	<29.6	--	<0.11	<0.11	<0.11	0.17[J]	<0.57	<0.06	<0.06	1.36
MW29	MW-29-7.5	SoundEarth	NCA	12/13/05	7.5	<5.52	<11.0	<27.4	--	<0.11	<0.11	<0.11	<0.32	<0.53	<0.05	<0.05	1.68
	MW-29-23	SoundEarth	NCA		23	<5.24	<10.9	<27.2	--	<0.10	<0.10	0.13	0.20[J]	<0.52	<0.05	<0.05	1.28
	MW-29-30	SoundEarth	NCA		30	<6.14	<10.7	<26.8	--	<0.12	<0.12	<0.12	<0.37	<0.61	<0.06	<0.06	1.28
B03	MW-30-8	SoundEarth	F&BI	12/14/05	8	<2	<50	--	<250	<0.03	<0.03	<0.03	<0.13	<0.03	<0.03	--	1.32
	MW-30-20	SoundEarth	F&BI		20	<2	<50	--	<250	<0.03	<0.03	<0.03	<0.13	<0.03	<0.03	--	<1
	MW-30-36	SoundEarth	F&BI		36	<2	<50	--	<250	<0.03	<0.03	<0.03	<0.13	<0.03	<0.03	--	<1
MW30	MW-30A-50	SoundEarth	F&BI	12/14/05	50	<2	<50	--	<250	<0.03	<0.03	<0.03	<0.13	<0.03	<0.03	--	<1
	MW-30A-56	SoundEarth	F&BI		56	<2	<50	--	<250	<0.03	<0.03	<0.03	<0.13	<0.03	<0.03	--	<1
MW31	MW-31-13	SoundEarth	F&BI	12/15/05	13	<2	<50	--	<250	<0.03	<0.03	<0.03	<0.13	<0.03	<0.03	--	1.32
	MW-31-30	SoundEarth	F&BI		30	<2	<50	--	<250	<0.03	<0.03	<0.03	<0.13	<0.03	<0.03	--	<1
	MW-31-33	SoundEarth	F&BI		33	12	<50	--	<250	<0.03	<0.03	0.14	0.95	<0.03	<0.03	--	1.07
	MW-31-38	SoundEarth	F&BI		38	<2	<50	--	<250	<0.03	<0.03	<0.03	<0.13	<0.03	<0.03	--	<1
MW32	MW-32-15	SoundEarth	NCA	12/15/05	15	<5.89	<11.4	<28.4	--	<0.12	<0.12	<0.12	0.10[J]	<0.59	<0.06	<0.06	1.76
	MW-32-17.5	SoundEarth	NCA		17.5	142	<10.9	<27.1	--	<0.10	<0.10	0.08[J]	0.82	<0.51	<0.05	<0.05	2.64
	MW-32-21	SoundEarth	NCA		21	<7.35	<11.4	<28.4	--	<0.15	0.06[J]	0.13[J]	1.0	<0.73	<0.07	<0.07	2.09
	MW-32-23	SoundEarth	NCA		23	<5.41	<10.6	<26.5	--	<0.11	0.08[J]	0.13	0.98	<0.54	<0.05	<0.05	1.78
	MW-32-25	SoundEarth	NCA		25	448	<10.4	<26.1	--	1.0	16	6.6	51	<0.46	<0.05	<0.05	1.87
	MW-32-27.5	SoundEarth	NCA		27	51.7	<10.8	<27.1	--	0.32	3.2	0.92	7.0	<0.56	<0.06	<0.06	1.47
	MW-32-28	SoundEarth	NCA		28	9.74	<10.8	<26.9	--	0.06	0.12	0.23	1.6	<0.50	<0.05	<0.05	1.69
	MW-32-30	SoundEarth	NCA		30	8.21	<10.5	<26.4	--	0.06[J]	0.20	0.26	1.7	<0.51	<0.05	<0.05	1.80
	MW-32-32.5	SoundEarth	NCA		32	19.8	<10.9	<27.3	--	0.11	0.71	0.36	2.3	<0.52	<0.05	<0.05	1.50
	MW-32-38	SoundEarth	NCA		38	13.9	13.4	71.0	--	0.04[J]	0.51	0.35	2.6	<0.53	<0.05	<0.05	2.27
MTCA Cleanup Levels						**30/100[5][6]**	**2,000[6]**	**2,000[6]**	**2,000[6]**	**0.03[6]**	**7[6]**	**6[6]**	**9[6]**	**0.1[6]**	**11[7]**	**0.005[6]**	**250[6]**

SoundEarth Strategies

Table 3
Summary of Soil Analytical Results
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Client Review

Sample Location	Sample ID	Sampled By	Laboratory	Sample Date	Sample Depth (feet bgs)	Analytical Results (in mg/kg)											
						GRPH[1]	DRPH[2] (C10 - C25)	ORPH[2] (C26 - C36)	TRPH[2] (C10 - C36)	Benzene[3]	Toluene[3]	Ethyl-benzene[3]	Total Xylenes[3]	Selected Fuel Additives[3]			Total Lead[4]
														MTBE	EDC	EDB	
MW33	MW-33-17	SoundEarth	NCA	12/16/05	17	<5.61	<11.0	<27.6	--	<0.10	<0.10	<0.10	0.04[J]	<0.52	<0.05	<0.05	1.83
	MW-33-25	SoundEarth	NCA		25	<5.34	<10.5	<26.4	--	<0.10	<0.10	<0.10	0.03[J]	<0.51	<0.05	<0.05	1.72
	MW-33-27	SoundEarth	NCA		27	<6.09	<11.1	<27.6	--	<0.12	<0.12	<0.12	0.09[J]	<0.61	<0.06	<0.06	2.05
	MW-33-30	SoundEarth	NCA		30	**51.0**	<11.0	<27.4	--	<0.10	<0.10	<0.10	0.19[J]	<0.52	<0.05	<0.05	1.44
	MW-33-32	SoundEarth	NCA		32	**86.4**	18.6	36.3	--	<0.10	<0.10	0.51	2.1	<0.52	<0.05	<0.05	4.97
	MW-33-34	SoundEarth	NCA		34	<5.64	<11.2	<27.9	--	<0.11	<0.11	0.05	0.20[J]	<0.55	<0.06	<0.06	4.31
	MW-33-34.5	SoundEarth	NCA		34.5	<5.25	<10.4	<26.1	--	<0.10	<0.10	<0.10	0.04[J]	<0.51	<0.05	<0.05	1.15
MW34	MW-34-6.5	SoundEarth	F&BI	01/12/06	6.5	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	3.12
	MW-34-8.0	SoundEarth	F&BI		8	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	1.39
	MW-34-11.0	SoundEarth	F&BI		11	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	1.23
	MW-34-12.5	SoundEarth	F&BI		12.5	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	1.45
	MW-34-13.5	SoundEarth	F&BI		13.5	**46**	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	1.27
	MW-34-16.0	SoundEarth	F&BI		16	**190**	--	--	--	<0.03	<0.05	1.7	4.4	<0.05	<0.05	<0.05	1.70
	MW-34-19.0	SoundEarth	F&BI		19	10	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	1.29
	MW-34-20.5	SoundEarth	F&BI		20.5	5	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	1.40
MW35	MW-35-22.0	SoundEarth	F&BI	01/16/06	22	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	1.44
	MW-35-25.0	SoundEarth	F&BI		25	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	1.48
	MW-35-28.5	SoundEarth	F&BI		28.5	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	1.11
	MW-35.36.5	SoundEarth	F&BI		36.5	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	<1
MW36	MW-36-5.0	SoundEarth	F&BI	01/17/06	5	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	1.29
	MW-36-9.0	SoundEarth	F&BI		9	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	1.25
	MW-36-12.0	SoundEarth	F&BI		12	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	1.19
	MW-36-20.0	SoundEarth	F&BI		20	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	<1
	MW-36-31.0	SoundEarth	F&BI		31	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	1.22
	MW-36-33.0	SoundEarth	F&BI		33	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	<1
	MW-36-41.0	SoundEarth	F&BI		41	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	<1
MW37	MW-37-9	SoundEarth	F&BI	01/18/06	9	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	1.20
	MW-37-14	SoundEarth	F&BI		14	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	1.37
	MW-37-18	SoundEarth	F&BI		18	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	<1
	MW-37-24	SoundEarth	F&BI		24	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	<1
	MW-37-30	SoundEarth	F&BI		30	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	1.11
MW38	MW-38-12.0	SoundEarth	F&BI	01/19/06	12	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	1.42
	MW-38-18.0	SoundEarth	F&BI		18	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	1.11
	MW-38-26.0	SoundEarth	F&BI		26	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	<1
	MW-38-30.0	SoundEarth	F&BI		30	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	<1
	MW-38-33.0	SoundEarth	F&BI		33	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	<1
MW39	MW-39-24	SoundEarth	F&BI	01/31/06	24	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	<1
	MW-39-36	SoundEarth	F&BI		36	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	<1
	MW-39-40	SoundEarth	F&BI		40	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	<1
	MW-39-65	SoundEarth	F&BI		65	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	<1
MTCA Cleanup Levels						**30/100[5][6]**	**2,000[6]**	**2,000[6]**	**2,000[6]**	**0.03[6]**	**7[6]**	**6[6]**	**9[6]**	**0.1[6]**	**11[7]**	**0.005[6]**	**250[6]**

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						GRPH[1]	DRPH[2] (C10 - C25)	ORPH[2] (C26 - C36)	TRPH[2] (C10 - C36)	Benzene[3]	Toluene[3]	Ethyl-benzene[3]	Total Xylenes[3]	Selected Fuel Additives[3]			Total Lead[4]
														MTBE	EDC	EDB	
MW40	MW-40-12	SoundEarth	F&BI	02/01/06	12	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	<1
	MW-40-33	SoundEarth	F&BI		33	39	--	--	--	<0.03	<0.05	0.23	1.1	<0.05	<0.05	<0.05	<1
	MW-40-34	SoundEarth	F&BI		34	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	<1
	MW-40-40	SoundEarth	F&BI		40	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	<1
	MW-40-62	SoundEarth	F&BI		62	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	<1
MW41	MW-41-32	SoundEarth	F&BI	02/02/06	32	14	--	--	--	<0.03	<0.05	0.75	4.5	<0.05	<0.05	<0.05	<1
MW42	MW-42-27	SoundEarth	F&BI	02/03/06	27	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	<1
	MW-42-34	SoundEarth	F&BI		34	<2	--	--	--	0.04	0.05	<0.05	<0.15	<0.05	<0.05	<0.05	<1
	MW-42-36	SoundEarth	F&BI		36	<2	--	--	--	<0.03	<0.05	<0.05	<0.15	<0.05	<0.05	<0.05	1.01
	MW-42-48	SoundEarth	F&BI		48	<2	--	--	--	<0.03	<0.05	<0.05	0.12	<0.05	<0.05	<0.05	<1
MW43	B04-10	SoundEarth	F&BI	05/18/06	10	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B04-35	SoundEarth	F&BI		35	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B04-37	SoundEarth	F&BI		37	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW44	B05-34	SoundEarth	F&BI	05/19/06	34	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B05-38	SoundEarth	F&BI		38	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B05-40	SoundEarth	F&BI		40	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW45	B06-32	SoundEarth	F&BI	05/19/06	32	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B06-36	SoundEarth	F&BI		36	1,400	--	--	--	<2	4.7	18	130	--	--	--	--
	B06-40	SoundEarth	F&BI		40	<2	--	--	--	<0.02	<0.02	0.03	0.18	--	--	--	--
MW46	B07-40	SoundEarth	F&BI	12/07/06	40	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	1.89
	B07-42.5	SoundEarth	F&BI		42.5	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	1.29
	B07-45	SoundEarth	F&BI		45	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	1.67
MW47	B-08-35	SoundEarth	F&BI	12/08/06	35	2	--	--	--	<0.02	<0.02	<0.02[ca]	<0.06[ca]	--	--	--	1.43
	B-08-37.5	SoundEarth	F&BI		37.5	<2	--	--	--	<0.02	<0.02	<0.02[ca]	<0.06[ca]	--	--	--	1.42
	B-08-42.5	SoundEarth	F&BI		42.5	2	--	--	--	<0.02	<0.02	<0.02[ca]	<0.06[ca]	--	--	--	1.28
MW48	B-09-35	SoundEarth	F&BI	12/12/06	35	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B-09-43	SoundEarth	F&BI		43	2,000	--	--	--	1.7	5.6	26	160	--	--	--	--
	B-09-50	SoundEarth	F&BI		50	140	--	--	--	0.1	0.5	2.1	14	--	--	--	--
MW49	B10-33	SoundEarth	F&BI	12/13/06	33	3	--	--	--	<0.02	<0.02	0.03	0.10	--	--	--	--
	B10-45	SoundEarth	F&BI		45	3	--	--	--	<0.02	<0.02	0.03	0.13	--	--	--	--
	B10-48	SoundEarth	F&BI		48	27	--	--	--	0.03	0.03	0.28	1.2	--	--	--	--
MW50	B11-15.0	SoundEarth	F&BI	07/02/07	15	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B11-27.5	SoundEarth	F&BI		27.5	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	1.61
MW51	B12-15	SoundEarth	F&BI	07/06/07	15	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B12-35	SoundEarth	F&BI		35	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B12-42.5	SoundEarth	F&BI		42.5	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	1.20
MW52	B13-15	SoundEarth	F&BI	07/09/07	15	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B13-30	SoundEarth	F&BI		30	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B13-42.5	SoundEarth	F&BI		42.5	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	1.16
MW53	B14-15	SoundEarth	F&BI	07/10/07	15	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B14-30	SoundEarth	F&BI		30	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B14-55	SoundEarth	F&BI		55	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	1.06
MTCA Cleanup Levels						**30/100[5][6]**	**2,000[6]**	**2,000[6]**	**2,000[6]**	**0.03[6]**	**7[6]**	**6[6]**	**9[6]**	**0.1[6]**	**11[7]**	**0.005[6]**	**250[6]**

SoundEarth Strategies

Table 3
Summary of Soil Analytical Results
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Client Review

Sample Location	Sample ID	Sampled By	Laboratory	Sample Date	Sample Depth (feet bgs)	Analytical Results (in mg/kg)											
						GRPH[1]	DRPH[2] (C10 - C25)	ORPH[2] (C26 - C36)	TRPH[2] (C10 - C36)	Benzene[3]	Toluene[3]	Ethyl-benzene[3]	Total Xylenes[3]	Selected Fuel Additives[3]			Total Lead[4]
														MTBE	EDC	EDB	
MW54	B15-15	SoundEarth	F&BI	07/11/07	15	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW55	B16-25	SoundEarth	F&BI	07/11/07	25	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B16-35	SoundEarth	F&BI		35	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	1.11
	B16-42.5	SoundEarth	F&BI		42.5	4	--	--	--	<0.02	<0.02	0.05	<0.06	--	--	--	--
MW56	B17-30	SoundEarth	F&BI	07/11/07	30	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B17-32.5	SoundEarth	F&BI		32.5	<2	--	--	--	<0.02	<0.02	0.05	0.27	--	--	--	1.34
	B17-47.5	SoundEarth	F&BI		47.5	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW57	B18-15	SoundEarth	F&BI	07/12/07	15	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B18-32.5	SoundEarth	F&BI		32.5	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B18-40	SoundEarth	F&BI		40	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B18-42.5	SoundEarth	F&BI		42.5	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	<1
	B18-47.5	SoundEarth	F&BI		47.5	9	--	--	--	<0.02	<0.02	0.09	0.49	--	--	--	--
MW58	B19-15	SoundEarth	F&BI	07/13/07	15	<2	<50	<250	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B19-20	SoundEarth	F&BI		20	3	<50	<250	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B19-32.5	SoundEarth	F&BI		32.5	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B19-35	SoundEarth	F&BI		35	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	<1
MW59	B20-15	SoundEarth	F&BI	07/16/07	15	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B20-30	SoundEarth	F&BI		30	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B20-32.5	SoundEarth	F&BI		32.5	3	--	--	--	0.04	<0.02	0.06	0.26	--	--	--	1.11
	B20-38	SoundEarth	F&BI		38	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B20-42.5	SoundEarth	F&BI		42.5	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW60	B21-20	SoundEarth	F&BI	07/17/07	20	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B21-32.5	SoundEarth	F&BI		32.5	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B21-35	SoundEarth	F&BI		35	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	1.09
	B21-42.5	SoundEarth	F&BI		42.5	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B21-50	SoundEarth	F&BI		50	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW61	B22-15	SoundEarth	F&BI	07/18/07	15	<2	--	--	--	<0.02	0.02	<0.02	<0.06	--	--	--	1.74
MW62	B23-15	SoundEarth	F&BI	07/18/07	15	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	1.43
MW63	B24-37.5	SoundEarth	F&BI	07/19/07	37.5	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B24-42.5	SoundEarth	F&BI		42.5	160	--	--	--	<0.02	0.23	0.33	1.6	--	--	--	1.45
	B24-47.5	SoundEarth	F&BI		47.5	7	--	--	--	<0.02	0.09	0.03	<0.06	--	--	--	--
	B24-52.5	SoundEarth	F&BI		52.5	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B24-55	SoundEarth	F&BI		55	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW64	B25-60	SoundEarth	F&BI	07/19/07	60	3	--	--	--	<0.02	<0.02	0.03	0.07	--	--	--	--
	B25-65	SoundEarth	F&BI		65	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B25-70	SoundEarth	F&BI		70	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B25-75	SoundEarth	F&BI		75	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
B26	B26-15	SoundEarth	F&BI	08/08/07	15	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
B27	B27-11	SoundEarth	F&BI	05/05/08	11	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B27-33	SoundEarth	F&BI		33	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW65	B27A-41	SoundEarth	F&BI	05/05/08	41	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	<1
	B27A-50	SoundEarth	F&BI		50	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MTCA Cleanup Levels						**30/100[5][6]**	**2,000[6]**	**2,000[6]**	**2,000[6]**	**0.03[6]**	**7[6]**	**6[6]**	**9[6]**	**0.1[6]**	**11[7]**	**0.005[6]**	**250[6]**

SoundEarth Strategies

Table 3
Summary of Soil Analytical Results
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Client Review

Sample Location	Sample ID	Sampled By	Laboratory	Sample Date	Sample Depth (feet bgs)	Analytical Results (in mg/kg)											
						GRPH[1]	DRPH[2] (C10 - C25)	ORPH[2] (C26 - C36)	TRPH[2] (C10 - C36)	Benzene[3]	Toluene[3]	Ethyl-benzene[3]	Total Xylenes[3]	Selected Fuel Additives[3]			Total Lead[4]
														MTBE	EDC	EDB	
MW66	B28-21	SoundEarth	F&BI	05/06/08	21	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B28-31	SoundEarth	F&BI		31	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B28-46	SoundEarth	F&BI		46	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	<1
	B28-50	SoundEarth	F&BI		50	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW67	B29-11	SoundEarth	F&BI	05/07/08	11	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B29-21	SoundEarth	F&BI		21	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	2.31
	B29-26	SoundEarth	F&BI		26	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW68	B30-11	SoundEarth	F&BI	05/07/08	11	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B30-21	SoundEarth	F&BI		21	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	1.47
	B30-30	SoundEarth	F&BI		30	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW69	B31-21	SoundEarth	F&BI	05/07/08	21	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B31-33	SoundEarth	F&BI		33	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B31-43	SoundEarth	F&BI		43	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	<0.05	--	1.23
	B31-48	SoundEarth	F&BI		48	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW70	B32-16	SoundEarth	F&BI	05/09/08	16	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B32-26	SoundEarth	F&BI		26	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B32-43	SoundEarth	F&BI		43	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	1.37
	B32-50	SoundEarth	F&BI		50	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW71	B32-05.5	SoundEarth	F&BI	10/01/08	5.5	920	--	--	--	<0.03	<0.05	<0.05	0.32	<0.05	<0.05	<0.05	--
	B32-12	SoundEarth	F&BI		12	7,500	--	--	--	61	520	180	960	<0.5	<0.5	<0.5	--
	B32-15	SoundEarth	F&BI		15	9,200	--	--	--	91	550	140	780	<0.5	<0.5	<0.5	--
	B32-22	SoundEarth	F&BI		22	82	--	--	--	2.8	7.3	1.5	8.4	<0.05	<0.05	<0.05	1.88
MW72	B33-05	SoundEarth	F&BI	10/01/08	5	<2	--	--	--	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	<0.05	--
	B33-15	SoundEarth	F&BI		15	<2	--	--	--	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	<0.05	--
	B33-20	SoundEarth	F&BI		20	2,900	--	--	--	27	230	72	420	<0.05	<0.05	<0.05	1.66
MW73	B34-37	SoundEarth	F&BI	10/02/08	37	<2	--	--	--	0.10	0.16	0.03	0.13	--	--	--	--
	B34-42	SoundEarth	F&BI		42	7	--	--	--	2.2	0.61	0.29	1.25	<0.05	<0.05	<0.05	--
	B34-44	SoundEarth	F&BI		44	<2	--	--	--	0.09	0.05	<0.02	<0.06	--	--	--	--
MW74	B35-35	SoundEarth	F&BI	10/03/08	35	5	--	--	--	0.57	0.77	0.06	0.39	--	--	--	--
	B35-38	SoundEarth	F&BI		38	28	--	--	--	1.2	0.60	0.16	0.91	0.11	<0.05	<0.05	--
	B35-40	SoundEarth	F&BI		40	10	--	--	--	3.1	0.14	0.20	0.63	--	--	--	--
MW75	B36-15	SoundEarth	F&BI	11/06/08	15	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B36-35	SoundEarth	F&BI		35	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B36-45	SoundEarth	F&BI		45	<2	--	--	--	<0.02	<0.02	<0.02	<0.2	<0.05	<0.05	<0.05	1.00
MW76	B37-25	SoundEarth	F&BI	01/27/09	25	14	--	--	--	0.05	0.29	0.25	0.95	--	--	--	--
	B37-235	SoundEarth	F&BI		35	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B37-42.5	SoundEarth	F&BI		42.5	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	1.13
	B37-47.5	SoundEarth	F&BI		47.5	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW77	B38-15	SoundEarth	F&BI	01/27/09	15	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B38-35	SoundEarth	F&BI		35	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B38-42.5	SoundEarth	F&BI		42.5	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	1.25
	B38-47.5	SoundEarth	F&BI		47.5	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MTCA Cleanup Levels						**30/100[5][6]**	**2,000[6]**	**2,000[6]**	**2,000[6]**	**0.03[6]**	**7[6]**	**6[6]**	**9[6]**	**0.1[6]**	**11[7]**	**0.005[6]**	**250[6]**

SoundEarth Strategies

Table 3
Summary of Soil Analytical Results
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Client Review

Sample Location	Sample ID	Sampled By	Laboratory	Sample Date	Sample Depth (feet bgs)	Analytical Results (in mg/kg)											
						GRPH[1]	DRPH[2] (C10 - C25)	ORPH[2] (C26 - C36)	TRPH[2] (C10 - C36)	Benzene[3]	Toluene[3]	Ethyl-benzene[3]	Total Xylenes[3]	Selected Fuel Additives[3]			Total Lead[4]
														MTBE	EDC	EDB	
MW78	B39-50	SoundEarth	F&BI	01/28/09	50	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B39-57.5	SoundEarth	F&BI		57.5	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B39-65	SoundEarth	F&BI		65	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B39-75	SoundEarth	F&BI		75	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	<1
MW79	B40-18	SoundEarth	F&BI	06/30/10	18	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	1.46
MW80	B41-26	SoundEarth	F&BI	06/30/10	26	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	1.36
	B41-30	SoundEarth	F&BI		30	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW81	B42-25	SoundEarth	F&BI	06/30/10	25	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B42-28	SoundEarth	F&BI		28	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B42-30	SoundEarth	F&BI		30	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B42-32.5	SoundEarth	F&BI		32.5	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	1.17
MW82	B43-25	SoundEarth	F&BI	07/01/10	25	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	1.09
MW83	B44-25	SoundEarth	F&BI	07/01/10	25	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B44-28	SoundEarth	F&BI		28	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	1.05
	B44-30	SoundEarth	F&BI		30	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW84	B45-15	SoundEarth	F&BI	10/04/10	15	<2	<50	<250	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B45-35	SoundEarth	F&BI		35	<2	<50	<250	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B45-42.5	SoundEarth	F&BI		42.5	<2	<50	<250	--	<0.02	<0.02	<0.02	<0.06	--	--	--	1.31
MW85	B46-15	SoundEarth	F&BI	10/04/10	15	<2	<50	<250	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B46-35	SoundEarth	F&BI		35	<2	<50	<250	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B46-42.5	SoundEarth	F&BI		42.5	<2	<50	<250	--	<0.02	<0.02	<0.02	<0.06	--	--	--	<1
B47	B47-22	SoundEarth	F&BI	10/04/10	22	--	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B47-24.5	SoundEarth	F&BI		24.5	--	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B47-27	SoundEarth	F&BI		27	--	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
B48	B48-22	SoundEarth	F&BI	10/04/10	22	--	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B48-24.5	SoundEarth	F&BI		24.5	--	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B48-27	SoundEarth	F&BI		27	--	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW86	B49-15	SoundEarth	F&BI	10/05/10	15	<2	<50	<250	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B49-27.5	SoundEarth	F&BI		27.5	3.4	<50	<250	--	<0.02	<0.02	<0.02	<0.06	<0.05	<0.05	<0.05	--
	B49-42.5	SoundEarth	F&BI		42.5	<2	<50	<250	--	<0.02	<0.02	<0.02	<0.06	<0.05	<0.05	<0.05	1.61
MW87	B50-15	SoundEarth	F&BI	10/05/10	15	<2	<50	<250	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B50-25	SoundEarth	F&BI		25	<2	<50	<250	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B50-42.5	SoundEarth	F&BI		42.5	<2	<50	<250	--	<0.02	<0.02	<0.02	<0.06	--	--	--	1.03
MW88	B51-22.5	SoundEarth	F&BI	10/05/10	22.5	--	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B51-25	SoundEarth	F&BI		25	--	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B51-27.5	SoundEarth	F&BI		27.5	--	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW89	B52-15	SoundEarth	F&BI	10/11/10	15	<2	<50	<250	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B52-20	SoundEarth	F&BI		20	<2	<50	<250	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B52-35	SoundEarth	F&BI		35	<2	<50	<250	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B52-42.5	SoundEarth	F&BI		42.5	<2	<50	<250	--	<0.02	<0.02	<0.02	<0.06	--	--	--	2.35
MW90	B53-15	SoundEarth	F&BI	10/03/11	15	1,600	--	--	--	0.28	6.3	18	77	--	--	--	6.59
MTCA Cleanup Levels						**30/100[5][6]**	**2,000[6]**	**2,000[6]**	**2,000[6]**	**0.03[6]**	**7[6]**	**6[6]**	**9[6]**	**0.1[6]**	**11[7]**	**0.005[6]**	**250[6]**

SoundEarth Strategies

Table 3
Summary of Soil Analytical Results
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Client Review

Sample Location	Sample ID	Sampled By	Laboratory	Sample Date	Sample Depth (feet bgs)	Analytical Results (in mg/kg)											
						GRPH[1]	DRPH[2] (C10 - C25)	ORPH[2] (C26 - C36)	TRPH[2] (C10 - C36)	Benzene[3]	Toluene[3]	Ethyl-benzene[3]	Total Xylenes[3]	Selected Fuel Additives[3]			Total Lead[4]
														MTBE	EDC	EDB	
MW91	B54-30	SoundEarth	F&BI	10/03/11	30	**700**	--	--	--	**0.55**	3.6	**9.3**	**53**	--	--	--	--
	B54-35	SoundEarth	F&BI		35	<2	--	--	--	<0.02	<0.02	<0.02	0.097	--	--	--	--
MW92	B55-35	SoundEarth	F&BI	10/04/11	35	<2	--	--	--	<0.02	<0.02	<0.02	0.077	--	--	--	--
	B55-50	SoundEarth	F&BI		50	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW93	B56-30	SoundEarth	F&BI	10/04/11	30	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B56-40	SoundEarth	F&BI		40	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW94	B57-30	SoundEarth	F&BI	10/05/11	30	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
	B57-40	SoundEarth	F&BI		40	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW95	B58-44	SoundEarth	F&BI	11/14/11	44	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW96	B59-44	SoundEarth	F&BI	11/15/11	44	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW97	B60-43	SoundEarth	F&BI	11/16/11	43	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW98	B61-45	SoundEarth	F&BI	11/21/11	45	**3,500**	--	--	--	<0.04	6.2	**23**	**82**	--	--	--	--
MW99	B62-44	SoundEarth	F&BI	11/22/11	44	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW101	B64-45	SoundEarth	F&BI	11/29/11	45	<2	--	--	--	<0.02	<0.02	<0.02	<0.06	--	--	--	--
MW102	B65-14	SoundEarth	F&BI	06/16/13	14	**1,400**	1,300 [x]	<250	--	**2.0**	**61**	**29**	**173**	<0.25	<0.25	<0.005	1.67
	B65-16	SoundEarth	F&BI		16	**1,800**	--	--	--	**1.7**	**47**	**24**	**151**	--	--	--	--
MW103	B66-30	SoundEarth	F&BI	06/16/13	30	<2	<50	<250	--	**0.14**	0.25	<0.05	0.17	0.070	<0.05	<0.005	1.34
	B66-37.5	SoundEarth	F&BI		37.5	7.7	<50	<250	--	**1.5**	2.2	0.14	0.85	**0.48**	<0.05	<0.005	4.62
	B66-50	SoundEarth	F&BI		50	<2	--	--	--	**0.073**	0.11	<0.05	<0.2	--	--	--	--
MW104	B67-10	SoundEarth	F&BI	06/17/13	10	<2	<50	<250	--	<0.03	<0.05	<0.05	<0.2	--	--	--	--
	B67-15	SoundEarth	F&BI		15	**340**	<50	<250	--	<0.3	**59**	**24**	**123**	<0.5	<0.5	<0.005	1.38
MW105	B68-34	SoundEarth	F&BI	06/17/13	34	<2	--	--	--	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	<0.005	1.23
	B68-40	SoundEarth	F&BI		40	<2	--	--	--	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	<0.005	<1
	B68-42.5	SoundEarth	F&BI		42.5	<2	--	--	--	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	<0.005 [J]	2.0
MTCA Cleanup Levels						**30/100[5][6]**	**2,000[6]**	**2,000[6]**	**2,000[6]**	**0.03[6]**	**7[6]**	**6[6]**	**9[6]**	**0.1[6]**	**11[7]**	**0.005[6]**	**250[6]**

SoundEarth Strategies

Table 3
Summary of Soil Analytical Results
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

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Sample Location	Sample ID	Sampled By	Laboratory	Sample Date	Sample Depth (feet bgs)	Analytical Results (in mg/kg)											
						GRPH[1]	DRPH[2] (C10 - C25)	ORPH[2] (C26 - C36)	TRPH[2] (C10 - C36)	Benzene[3]	Toluene[3]	Ethyl-benzene[3]	Total Xylenes[3]	Selected Fuel Additives[3]			Total Lead[4]
														MTBE	EDC	EDB	
MW106	B69-10	SoundEarth	F&BI	06/17/13	10	<2	<50	<250	--	<0.03	<0.05	<0.05	<0.2	--	--	--	--
	B69-15	SoundEarth	F&BI		15	<2	<50	<250	--	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	<0.005	1.37
	B69-20	SoundEarth	F&BI		20	<2	<50	<250	--	<0.03	<0.05	<0.05	<0.2	--	--	--	--
MW107	B70-30	SoundEarth	F&BI	06/18/13	30	<2	<50	<250	--	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	<0.005	1.14
	B70-40	SoundEarth	F&BI		40	<2	<50	<250	--	<0.03	<0.05	<0.05	<0.2	--	--	--	--
	B70-50	SoundEarth	F&BI		50	<2	<50	<250	--	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	<0.005	<1
	B70-55	SoundEarth	F&BI		55	<2	<50	<250	--	<0.03	<0.05	<0.05	<0.2	--	--	--	--
MTCA Cleanup Levels						**30/100[5][6]**	**2,000[6]**	**2,000[6]**	**2,000[6]**	**0.03[6]**	**7[6]**	**6[6]**	**9[6]**	**0.1[6]**	**11[7]**	**0.005[6]**	**250[6]**

NOTES:

Red text indicates concentration exceeding MTCA cleanup level.

[1]Analyzed by Washington Method WTPH-G from 1992 through 2002 and Method NWTPH-Gx since 2004.

[2]Analyzed by Method NWTPH-Dx.

[3]Analyzed by EPA Method 8020, 8021B, 8260B, or 8260C.

[4]Analyzed by EPA Methods 6010, 6020, or 200.8.

[5]30 mg/kg when benzene is present and100 mg/kg when benzene is not present.

[6]MTCA Cleanup Regulation, Chapter 173-340-900 of WAC, Table 740-1 Method A Cleanup Levels for Soil, revised November 2007.

[7]MTCA Cleanup Regulation, CLARC, Soil, Method B, Carcinogen, Standard Formula Value, CLARC Website <https://fortress.wa.gov/ecy/clarc/CLARCHome.aspx>.

Laboratory Notes:

[ca]The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.

[j]Estimated value or the internal standard associated with the analyte is out of control limits - the reported concentration is an estimate.

[x] The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

-- = not analyzed or not measured

< = not detected at a concentration exceeding laboratory reporting limit

bgs = below ground surface

C_{10} - C_{36} = number of carbon atoms per molecule included in each described category of petroleum hydrocarbons

CLARC = cleanup levels and risk calculations

DRPH = diesel-range petroleum hydrocarbons (C10–C25)

EDB = 1,2-dibromoethane (ethylene dibromide)

EDC = 1,2-dichloroethane (ethylene dichloride)

EPA = U.S. Environmental Protection Agency

ESE = Environmental Science & Engineering Inc. of Redmond, Washington

F&BI = Friedman & Bruya, Inc., of Seattle, Washington

GRPH = gasoline-range petroleum hydrocarbons

mg/kg = milligrams per kilogram

MTBE = methyl tertiary-butyl ether

MTCA = Washington State Model Toxics Control Act

NCA = North Creek Analytical, of Bothell, Washington

NET = National Environmental Testing, Inc., Of Portland, Oregon

NWTPH = northwest total petroleum hydrocarbon

ORPH = oil-range petroleum hydrocarbons (C25–C36)

Pinnacle = Pinnacle GeoSciences, Inc. of Bellevue, Washington

SoundEarth = SoundEarth Strategies, Inc.

TRPH = total recoverable petroleum hydrocarbons (C10–C36)

WAC = Washington State Administrative Code

SoundEarth Strategies

Table 4
Summary of Soil Gas Analytical Results
TOC Holdings Co. Facility No. 01-176
24205 56th Avenue West
Mountlake Terrace, Washington

Draft - Issued for Client Review

Sample Location	Sampled By	Laboratory	Sample Date	Sample Depth (feet bgs)	TPH Analytical Results (micrograms per cubic meter)[1]
SG1	ESE	ECA	05/18/92	5	550
				10	<250
				12	<250
SG2	ESE	ECA	05/18/92	10	<250
				12	340
SG2A	ESE	ECA	05/18/92	5	490
SG3	ESE	ECA	05/18/92	5	<250
				9	<250
SG4	ESE	ECA	05/18/92	5	<250
				9	<250
SG5	ESE	ECA	05/18/92	5	<250
SG6	ESE	ECA	05/18/92	5	<250
				10	<250
SG7	ESE	ECA	05/18/92	5	<250
				10	<250
SG8	ESE	ECA	05/18/92	5	<250
				8	<250
MTCA Method B Soil Gas Screening Level[2]					**1,400/14,000[3]**

NOTES:

[1]Analyzed by U.S. Environmental Protection Agency Method TO-14.

[2]The first value is the screening level for sub-slab measurements; the second value is the screening level for deep (greater than 15 feet bgs) soil gas measurements. Screening levels are calculated by dividing the indoor air cleanup level by an attenuation factor of 0.1 or 0.01, for sub-slab and deep soil gas samples, respectively, as specified in Table B-1, Ecology's Draft Guidance for Evaluating Soil Vapor Intrusion in Washington State, October 2009.

[3]This is the lowest (most conservative) of the three screening level values for air-phase petroleum hydrocarbon fractions.

< = not detected at a concentration exceeding laboratory reporting limit

bgs = below ground surface

ECA = Environmental Control Associates, of Watsonville, California.

ESE = Environmental Science and Engineering, Inc. of Redmond, Washington

MTCA = Washington State Model Toxics Control Act

TPH = total petroleum hydrocarbons

PHOTOGRAPHS

Photograph 1. View of the former building on the TOC Property, looking northeast from 56th Avenue West.

Photograph 2. Demolition of the former building on the TOC Property.

Photograph 3. Asphalt-covered parking lot on the TOC Property, facing south.

Photograph 4. Looking east from 56th Avenue West. Building on the TOC/Farmasonis Property.

Photograph 5. Portions of the parking lot and grass-covered back lot of the TOC/Farmasonis Property, looking east.

Photograph 6. Front of the Drake Property, looking east across 56th Avenue West.

SoundEarth Strategies	Project No.: 0440-030 Date: August 2013 Drawn By: DMM Chk By: DHG File ID: 01-176_2013RI-Photolog.docx	**PROJECT PHOTOGRAPHS** TOC Holdings Co. Fac. No. 01-176 24205 56th Avenue West Mountlake Terrace, Washington

Photograph 7. Northern side of the building on the Drake Property, facing west.

Photograph 8. Paved and gravel parking areas on the eastern portion of the Drake Property, facing east.

Photograph 9. Looking southwest from the intersection of 56th Avenue West and 242nd Street Southwest.

Photograph 10. Hollow-stem auger drilling on the TOC Property, facing east across 56th Avenue West.

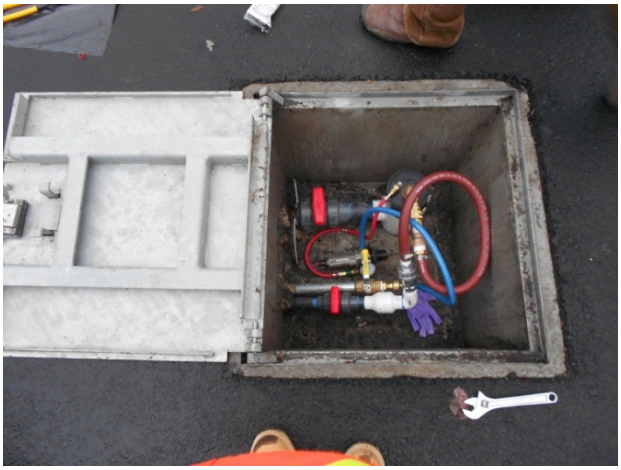
Photograph 11. Hollow-stem auger drilling with a limited-access rig on the TOC Property.

Photograph 12. Sample collection from a SONIC drill rig on the TOC/Farmasonis Property.

SoundEarth Strategies	Project No.: 0440-030 Date: August 2013 Drawn By: DMM Chk By: DHG File ID: 01-176_2013RI-Photolog.docx	**PROJECT PHOTOGRAPHS** TOC Holdings Co. Fac. No. 01-176 24205 56th Avenue West Mountlake Terrace, Washington

Photograph 13. Hollow-stem auger drill rig and support truck on the Drake Property.

Photograph 14. Remediation system piping installed in a trench on the Drake Property.



Photograph 15. An open remediation well vault on the Drake Property.

Photograph 16. Example of the remediation system conex housing on the TOC/Farmasonis Property.

Photograph 17. The Drake and TOC/Farmasonis remediation systems conex, facing east on the TOC/Farmasonis Property.

Photograph 18. A partial interior view of the remediation system housed in the conex box.

SoundEarth Strategies	Project No.: 0440-030 Date: August 2013 Drawn By: DMM Chk By: DHG File ID: 01-176_2013RI-Photolog.docx	**PROJECT PHOTOGRAPHS** TOC Holdings Co. Fac. No. 01-176 24205 56th Avenue West Mountlake Terrace, Washington

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CHECKED BY:	DRAFT
CAD FILE:	01-176_2013RI_AERIALS

PROJECT NAME:	TOC HOLDINGS CO. FACILITY 01-176
PROJECT NUMBER:	0440-030
STREET ADDRESS:	24205 56TH AVENUE WEST
CITY, STATE:	MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 25 50 100 200

APPROXIMATE SCALE IN FEET

AERIAL 1947

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STREET ADDRESS: 24205 56TH AVENUE WEST
CITY, STATE: MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 25 50 100 200
APPROXIMATE SCALE IN FEET

AERIAL 1955

10/24/2013
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CITY, STATE: MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 25 50 100 200
APPROXIMATE SCALE IN FEET

AERIAL 1965

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REGION:

0 25 50 100 200
APPROXIMATE SCALE IN FEET

AERIAL 1974

10/24/2013
P:\0440 TOC HOLDINGS CO\01-176 MOUNTLAKE TERRACE\TECHNICAL\CAD\2013RI\AERIALS\01-176_2013RI_AERIALS.DWG
WWW.SOUNDEARTHINC.COM

SoundEarth Strategies
WWW.SOUNDEARTHINC.COM

DATE: 10/08/13
DRAWN BY: JQC
CHECKED BY: DRAFT
CAD FILE: 01-176_2013RI_AERIALS

PROJECT NAME: TOC HOLDINGS CO. FACILITY 01-176
PROJECT NUMBER: 0440-030
STREET ADDRESS: 24205 56TH AVENUE WEST
CITY, STATE: MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 25 50 100 200
APPROXIMATE SCALE IN FEET

AERIAL 1984

10/24/2013
P:\0440 TOC HOLDINGS CO\01-176 MOUNTLAKE TERRACE\TECHNICAL\CAD\2013RI\AERIALS\01-176_2013RI_AERIALS.DWG
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SoundEarth Strategies
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DATE:	10/08/13
DRAWN BY:	JQC
CHECKED BY:	DRAFT
CAD FILE:	01-176_2013RI_AERIALS

PROJECT NAME:	TOC HOLDINGS CO. FACILITY 01-176
PROJECT NUMBER:	0440-030
STREET ADDRESS:	24205 56TH AVENUE WEST
CITY, STATE:	MOUNTLAKE TERRACE, WASHINGTON

REGION:

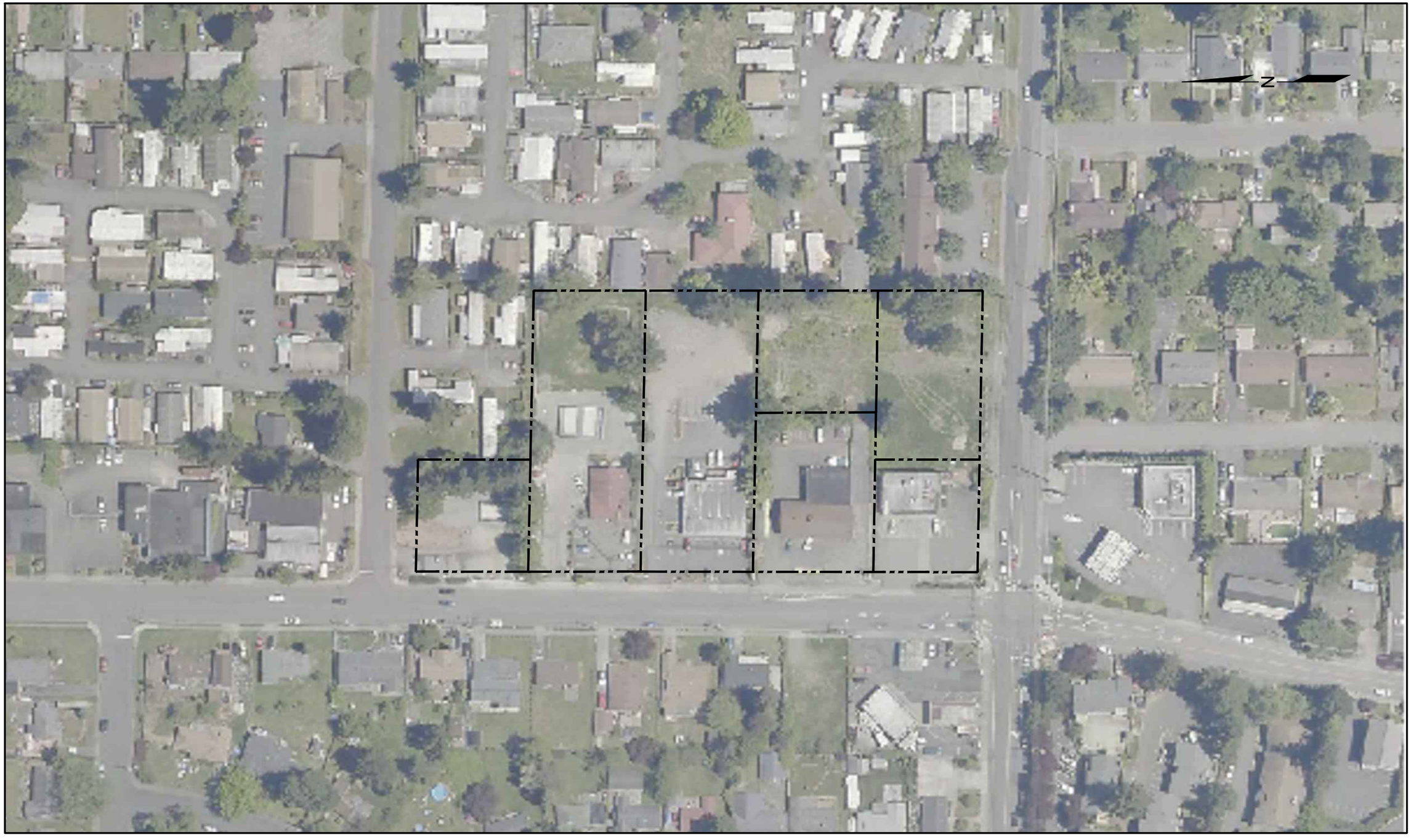
0 25 50 100 200
APPROXIMATE SCALE IN FEET

AERIAL 1995

P:\0440 TOC HOLDINGS CO\01-176 MOUNTLAKE TERRACE\TECHNICAL\CAD\2013RI\AERIALS\01-176 2013RI AERIALS.DWG

10/24/2013

WWW.SOUNDEARTHINC.COM



SoundEarth Strategies
WWW.SOUNDEARTHINC.COM

DATE:	10/08/13
DRAWN BY:	JQC
CHECKED BY:	DRAFT
CAD FILE:	01-176_2013RI_AERIALS

PROJECT NAME:	TOC HOLDINGS CO. FACILITY 01-176
PROJECT NUMBER:	0440-030
STREET ADDRESS:	24205 56TH AVENUE WEST
CITY, STATE:	MOUNTLAKE TERRACE, WASHINGTON

REGION:

0 25 50 100 200

APPROXIMATE SCALE IN FEET

AERIAL 2012

10/24/2013

P:\0440 TOC HOLDINGS CO\01-176 MOUNTLAKE TERRACE\TECHNICAL\CAD\2013RI\AERIALS\01-176_2013RI_AERIALS.DWG

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APPENDIX A
SNOHOMISH COUNTY ASSESSOR RECORDS

TAPE PICTURE HERE

4893-000-035-0100 02/24/71 000000

TIME OIL CO

2737 COMMODORE WAY
SEATTLE WA 98199

L/C 061C SCHOOL DISTRICT 15

LAKE FOREST CREST
BLK 000 D-01 - W 120FT OF TR 35

BUILDING PERMITS

DATE	NUMBER	AMOUNT

CONSTRUCTION DATA

DATE FINISHED

DATE

PER CENT UNFINISHED

DATE REMODELED

DATE MOVED

VALUATION

ACRES OR LOT NUMBER	LAND	BLDG	INITIAL	DATE

SALES DATA

SALE	DATE	INSTRUMENT	RECEIPT NUMBER
7000	11/15/62		

24205 56TH AVE W
MLT

511

DWELLING

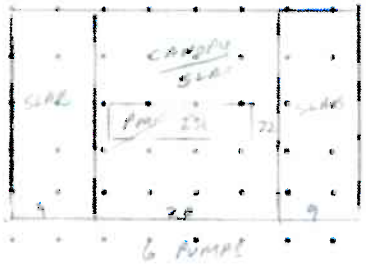
DATE	CONDITION	EFFECTIVE AGE	PER CENT DEPRECIATION

HIGHEST AND BEST USE VALUE

IMPROVED		UNIMPROVED		TIMBER		TOTAL	TOTAL
ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	AV

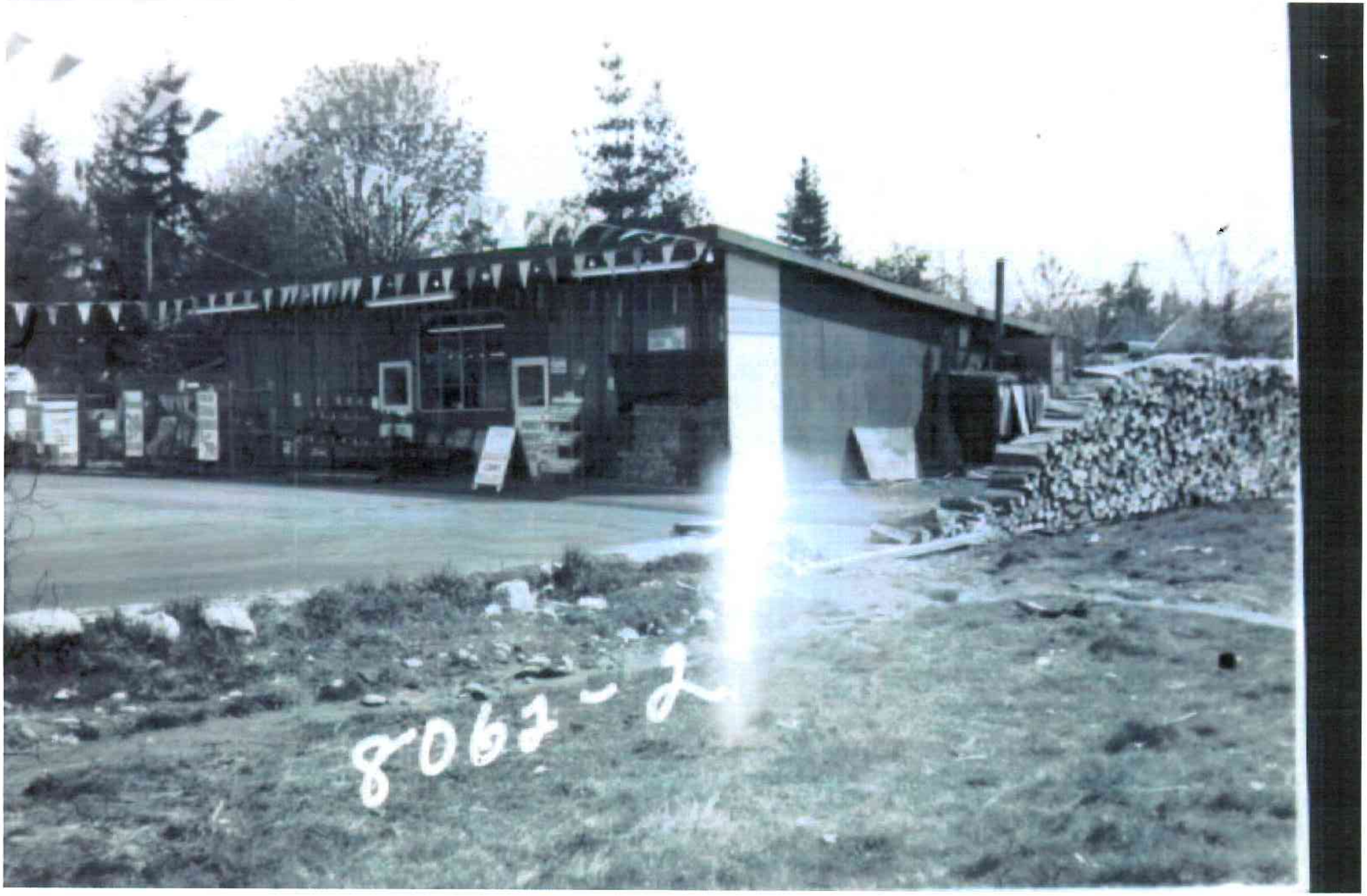
OTHER CONSTRUCTION

TYPE	DATE BUILT	CONST	FLOOR	ROOF	DIMENSION	S F AREA	CONDITION	FACTOR	VALUE	% DEP.	NET VALUE



APPRAISAL DATA

DEPUTY	MONTH	DAY	YEAR	REMARKS
GMP / AN	6	27	75	REVALUE - CLOSED DOWN
JJC	6	6	77	PERMIT #7111 - 10/75 - BRICK BLDG - SEE GR. SHEET
GEP	8	2	79	Reval no change
[illegible]				
LMO	10	11	84	Reval, no change
[illegible]				
[illegible]				
BB	4	19	95	Revalue canopy and pipes are gone


8062-2

ACCOUNT NUMBER 4693-000-035-0100 RT#

ADDITION LAKE FOREST CREST BLK LOT

FEE OWNER TIME OIL CO DATE 6-6-77

ADDRESS OF PROPERTY 24205 56th W

BLDG USE/TYPE SERV STA. CLASS C AVG RETAIL Bldg. Life 45

QUALITY	EXTERIOR WALLS	INTERIOR WALLS	INTERIOR TRIM	SALES DATA
E G F P	Single	Solid	Mahogony	Instrument / Mo / Day / Yr / St. Tax
CONDITION	Double	Conc Blk	Metal	
G Foundation	✓ Brick	Plywood	Hemlock	
G Exterior	Concrete	Plywood Panel	OR	
G Interior	Pre Fab Metal	Plaster	INSULATION	
BUILDING	Tilt Up	✓ Plaster Board	✓ Walls Ceiling	
1 No. Stories	OR	✓ Painted	Roof	
No. Stores	EXTERIOR FACING	Papered	Floor	
No. Rooms	Siding	OR	OR	BLDG. PERMITS
Bsmt	Stucco		WIRING	No / Date / Amt. / Purpose
No. Offices	Tx III 3½ K 17	INTERIOR CEILING	Minimum	7111 / 8/8/75 / 14,000 / BRICK BLDG
No. Apts	✓ (Brick)) Venr	Plaster	✓ Average	
UNIT SQ. FEET	Concrete	✓ Plaster Board	Good	
	Concrete Blk	Celotex	Special	
	OR	Acoustical	HEAT	
	Sq. Ft.	OR PAINTED	ELEC-GAS-OIL	
OR	FLOOR CONSTRUCT.		Hot Water	
	Beams X	PLUMBING	Forced Air	
CONSTRUCTION	Posts X	10 No. of Fixtures	Suspended	
Wood Frame	Joists X	Tubs	✓ Base Board	
Steel Frame	On Cen.	3 Toilets	Heat Pump	
✓ Ord. Masonry	Cor Deck	3 Basins	Air Condition	
Concrete	✓ Concrete	1 Sinks	OR	
Pre Fab	Plywood	1 Utility	TE BUILT 1976	WALL HT. / SQ.FT.
OR	OR	Shower	NF %	B / B
	FLOOR FINISH	1 HWT	Date 6-6-77	1 9 / 1 640
FOUNDATION	Hardwood	Urinal	Effective Age	2 / 2
✓ Concrete	Lino	1 Drink Fount.	Dep. For Cond	3 / 3
Conc. Blk.	Asph. Tile	OR	" " OBSL	4 / 4
Post & Pier	Vinyl Tile	E G F P	ITEM	Sq. Ft. / Factor / Cost / Cost
OR	✓ Concrete	BATH FINISH F C W	B.I. 16.37 + 11 Hrs	
	Terazzo	Tile	+17.28 | 1.36 NIGHT	
BSMT	OR CARPET	Plaster Bd ✓ ✓	16.1 X 1.13 AM =	
Full Part		OR VINYL	17.3	640 / 6.13 / / 12245
Sub Bsmt.	ROOF CONST.	ROOF COVER		
Floor	✓ Wood Frame Joists	Shake-Shingle +	2 REST ROOMS	
Parking	Steel Frame	Composition	TOTAL 6 FIXT.	
Service	Truss	✓ Bit Up	U.F. 220	
Apts.	Ply Cardeck	Metal	2a 325 545	/ / / 1535
OR	OR	OR	325	
ELEVATOR	Miscellaneous Items	Miscellaneous Items	TOTAL	15780
Hyd Elec	Yard Lites	Drop in Range	% UNF 0	
Pass Freight	✓ Pump Islands	Built in R-O	TOTAL	13780
Stops	SP DP	Garbage Disposal	LESS DEP.	
OR	Monoxo Vents	Hood & Fan	TOTAL	13780
Miscellaneous Items	Sprinklers	Dish Washer	OTHER IMPROVEMENTS	5720
Fire Place	✓ Tanks		TOTAL FV	22500
Balcony				
Stair Ways			MAIN BLDG.	
Marquee			OTHER BLDGS.	
Covered Walk			TOTAL FV	22500
Hoists			MAIN BLDG. AV	
✓ Air Water			OTHER BLDGS. AV	
✓ Canopy			TOTAL AV	

1 of 2

Total Acres Or Lot No.	Improved Acres	Improved Value	Unimproved Acres	Unimproved Value	Posting Ref. M	D	Yr	Deputy	Correlated Property Valuation Land	Imp	Total	Land Valuation Method

OTHER IMPROVEMENTS

Improvement	Construction	Floor	Roof	Age	Dimension	Area	Factor	Value	% Dep	Depreciation	Net Value
Ch. BK Bldg	Brick	on overlay		1968		4345	325	135	25%	35	100
BBK Top		on overlay		1968		7800	.60	4680	25%	1170	3510
Canopy		on overlay		"		940	4.65	4245	15%	635	3610
Con. Slab		on overlay		"		396	1.50	595	15%	90	505
Pump Island				"		64	4.35	280	15%	40	240
UG Storage	Tank	4M Gallon		"		1	2675	2675	30%	800	1875
"	"	6M Gallon		"		1	3625	3625	30%	1090	2535
"	"	8M Gallon		"		1	4275	4275	30%	1280	2995
Pump	Pump Island			"		3	275	825	30%	245	580
"	" Roof			"		6	450	2700	30%	810	1890
Awning				"			245	245	30%	75	170
											18010

Date _____

ANNUAL GROSS REVENUE	$
Vacancy Allowance @ ___% (of annual gross)	$
ANNUAL EFFECTIVE GROSS REVENUE (line 1 minus line 2)	$
Total annual expense	$
ANNUAL NET INCOME	$
LAND VALUE $	
LAND RATE Interest ___% + Taxes ___% = ___%	
Less Land Income–Value $ _____ x Rate ___%	$
NET INCOME TO BUILDING	$
÷ BUILDING RATE	
Interest ___% + Taxes ___% + Recapture ___%	
BUILDING VALUE	$
LAND VALUE	$
INDICATED TOTAL PROPERTY VALUE (By Income Approach Only)	$

REMARKS:

6-6-77 PERMIT # 7111 10/1/75 - 14000 FOR BRICK BLDG. BLDG HAS REST ROOM AT SOUTH PORTION OF BLDG PLUS 2 REST ROOMS FOR PUBLIC USE OLD FRUIT STAND TORN DOWN. INTERIOR OF THIS BLDG PART CARPET.

Pumps gone no indication that tanks have been removed 12-11-90

9

PETROS & C FARMASONIS

13753 3RD N W

SEATTLE WA 981770000

Site Address: 024225 56TH W AV

Constr + Occ.	D15	Restaurant
Style	1	1 Story
Actual Year Blt	1961	
Condition	A	Average
Eff. Year Built	1976	
Observed Depr	000000	
Obs Cond Code		
Normal Depr Tbl	35	35-Yr Life
Functional Obs.	000000	
Economic Obs.	000000	
Unfinished %	00	N/A
Market Adjust	100	Market Adju
Quality	A	Average
Exterior Wall	PH	Plywood Hrd
Roof Type	P	Pitched
Roof Cover	C	Comp
Foundation	C	Concrete
Plumbing/Fixtrs	00006	FIX
Floor Cover	C	Crpt/Vnl
Heat-Cool	HV	Heat/Vent/A
Hgt Fctr 0.0000	09150	0.9150 Fact
Prm Fctr 0.0000	11830	1.1830 Fact
[illegible]rt Quality	NA	N/A
Carport Cover		
Concrete Porch	A	Class A Por
Deck		
Balcony		
Roof Porch	A	Class A Rf

AREA	FLAT	EFF%	E/AREA	ACT%	A/AREA	EA/AA	HEATED
ONE	1900	1.00	1900	1.00	1900	1900	1900
PDC	35	1.00	35	1.00	35	35	
PDR	35	1.00	35	1.00	35	35	

ONE(0001900)PDC(00035)PDR(00035).24225 00000

56TH AV W

THEO'S PIZZA & PASTA

Land Value	324,000
Misc Value	2,300
Bldg Value	81,600
Total Value	407,900
Value By Cost	MRA
Effective Area	1,900
Points	0.0000
Bldg Rate	82.62
RCN	156,982
% Depreciation	0.4800
OBSOL	0.0000
Building Value	81,600

DOCUMENT #	DATE QS	SALE PRICE
05066	0480 Q	120,610
09299	0578 Q	80,000
01942	0276 M	

PERMIT NO	TYPE	DATE	AMOUNT

Appraiser 11 George O.
Appr Date 02/09/99
Use Code 5810 Retail Eating
NBHD 4650.00 Nbhd 46 Coml Dept
L100 M100 B100

MISC BLDG	CODE	DESC		LENGTH	WIDTH	UNITS	ADJ PRICE	EYB	DT	PCT	ADJUSTMENT	VALUE
1	1 YDASPH	Yard	Asphalt	.00	.00	6000.00	1.89	61	35	80.00	1.00	2,300

LAND	LUSE	DESC	ZONING	UNITS	TP	PRICE	ADJUSTMENT CODE/FACTOR					VALUE
1	4600	BMA 4600	BC	18000.00	S	10.00	.00	.00	.00	.00		180,000
	4600	BMA 4600	BC	18000.00	S	8.00	.00	.00	.00	.00		144,000

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4893-000-034-0002 02/24/71 000000

MLT PROPERTIES NO. 14
C/O KOBAYASHI ROBERT T
6503 27TH AVE NE
SEATTLE WA 98115

L/C 0610 SCHOOL DISTRICT 15

LAKE FOREST CREST
BLK 000 D-00 - LOT 34

BUILDING PERMITS

DATE	NUMBER	AMOUNT

CONSTRUCTION DATA

DATE FINISHED	
DATE	1/61
PER CENT UNFINISHED	
DATE REMODELED	1/63
DATE MOVED	

VALUATION

ACRES OR LOT NUMBER	LAND	BLDG	INITIAL	DATE

SALES DATA

SALE	DATE	INSTRUMENT	RECEIPT NUMBER

24225 - 56 W

DWELLING

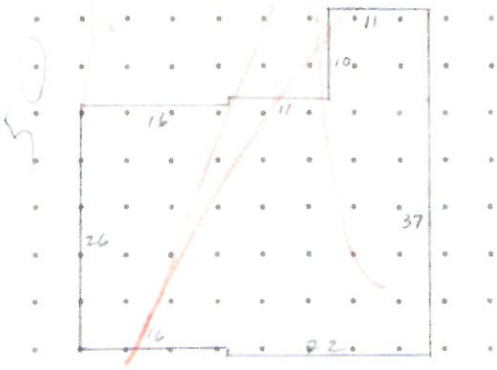
DATE	CONDITION	EFFECTIVE AGE	PER CENT DEPRECIATION

HIGHEST AND BEST USE VALUE

IMPROVED		UNIMPROVED		TIMBER		TOTAL	TOTAL
ACRES	VALUE	ACRES	VALUE	ACRES	VALUE	ACRES	AV

OTHER CONSTRUCTION

TYPE	DATE BUILT	CONST.	FLOOR	ROOF	DIMENSION	S.F. AREA	CONDITION	FACTOR	VALUE	% DEP.	NET VALUE



APPRAISAL DATA

DEPUTY	MONTH	DAY	YEAR	REMARKS
GMP/AN	6	27	75	REVALUE - OWNER
DSC	8	2	78	Inst - complete remodel - NOW D Avg Restaurant REMODELED AFTER SALE - ALSO ADDED 780 ft.
[illegible]	4	15	81	Revalue, no structural changes [illegible]
HHO	10	4	84	Revalue, no changes
[illegible]	[illegible]			Revalue no changes
[illegible]	12	11	89	[illegible]

REVAL 95 BUILDING LAND SD 15

FM 04 ☐ TAX YR 96 05/04/95 05/03/95 ACCOUNT NO 4893-000-034-0002 L/C 0610

SITUS P/P NO TYPE

NBR 24225 UNIT # PRE STREET 56TH TYPE AV SUF W

CITY MOUNTLAKE TERRACE ZIP 98043 CT 511.00 SEC TWP RNG 33 27 04 3

BENCH MARK AREA 460 WTRFT

BUSINESS NAME THEO'S PIZZA & PASTA

U N D X

BUILDING NO	OCCUPANCY	CONSTRUCTION	STYLE
1 OF 1	15 RESTAURANT	D	1 STRY

DATE BUILT	REMODEL DATE	CONDITION	EFFECTIVE AGE	DEPRECIATION %
1961	1977	AVERAGE	16 1976	39 35 T

% UNFINISHED	HEIGHT MULT	PERIM MULT	BUILDING LIFE	MARKET MODIFIER
	.915	1.183	30 35	

QUALITY	BEDROOMS #	FLOOR COVER	BUILT IN APPLIANCES	
AVG		CPT/VNL	RANGE-OVEN	INTERCOM
EXTERIOR	FULL BATHS #	FLOOR CONST	HOOD-FAN	VACUUM
PLY-HDBD	3/4 BATHS #	FRAME ☐	DISHWASHER	EL GAR DR
ROOF TYPE	1/2 BATHS # 2	CONC ☐	GARB DISP	HOT TUB
PITCHED			TRASH COMP	SAUNA
ROOF COVER	PLUMB FIX # 6	HEAT-COOL	MICROWAVE	
COMPOS		HVAC		
FOUNDATION		FIREPLACE		
CONCRETE				

1st FLR ☐	1,900	BASEMENT ☐		GAR QUAL		CP QUAL		PRCH QUAL	AVG
2nd FLR ☐		DAYLITE		EXTERIOR		ROOF CVR		CONC ☐	35
3rd FLR ☐		POR DEV ☐		ATTACHED ☐		CP ☐		DECK ☐	
4th FLR ☐		QUAL FIN		DETACHED ☐				BALC ☐	
LOFT ☐				BASEMENT ☐				ROOF ☐	35

MEZZANINE	COMMERCIAL BASEMENT	YARD IMPROVEMENTS		LIVING UNITS		
LOFT ☐	UNFIN ☐	ASPH ☐	6,000	TYPE	#	☐
UNDEV ☐	CEILED ☐	CONC ☐		STUDIO		
RETAIL ☐	FINISHED ☐	YD LT #P	#F	1 BR		
RET-OFF ☐	RETAIL ☐	FENCE L/F		2 BR		
OFFICE ☐	APT ☐			3 BR		
BANK ☐	OFFICE ☐	SPRINKLED ☐		TOTAL	2 2 S	
	BANK ☐					
	FACTOR %	ELEVATOR		LENGTH		
	PARKING ☐			WIDTH		
	PARK QUAL			AVG HEIGHT	8	
				PERIMETER	176	

BC

LAND USE 58100 RETAIL - EATING ZONING MLT /GC /C

LAND VALUATION

	PORTION	METHOD: SITE	SQ FT	FRONT FT	ACRES	RATE	CONTIG	CLEARED 1	CLEARED 2	WOOD	NEIGH: GOOD	AVG	FAIR	ACCESS: LEG YES	PHY YES	RD: NO	ASPHALT	GRAVEL	PWR: UNDERGD	WTR: UNDERGD	PUBLIC	WELL	SEWER: PUBLIC	SEPTIC	NO PERK	VIEW: BLUE/WATER	GOOD	AVG	FAIR	WTR FRT: LAKE WOOD BK	LAKE WOOD BK	MT VIEW BK	MT VIEW BK	TIDELAND	LOW LAND	WETLAND	STEEP	EASEMENT
		1 2 3 4 5						1 2			1 2		3	1 2												1 2 3 4				1 2		3						
1	X				18,000	8.00	X					X		X	X	X	X		X	X		X															
2	X				18,000	6.00	X					X		X	X	X	X			X		X															

LIEN

BUILDING VALUES	
P/P	
BLDG $	48,500*
O IMP $	0
COMM $	0
TOTAL $	48,500
LAND VALUE	
$	252,000
TOTAL ASSESSED VALUE	
$	300,500
LIEN VALUE	
($	0)

SALES DATA

SALE	DATE	INSTRUMENT	RECEIPT NUMBER
—	6-16-83	QCD	6813

New sheet

ACCOUNT NUMBER 4893-000-034-0007 DATE 8-2-78

NAME OF BUSINESS (DBA) ~~Sandpiper owners~~ Theo's Pizza & Pasta Arla & Ove Christensen

ADDRESS OF PROPERTY 24025 - 56 Ave W

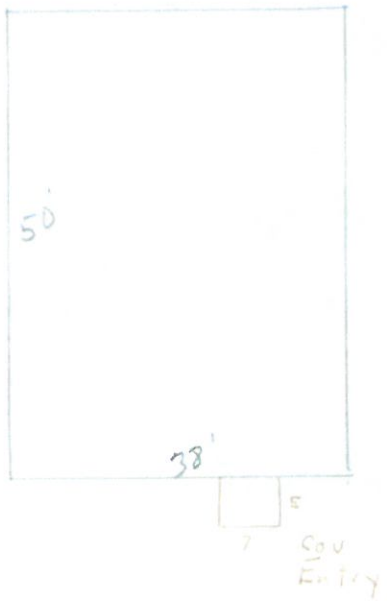
BLDG USE/TYPE Restaurant CLASS "D" Avg Restaurant Bldg. Life 30

CONDITION	EXTERIOR WALLS	INTERIOR WALLS	INTERIOR TRIM	INCOME INFORMATION ON FILE
E G F P	Single	Brick	Mahogany	YES / NO / DATE
G Foundation	✓ Double	Concrete	Metal	
G Exterior	Brick	Conc Blk	Hemlock	
G Interior	Concrete	Plywood	Birch	
	Pre Fab Metal	Plywood Panel	✓ Cedar	
BUILDING	Glass	Plaster	INSULATION	
1 No. Stories		✓ Plaster Board	Roof / Ceiling	
No. Stores	EXTERIOR FACING	✓ Painted	Walls	
Bsmt.	✓ Siding	Papered	Floor	
No. Offices	Stucco		WIRING	BLDG. PERMITS: No. / Date / Amt. / Purpose
No. Apts	Tx 111	INTERIOR CEILING	Minimum	Complete Remodel
	Brick / Venr	Plaster	✓ Average	7964 / 6-78 / 16200 / REMODEL +
UNIT SQ. FEET	Concrete	✓ Plaster Board	Good	9198 / 4-79 / 2000 / ADDITION
1br	Concrete Blk	Celotex	Special	* Remod finish
2br	Ply - HDBD	Acoustical Spray	HEAT	8516 / 6-6-80 / 2000 / Int. Remod
3br		Acoustical Susp.	ELEC GAS-OIL	
4br	FLOOR CONSTRUCT.	Open	Hot Water	
Avg	Wood Frame		Forced Air	
CONSTRUCTION	✓ Car Deck	PLUMBING	Suspended	
– Wood Frame	Concrete	6 No. of Fixtures	Base Board	
Steel Frame	Plywood	Tubs	Heat Pump	
Concrete Blk	Earth	2 Toilets	Air Condition	
Tilt up		2 Basins	✓ H.V.A.C.	
Modular		1 Sinks	DATE BUILT 1961	WALL HT. / SQ. FT.
Brick	FLOOR FINISH	Utility	Add Yr. 1977	B / B
	Hardwood	Shower	Eff. Age	1 8' / 1 1900#
FOUNDATION	Lino	1 HWT	Dep. Phy. Cond.	2 / 2
✓ Concrete	Asph. Tile	Urinal	Dep. Econ. Obs.	3 / 3
Conc. Blk.	✓ Vinyl Tile	Drink Fount.	Dep. Func. Obs.	4 / 4
Post & Pier	Concrete		ITEM / Sq. Ft. / Factor / Product	
None	Terazzo	SOLAR SYSTEM	BR 27.25 X 915 Hrs/Yr	
	✓ Carpet	Heat	X 1.18%/Pt x 1.19 Times	
BSMT.		Hot Water	= 35.10	1900 / 35.10 / 666,690
Full / Part				
Sub Bsmt.	ROOF CONST.	ROOF COVER		
Parking	✓ Wood Frame	Shake-Shingle		
Service	Steel Frame	✓ Composition		
Finished	Truss	Bit Up		
FLOOR COVER	Ply-Cardeck	Metal		
	Alum Frame			
ELEVATOR	Miscellaneous Items	Miscellaneous Items		
Hyd / Elect	Yard Lites	Drop in Range		
Pass / Freight	Pump Islands	Built in R-O	TOTAL	666,690
Stops	SP / DP	Garbage Disposal	% UNF	
	Monoxo Vents	Hood & Fan	TOTAL	
Miscellaneous Items	Sprinklers	Dish Washer	LESS DEP. n/a	
Fire Place	Thermopane		TOTAL	666,690
Balcony	Tanks		OTHER IMPROVEMENTS	1,800
Stair Ways			TOTAL FV	68,490
Marquee				
Covered Walk			MAIN BLDG.	
Hoists			OTHER BLDGS.	
Air Water			TOTAL FV	
Canopy				

OTHER IMPROVEMENTS

Improvement	Construction	Floor	Roof	Age	Dimension	Area	Factor	Value	% Dep	Deprec.	Net Value
VBT						6000	.30				1800

REMARKS: 1961 Bldg 1120 ft Cut log
1978 780 ft Added Total Remodeling



8/78

TAPE PICTURE HERE

Cherry Eve

4893-000-033-0003 02/24/71 000000

SOUTHLAND EMPLOYEES TRUST
TAX DEPT 476-905
2828 N HASKELL
DALLAS TX 75200

L/C 061C SCHOOL DISTRICT 15

LAKE FOREST CREST
BLK 000 0-00 - LOT 33

24309 56TH AVE W
MLT

511

BUILDING PERMITS

DATE	NUMBER	AMOUNT

CONSTRUCTION DATA

DATE FINISHED

DATE

PER CENT UNFINISHED

DATE REMODELED

DATE MOVED

VALUATION

ACRES OR LOT NUMBER	LAND	BLDG	INITIAL	DATE

SALES DATA

SALE	DATE	INSTRUMENT	RECEIPT NUMBER
$9,500	7-20-77	SWD	011255
$10,000	8-21-81	SWD	9795
0	7-26-83	Deed	8702

DWELLING

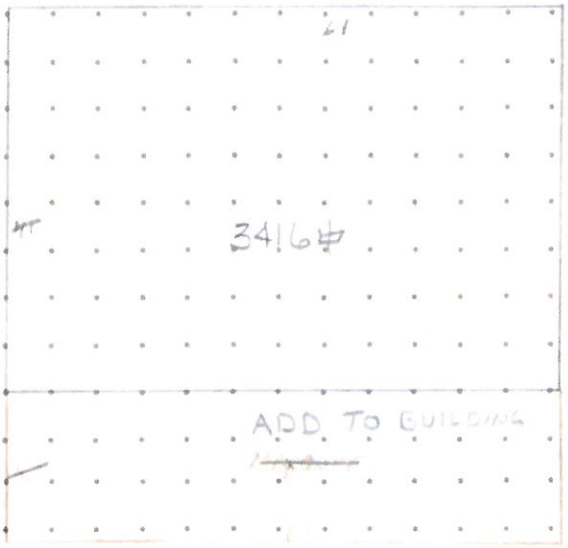
DATE	CONDITION	EFFECTIVE AGE	PER CENT DEPRECIATION

HIGHEST AND BEST USE VALUE

IMPROVED ACRES	IMPROVED VALUE	UNIMPROVED ACRES	UNIMPROVED VALUE	TIMBER ACRES	TIMBER VALUE	TOTAL ACRES	TOTAL AV

OTHER CONSTRUCTION

TYPE	DATE BUILT	CONST	FLOOR	ROOF	DIMENSION	S.F. AREA	CONDITION	FACTOR	VALUE	% DEP	NET VALUE



APPRAISAL DATA

DEPUTY	MONTH	DAY	YEAR	REMARKS
GMP/AN	6	27	75	REVALUE
LIGHTLE	1	7	77	ADD TO BLDG & REMODEL INTO TAVERN
JEP	8	2	78	Reval no change
	9	15	81	Reval
				[illegible] no change.
				[illegible]
				[illegible]
				[illegible] marked in front [illegible] off
DHD	7	15	91	BP install new wiring no change in value

REVAL 95 BUILDING LAND 15

FM 94 ☐ TAX YR 96 05/03/95 05/03/95 ACCOUNT NO 4893-000-033-0003 SD L/C 0610

SITUS P/P NO TYPE

NBR 24309 UNIT # PRE STREET 56TH TYPE AV SUF W

CITY MOUNTLAKE TERRACE ZIP 98043 CT 511.00 SEC TWP RNG 33 27 04 3

BENCH MARK AREA 460 WTRFT

BUSINESS NAME GETAWAY TAVERN

U N D X

BUILDING NO	OCCUPANCY	CONSTRUCTION	STYLE
1 OF 1	16 RETAIL STORE	C	1 STRY

DATE BUILT	REMODEL DATE	CONDITION	EFFECTIVE AGE	DEPRECIATION %
1961	1976	AVERAGE	26 / 1976	46 4 CT

% UNFINISHED	HEIGHT MULT	PERIM MULT	BUILDING LIFE	MARKET MODIFIER
	1.000	1.056	40	

QUALITY	BEDROOMS #	FLOOR COVER	BUILT IN APPLIANCES	
LOW		CPT/VNL	RANGE-OVEN	INTERCOM
EXTERIOR	FULL BATHS #	FLOOR CONST	HOOD-FAN	VACUUM
PLY-HDBD won't take	3/4 BATHS #	FRAME ☐	DISHWASHER	EL GAR DR
ROOF TYPE	1/2 BATHS #	CONC ☐	GARB DISP	HOT TUB
FLAT			TRASH COMP	SAUNA
ROOF COVER	PLUMB FIX # 12	HEAT-COOL	MICROWAVE	
BUILT UP		SUSP		
FOUNDATION		FIREPLACE		
CONCRETE				

1st FLR ☐ 3,416	BASEMENT ☐	GAR QUAL	CP QUAL	PRCH QUAL
2nd FLR ☐	DAYLITE	EXTERIOR	ROOF CVR	CONC ☐
3rd FLR ☐	POR DEV ☐	ATTACHED ☐	CP ☐	DECK ☐
4th FLR ☐	QUAL FIN	DETACHED ☐		BALC ☐
LOFT ☐		BASEMENT ☐		ROOF ☐

MEZZANINE	COMMERCIAL BASEMENT	YARD IMPROVEMENTS	LIVING UNITS
LOFT ☐	UNFIN ☐	ASPH ☐ 32,580	TYPE # ☐
UNDEV ☐	CEILED ☐	CONC ☐	STUDIO
RETAIL ☐	FINISHED ☐	YD LT #P #F	1 BR
RET-OFF ☐	RETAIL ☐	FENCE L/F	2 BR
OFFICE ☐	APT ☐		3 BR
BANK ☐	OFFICE ☐	SPRINKLED ☐	TOTAL 2/8 52
	BANK ☐		
	FACTOR %	ELEVATOR	LENGTH
	PARKING ☐		WIDTH
	PARK QUAL		AVG HEIGHT 12
			PERIMETER 234

BC

LAND USE 58200 RETAIL - EATING ZONING MLT /BA /C

LAND VALUATION

	METHOD (POSITION, SITE, SQFT, FRONT, ACRES, ACMBR)	ACRES / SITE UTILITY	QUANTITY	RATE	CONTIG	CLOADED 1 2	CWOODED 1 2	NEIGH GOOD	NEIGH AVG	NEIGH FAIR	ACCESS LEG YES	ACCESS PHY YES	ACCESS NO	RD ASPHALT 1 2	RD GRAVEL 1 2	PWR/WTR UNDRGD SWR 1 2	PWR/WTR UP POLE 1 2	PWR/WTR PUBLIC	PWR/WTR WELL	SEWER/WTR PRIVATE 1 2	SEWER/WTR NO PERK	VIEW BLUFF	VIEW GOOD	VIEW AVG	VIEW FAIR	WTR FRT LOWD BK	WTR FRT MED BK	WTR FRT HI BK	TIDELAND	LOWLAND	WETLAND	STEEP	EASEMENT
1	X		18,000	10.00 8.00	X		X			X	X		X	X		XX		X														
2	X		18,000	8.00 6.00	X		X			X	X		X	X		X		X														

LIEN

BUILDING VALUES	
P/P	
BLDG $	88,000
O IMP $	0
COMM $	0
TOTAL $	88,000

LAND VALUE	
$	252,000

TOTAL ASSESSED VALUE	
$	340,000

LIEN VALUE	
($	0)

GUENTER MANNHALT

327 N 105TH ST STE C

SEATTLE WA 981330000

Site Address: 024309 56TH W AV

Constr + Occ.	C16	Retail Stor	Land Value		324,000
Style	1	1 Story	Misc Value		12,100
Actual Year Blt	1961		Bldg Value		83,700
Condition	A	Average	Total Value		419,800
Eff. Year Built	1976		Value By Cost		2480
Observed Depr	000000				
Obs Cond Code					
Normal Depr Tbl	40	40-Yr Life			
Functional Obs.	000000		Effective Area		3,416
Economic Obs.	000000		Points		0.0000
Unfinished %	00	N/A	Bldg Rate		38.91
Market Adjust	100	Market Adju	RCN		132,929
Quality	L	Low	% Depreciation		0.3700
Exterior Wall	B P-H	~~Brick~~	OBSOL		0.0000
Roof Type	F	Flat	Building Value		83,700
Roof Cover	B	Bit-up			
Foundation	C	Concrete	DOCUMENT #	DATE QS	SALE PRICE
Plumbing/Fixtrs	00012	FIX	07503	0695 Q	370,000
Floor Cover	C	Crpt/Vnl	01553	0189 Q	300,000
Heat-Cool	S	Suspended H	09795	0881 Q	110,000
Hgt Fctr 0.0000	10000	1.0000 Fact	PERMIT NO	TYPE DATE	AMOUNT
Prm Fctr 0.0000	10560	1.0560 Fact			
Carport Quality	NA	N/A			
Carport Cover					
Concrete Porch			Appraiser	11 George O.	
Deck			Appr Date	02/08/99	
Balcony			Use Code	5820 Retail Eating	
Roof Porch			NBHD	4650.00 Nbhd 46 Coml Dept	
				L100 M100 B100	

AREA	FLAT	EFF%	E/AREA	ACT%	A/AREA	EA/AA	HEATED
ONE	3416	1.00	3416	1.00	3416	3416	3416

ONE(0003416).24309 00000 56TH

AV W GETAWAY TAVERN

MISC BLDG	CODE	DESC		LENGTH	WIDTH	UNITS	ADJ PRICE	EYB	DT	PCT	ADJUSTMENT	VALUE
1	1 YDASPH	Yard	Asphalt	.00	.00	32580.00	1.62	61	40	77.00	1.00	12,100

LAND	LUSE	DESC	ZONING	UNITS	TP	PRICE	ADJUSTMENT CODE/FACTOR				VALUE
1	4600	BMA 4600	BC	18000.00	S	10.00	.00	.00	.00	.00	180,000
2	4600	BMA 4600	BC	18000.00	S	8.00	.00	.00	.00	.00	144,000

SALES PRICE	DATE	INSTR	1%	OTHER PROPERTY	PURCHASER
300,000	1/31/89	WD	01553		Jamelam, Daniel & Mary Jan
370,000	4/6/95	SWD	7503		Sherry L Cook

4893-000-033-0063 1/7/77


SPEEDY MART

SALES DATA

SALE	DATE	INSTRUMENT	RECEIPT NUMBER
0	7-26-83	Deed	8703
0	7-26-83	Deed	8704
0	7-26-83	Deed	8705
0	9-27-84	Qcd	12390
0			

ACCOUNT NUMBER 4893-000-033-0003 RT#

ADDITION LAKE FOREST CREST BLK — LOT 33

FEE OWNER SOUTHLAND EMPLOYEES TRUST DATE 6/27/75

ADDRESS OF PROPERTY 24309 56TH W. MOUNTLAKE TERRACE

BLDG USE/TYPE SEVEN-ELEVEN FOOD STORE (TAUCH 1978) "C" LOW COST CLASS RETAIL MARKET Bldg. Life 35 40

QUALITY	EXTERIOR WALLS	INTERIOR WALLS	INTERIOR TRIM	SALES DATA
E G (F) P	Single	Solid	Mahogany	Instrument / Mo / Day / Yr / St. Tax
CONDITION	✓ Double	✓ Conc Blk	Metal	
F Foundation	Brick	Plywood	Hemlock	
F Exterior	✓ Concrete BLK	✓ Plywood ~~Panel~~	OR FIR	
F Interior	Pre Fab Metal	Plaster	INSULATION	
BUILDING	Tilt Up	Plaster Board	✓ ~~Walls~~ Ceiling	
1 No. Stories	OR	Painted	Roof	
1 No. Stores	EXTERIOR FACING	Papered	Floor	
2 No. Rooms	✓ Siding ADD	OR RUSTIC	OR	BLDG. PERMITS
Bsmt	Stucco		WIRING	No. / Date / Amt. / Purpose
No. Offices	Tx 111	INTERIOR CEILING	Minimum	14759 / 2/76 / 25000 / ADD & REMODEL
No. Apts	Brick ( ) Venr	Plaster	✓ Average	2137 / 4-91 / 3200 / Awning
UNIT SQ FEET	Concrete	Plaster Board	Good	
	✓ Concrete Blk	Celotex	Special	
	OR	Acoustical	HEAT	
	Sq. Ft.	OR T+G DECK	ELEC-GAS-OIL	
OR	FLOOR CONSTRUCT.		Hot Water	
	Beams X	PLUMBING	Forced Air	
CONSTRUCTION	Posts X	11 No. of Fixtures 12	✓ Suspended GAS	
✓ Wood Frame	Joists X	Tubs	✓ Base Board CARD	
Steel Frame	On Cen.	4 Toilets	Heat Pump ROOM	
✓ Ord. Masonry	Car Deck	5 Basins	Air Condition	
Concrete	✓ Concrete	1 Sinks	OR	
Pre Fab	Plywood	Utility	DATE BUILT 1961	WALL HI. / SQ.FT.
OR	OR	Shower	UNF. —%	B / B
	FLOOR FINISH	1 HWT	Date 6/27/75	1 12' / 1 2501
FOUNDATION	Hardwood	1 Urinal	Effective Age 15	2 / 2
✓ Concrete	Lino	Drink Fount.	Dep. For Cond 26	3 / 3
Conc. Blk.	✓ Asph. Tile	OR	" " OBSL.	4 / 4
Post & Pier	Vinyl Tile	E G F P	ITEM	Sq. Ft. / Factor / Cost / Cost
OR	✓ Concrete	BATH FINISH F C W	B.R. 12.84 - .53 HEAT	2501 / 1350 / 33765
BSMT'	Terazzo	Tile	X 1.097 (P) = 1350	
Full Part	OR CARPET	Plaster Bd		
Sub Bsmt.	ROOF CONST.	OR		
Floor	✓ Wood Frame Joists	ROOF COVER		
Parking	Steel Frame	Shake-Shingle		
Service	Truss	Composition		
Apts.	Ply-Cardeck	✓ Blt Up		
OR	OR	Metal		
ELEVATOR	Miscellaneous Items	OR	TOTAL	33765
Hyd Elect	Yard Lites	Miscellaneous Items	% UNF	
Pass Freight	Pump Islands	Drop in Range	TOTAL	33765
Stops	SP DP	Built In R-O	LESS DEP. 26%	8780
OR	Monoxo Vents	Garbage Disposal	TOTAL	24985
Miscellaneous Items	Sprinklers	Hood & Fan	OTHER IMPROVEMENTS	5525
Fire Place	Tanks	Dish Washer	TOTAL FV	30510
Balcony				
Stair Ways			MAIN BLDG.	
~~Marquee~~ NEG			OTHER BLDGS.	
Covered Walk			TOTAL FV	30510
Hoists			MAIN BLDG. AV	
Air Water			OTHER BLDGS. AV	
Canopy			TOTAL AV	

Total Acres Or Lot No.		Improved Acres	Improved Value	Unimproved Acres	Unimproved Value	Posting Ref. M	D	Yr	Deputy	Correlated Property Valuation Land	Imp	Total	Land Valuation Method
	33					3	21	67	RS	10,560	20,160	30720	
	53					2	14	68	DB/RK	28,800	20,160	48,960	½ 1,20 D, ½ .40 M
	33					6	27	75	KW/AN	34,200	30570.	64,710.	

OTHER IMPROVEMENTS

Improvement	Construction	Floor	Roof	Age	Dimension	Area	Factor	Value	% Dep	Deprec.	Net Value
BLACK TOP		ASPH				~~10,000~~	.20	2000	0	0	~~2000~~
~~SHED~~	~~SCL~~	~~CONC~~	~~CONC/MET~~		~~5X18~~	~~90~~	~~4.16~~	~~375~~	~~26~~	~~00~~	~~276~~
JACK IN REFRIGERATOR 10X38 INCLUDED IN B.R.											
~~UNDIGUE~~						926	~~4.50~~	~~4390~~	~~75%~~	~~4440~~	~~3250~~.
							.30	9770	20	1950	7820
BT						32580	~~.20~~	~~6516~~	~~20~~	~~1303~~	5210
										TOTAL	~~5525~~

Date _____

ANNUAL GROSS REVENUE	$
Vacancy Allowance @ ____% (of annual gross)	$
ANNUAL EFFECTIVE GROSS REVENUE (line 1 minus line 2)	$
Total annual expense	$
ANNUAL NET INCOME	$
LAND VALUE $	
LAND RATE Interest ____% + Taxes ____% = ____%	
Less Land Income–Value $ _____ x Rate ____ %	$
NET INCOME TO BUILDING	$
÷ BUILDING RATE	
Interest ____% + Taxes ____% + Recapture ____%	
BUILDING VALUE	$
LAND VALUE	$
INDICATED TOTAL PROPERTY VALUE (By Income Approach Only)	$

REMARKS:

7-15-91

Add Yr. 1961 - 1976	B		B
Eff. Age 18 yr.	1	12	1 3416
Dep. Phy. Cond.	2		2
Dep. Econ. Obs. 26	3		3
Dep. Func. Obs.	4		4

ITEM	Sq. Ft.	Factor	Product
BR 19.68 - .81 heat =			
18.81 x 1.056 P = 19.86 X			
T.C.d (1.09 C x 1.12 L)			
1.220 = 24.23	3416	24.23	A 2770
TOTAL			

% UNF		
TOTAL		B 2770
LESS DEP.	2690	21 520
TOTAL		61 250
OTHER IMPROVEMENTS		10,420
TOTAL FV		71,670
MAIN BLDG.		
OTHER BLDGS.		
TOTAL FV		

Add Yr.	B	B
Eff. Age 15	1 12	1 3416
Dep. Phy. Cond. 20	2	2
Dep. Econ. Obs.	3	3
Dep. Func. Obs.	4	4

ITEM	Sq. Ft.	Factor	Product
15.33 BR - .67 heat			
x 1.00 (HT) x 1.056 (P)			
x 1.25 (Time) = 17.42	3416	17.42	59,500
TOTAL			59,500

% UNF	
TOTAL	
LESS DEP. 20%	11,900
TOTAL	47,600
OTHER IMPROVEMENTS	7,820
TOTAL FV	55,420
MAIN BLDG.	55,400
OTHER [redacted]GS.	
TOTAL [redacted]	

DATE BUILT 1961 - 1976 ADD	WALL HT.	SQ.FT.
UNF. –%	B	B
Date 1/10/77	1 12	1 3416
Effective Age 15	2	2
Dep. For Cond 20	3	3
" " OBSL.	4	4

ITEM	Sq. Ft.	Factor	Cost	Cost
C-LOW RETAIL				
14.02BR - .69heat				48,268
X 1.056p = 14.13	3416	14.13		- 1,135
WALL ADJ	1092	1.04		6460
COOLER (10X38)	380	17		
				53,593
TOTAL				–
% UNF				53,590
TOTAL				10,720
LESS DEP. 20%				42,870
TOTAL				5210
OTHER IMPROVEMENTS				48,880
TOTAL FV				
MAIN BLDG.				
OTHER BLDGS.				
TOTAL FV				48,880
MAIN BLDG. AV				
OTHER BLDGS. AV				
TOTAL AV				

Factor	Value	% Dep	Deprec.	Net Value
.40	13030	20%	2610	10420

ACCOUNT NUMBER 4873-000-032-0004 RT#

ADDITION LAKE FOREST CREST BLK — LOT 32

FEE OWNER CREST OIL CO DATE 6/27/75

ADDRESS OF PROPERTY 24311 W 56 MOUNTLAKE TERRACE

BLDG USE/TYPE SERVICE STATION CLASS "C" LOW COST SERVICE GARAGE Bldg. Life 35

QUALITY	EXTERIOR WALLS	INTERIOR WALLS	INTERIOR TRIM	SALES DATA
E (G) F P	Single	Solid	Mahogany	Instrument / Mo / Day / Yr / St. Tax
CONDITION	✓ Double	✓ Conc Blk	Metal	
✓ Foundation	Brick	Plywood	Hemlock	
✓ Exterior	Concrete BLK	Plywood Panel	OR	
✓ Interior	Pre Fab Metal	Plaster	INSULATION	
BUILDING	Tilt Up	✓ Plaster Board	✓ Walls Ceiling	
1½ No. Stories 1 STY OR		✓ Painted	Roof	
1 No. Stores	EXTERIOR FACING	Papered	Floor	
3 No. Rooms	Siding	OR	OR	BLDG. PERMITS
Bsmt	✓ Stucco		WIRING	No. / Date / Amt / Purpose
No. Offices	Tx 111	INTERIOR CEILING	Minimum	
No. Apts	✓ Brick (✓ Veneer)	Plaster	✓ Average	
UNIT SQ. FEET	Concrete	✓ Plaster Board	Good	
	✓ Concrete Blk	Celotex	Special	
	OR	Acoustical	HEAT	
	Sq. Ft	OR ✓ PLYWD	ELEC-GAS-OIL	
OR	FLOOR CONSTRUCT.		Hot Water	
	Beams X	PLUMBING	✓ Forced Air OIL (2)	
CONSTRUCTION	Posts X	6 No. of Fixtures	Suspended	
Wood Frame	Joists X	Tubs	Base Board	
Steel Frame	On Cen.	2 Toilets	Heat Pump	
Ord. Masonry	Car Deck	2 Basins	Air Condition	
✓ Concrete BLK	✓ Concrete	1 Sinks	OR	
Pre Fab	Plywood	Utility	DATE BUILT 1953	WALL HT. / SQ.FT.
OR	OR	Shower	UNF	B / B
	FLOOR FINISH	1 HWT	Date 6/27/75	1 14 / 1 3756
FOUNDATION	Hardwood	Urinal	Effective Age 18	2½ STY TB — A Bsmt
✓ Concrete 10"	Lino	Drink Fount.	Dep. For Cond 34%	3 / 3
Conc. Blk	✓ Asph. Tile 15 X 15	OR	" " OBSL	4 / 4
Post & Pier	Vinyl Tile	E (G) F P		
OR	✓ Concrete	BATH FINISH F C W		
	Terazzo	✓ Tile		
BSMT	OR	✓ Plaster Bd ✓		
Full Part		OR Tile ✓		
Sub Bsmt.	ROOF CONST.	ROOF COVER		
Floor	✓ Wood Frame Joists	✓ Shake-Shingle		
Parking	Steel Frame	Composition		
Service	Truss	✓ Bit Up 5 Ply		
Apts.	Ply-Cardeck	Metal		
OR	OR	OR		

ITEM	Sq. Ft.	Factor	Cost	Cost
B. 7.81 x .25 HEIGHT	3756	9.53	35795	
x 1.182 (P)				
= 9.53				
TOTAL			35,795	
% UNF				
TOTAL			35,795	
LESS DEP. 34%			12170	
TOTAL			23625	
OTHER IMPROVEMENTS			17340	
TOTAL FV			40915	
MAIN BLDG.				
OTHER BLDGS.				
TOTAL FV			41310	
MAIN BLDG. AV				
OTHER BLDGS. AV				
TOTAL AV				

ELEVATOR	Miscellaneous Items	Miscellaneous Items
Hyd Elect	1 Yard Lites 16 FT 4 FLOOR	Drop in Range
Pass Freight	2 Pump Islands	Built In R.O
Stops	6 SP 6 DP	Garbage Disposal
OR	Monoxo Vents	Hood & Fan
Miscellaneous Items	Sprinklers	Dish Washer
Fire Place	7 Tanks	2 12,000 GAL
Balcony	1 - 8000 GAL	4 10,000 "
Stair Ways	1 - 3000 " PROPANE	
Marquee	2 - 5000 GAL REGULAR	
Covered Walk	3 - 2000 GAL	
2 Hoists SP	1 - 1000 GAL TANKS	
23 Air Water	1 AIR WELLS	
Canopy		

	Improved		Unimproved		Posting Ref.				Correlated Property Valuation			Land Valuation Method
No.	Acres	Value	Acres	Value	M	D	Yr	Deputy	Land	Imp	Total	
32					2	14	62	DE S	23,800	23,760	32,560	18,000 @ 1.32 + 1,800 @ .40
32					6	27	2K	[illegible]	34,200	40,910	75,110	

OTHER IMPROVEMENTS

Improvement	Construction	Floor	Roof	Age	Dimension	Area	Factor	Value	% Dep	Depreciation	Net Value
Walks	5 - 4M					4 SF	1.00	5400	34	1835	3565
	1 - 3M					1	970	970	"	330	640
	2 - 12M					3	2550	7650	"	2600	5050
Mail Gate	4 Fixture	Flagstone			in front	1	290	290	"	100	190
Houses						2	900	1800	"	610	1190
Signs	Pump Stations	Gravel			2 12x6	324	1.48	570	"	195	375
Blacktop		Ash	on front			5280	.21	1360	0	0	1360
Air Wells						5 x 2	130	650	34	220	430
Pump Islands		Conc			3 (3x3)	192	2.50	480	"	165	315
Pump Aprons	10 @	Tarmac			2 x 40	11		4180	"	1420	2760
Cyclone Fence	6ft				1250	Lineal Ft	on front	455	250%	350	1650

Date _____

ANNUAL GROSS REVENUE	$
Vacancy Allowance @ ____% (of annual gross)	$
ANNUAL EFFECTIVE GROSS REVENUE (line 1 minus line 2)	$
Total annual expense	$
ANNUAL NET INCOME	$
LAND VALUE $	
LAND RATE Interest ____% + Taxes ____ % + ____%	
Less Land Income - Value $ _____ x Rate ____ %	$
NET INCOME TO BUILDING	$
÷ BUILDING RATE	
Interest ____ % + Taxes ____% + Recapture ____%	
BUILDING VALUE	$
LAND VALUE	$
INDICATED TOTAL PROPERTY VALUE (By Income Approach Only)	$

REMARKS:

APPENDIX B

CITY OF MOUNTLAKE TERRACE BUILDING PERMITS

CITY OF MOUNTLAKE TERRACE - DEPARTMENT OF COMMUNITY DEVELOPMENT

CONSTRUCTION PERMIT

PROJECT VALUE _____
PLAN CHECK FEE $22.50
PERMIT FEE $30.50
SIDE SEWER FEE (Billing) $10.00
TOTAL FEE $62.88
RECEIPT NUMBER B21775
PERMIT NUMBER B-91-46

NAME OF OWNER: Time Oil Company PHONE NO. 285-2400
ADDRESS: P.O. Box 24447
CITY: Seattle STATE: WA ZIP: 98124
NAME OF CONTRACTOR: Lee Monse General Con. PHONE NO. 241-8765
ADDRESS: 11017 - 16th Ave. S.W.
CITY: Seattle STATE: WA ZIP: 98146
PROJECT NAME: GAS Storage Tank Removal PROJECT ADDRESS: 24205 56th Ave West
PERMIT ISSUED: X 6-13, 19 91 BY: X Betty Williams

PERMISSION IS HEREBY GRANTED TO DO THE FOLLOWING WORK ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH THE ENGINEERING STANDARDS AND ORDINANCES OF THE CITY OF MOUNTLAKE TERRACE, AS SIGNED AND APPROVED BY THE COMMUNITY DEVELOPMENT STAFF. Verbal

To remove 1-8000 gallon & 2-4000 gallon empty gas storage tanks. Excavated materials must be handled and where req'd - be disposed and handled according to the "Toxic Control Act." General Contractor must also get a permit from the Fire Dept.

PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE AND CONSTRUCTION MUST START WITHIN 180 DAYS OF ISSUE
A CHARGE EQUAL TO ONE HALF OF THE ORIGINAL PERMIT FEE WILL BE COLLECTED FOR REISSUE AFTER EXPIRATION DATE

REQUIRED INSPECTIONS	WATER					SEWER			SITE PLAN		
	PLACEMENT	HYDRANT TEST	PRESSURE TEST	PURITY TEST	BACKFLOW PREVENTION DEVICE	LINE PLACEMENT	PRESSURE TEST	MANHOLE PLACEMENT AND GROUTING	EROSION CONTROL	IRRIGATION LINES	LANDSCAPING
DATE OF INSP. (INIT.)											
INSTALLATION APPROVED											

REQUIRED INSPECTIONS	STORM				STREET INSTALLATIONS					WATER QUALITY	DRAINAGE APPROVAL
	PLACEMENT	MANHOLE AND CATCHBASIN INSTALLATION	GROUTING	SWALE APPROVAL	PAVING	CURB AND GUTTER	SIDEWALK	PARKING LOT LAYOUT	STREET LIGHTS		
DATE OF INSP. (INIT.)											
INSTALLATION APPROVED											

The following conditions and requirements must be met before use or occupancy for site improvements:

1. Required inspections must be completed and final acceptance given by the City for improvements as shown above.
2. All maintenance and performance guarantees, easements, and dedications must be submitted to and accepted by the City.
3. All applicable conditions of site development plan approval must be met.
4. Occupancy permit must be obtained from the City Building Official for any buildings.

Comments:

I hereby agree to do the above described work according to the conditions hereon and according to the approved Plans and Specifications pertaining thereto, subject to compliance with the Standards and Ordinances of the City of Mountlake Terrace.

BY Robert G. Buechler DATE 6-13-91
AUTHORIZED AGENT

24 HOUR MINIMUM NOTICE REQUIRED PRIOR TO NEED FOR INSPECTION
NO WORK SHALL BE COVERED PRIOR TO INSPECTION AND APPROVAL

FOR INSPECTION CALL 24 HOUR REQUEST LINE - 775-9694
INSPECTION REQUESTS MAY ONLY BE MADE BY CALLING THE 24 HOUR REQUEST LINE
INSPECTOR WILL NOT ACCEPT ANY INSPECTION REQUESTS

CITY OF MOUNTLAKE TERRACE - DEPARTMENT OF ENGINEERING
CONSTRUCTION PERMIT

PROJECT VALUE $20,761.00
Rec# 125866
PLAN CHECK FEE 891.48
PERMIT FEE 312.02
FILING ~~SIDE SEWER~~ FEE 11.00
TOTAL FEE 323.02
RECEIPT NUMBER 126499
PERMIT NUMBER B-96-04

NAME OF OWNER: TIME OIL, INC. PHONE NO. 286-4495
ADDRESS: 2737 W. COMMODORE WAY
CITY: SEATTLE STATE: WA ZIP: 98199-1233
NAME OF CONTRACTOR: PINNACLE GEOSCIENCE PHONE NO. 649-7535
ADDRESS: 8427 154TH AVE NE
CITY: REDMOND STATE: WA ZIP: 98052

PROJECT NAME: PROJECT ADDRESS: 24205 56TH AVE. W.
PERMIT ISSUED: 1/18 ,19 96 BY: MIKE SHAW

PERMISSION IS HEREBY GRANTED TO DO THE FOLLOWING WORK ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH THE ENGINEERING STANDARDS AND ORDINANCES OF THE CITY OF MOUNTLAKE TERRACE, AS SIGNED AND APPROVED BY THE ENGINEERING STAFF.

CONSTRUCT A SOIL AND GROUNDWATER REMEDIATION SYSTEM.

PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE AND CONSTRUCTION MUST START WITHIN 180 DAYS OF ISSUE
A CHARGE EQUAL TO ONE HALF OF THE ORIGINAL PERMIT FEE WILL BE COLLECTED FOR REISSUE AFTER EXPIRATION DATE

REQUIRED INSPECTIONS	WATER: PLACEMENT	HYDRANT TEST	PRESSURE TEST	PURITY TEST	BACKFLOW PREVENTION DEVICE	SEWER: LINE PLACEMENT	PRESSURE TEST	MANHOLE PLACEMENT AND GROUTING	SITE PLAN: EROSION CONTROL	IRRIGATION LINES	LANDSCAPING
DATE OF INSP. (INIT.)											
INSTALLATION APPROVED											

REQUIRED INSPECTIONS	STORM: PLACEMENT	MANHOLE AND CATCHBASIN INSTALLATION	GROUTING	SWALE APPROVAL	STREET INSTALLATIONS: PAVING	CURB AND GUTTER	SIDEWALK	PARKING LOT LAYOUT	STREET LIGHTS	WATER QUALITY	DRAINAGE APPROVAL
DATE OF INSP. (INIT.)											
INSTALLATION APPROVED											

The following conditions and requirements must be met before use or occupancy for site improvements:
1. Required inspections must be completed and final acceptance given by the City for improvements as shown above.
2. All maintenance and performance guarantees, easements, and dedications must be submitted to and accepted by the City.
3. All applicable conditions of site development plan approval must be met.
4. Occupancy permit must be obtained from the City Building Official for any buildings.

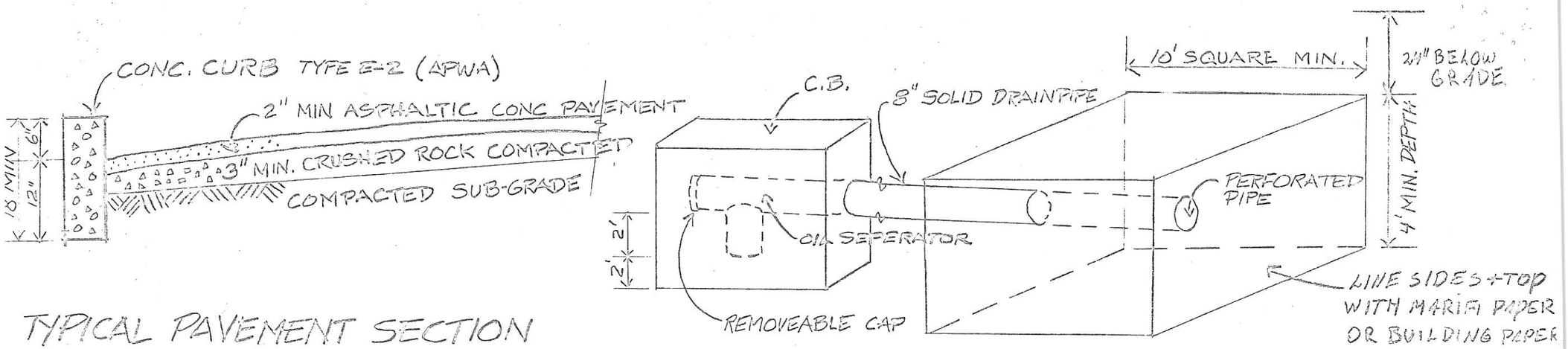
Comments:

I hereby agree to do the above described work according to the conditions hereon and according to the approved Plans and Specifications pertaining thereto, subject to compliance with the Standards and Ordinances of the City of Mountlake Terrace.

BY Michael T. Mayo DATE 1/18/96
AUTHORIZED AGENT

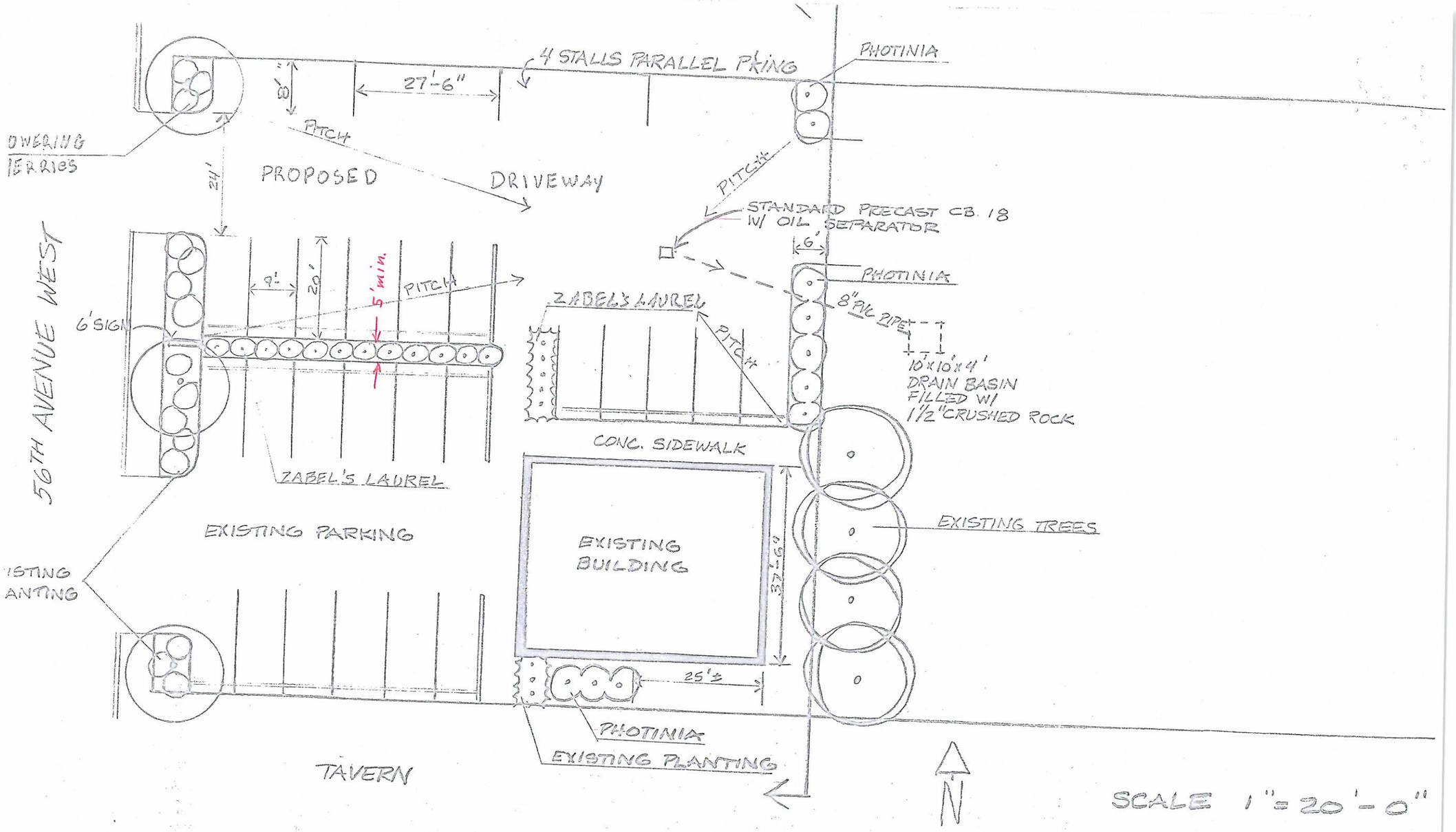
24 HOUR MINIMUM NOTICE REQUIRED PRIOR TO NEED FOR INSPECTION
NO WORK SHALL BE COVERED PRIOR TO INSPECTION AND APPROVAL

FOR INSPECTION CALL 24 HOUR REQUEST LINE - 775-9694
INSPECTION REQUESTS MAY ONLY BE MADE BY CALLING THE 24 HOUR REQUEST LINE
INSPECTOR WILL NOT ACCEPT ANY INSPECTION REQUESTS



TYPICAL PAVEMENT SECTION
AS PER STANDARDS NOT TO SCALE

ISOMETRIC of DRAIN BASIN
CATCH BASIN and OIL SEPERATOR
NOT TO SCALE


4 STALLS PARALLEL PKING
27'-6"
8'
PHOTINIA
PITCH
PROPOSED
DRIVEWAY
OWERING
IERRIES
24'
STANDARD PRECAST CB. 18
W/ OIL SEPARATOR
6'
PHOTINIA
8" PVC PIPE
10'x10'x4'
DRAIN BASIN
FILLED W/
1½" CRUSHED ROCK
56TH AVENUE W
6'SIGN
9'
20'
5' min.
PITCH
ZABEL'S LAUREL
PITCH
CONC. SIDEWALK
ZABEL'S LAUREL
EXISTING PARKING
EXISTING
BUILDING
37'-6"
EXISTING TREES
ISTING
ANTING
25'±
PHOTINIA
EXISTING PLANTING
TAVERN
N
SCALE 1"=20'-0"

Conceptual site plans

24225 56th Ave W

Theis Pizza

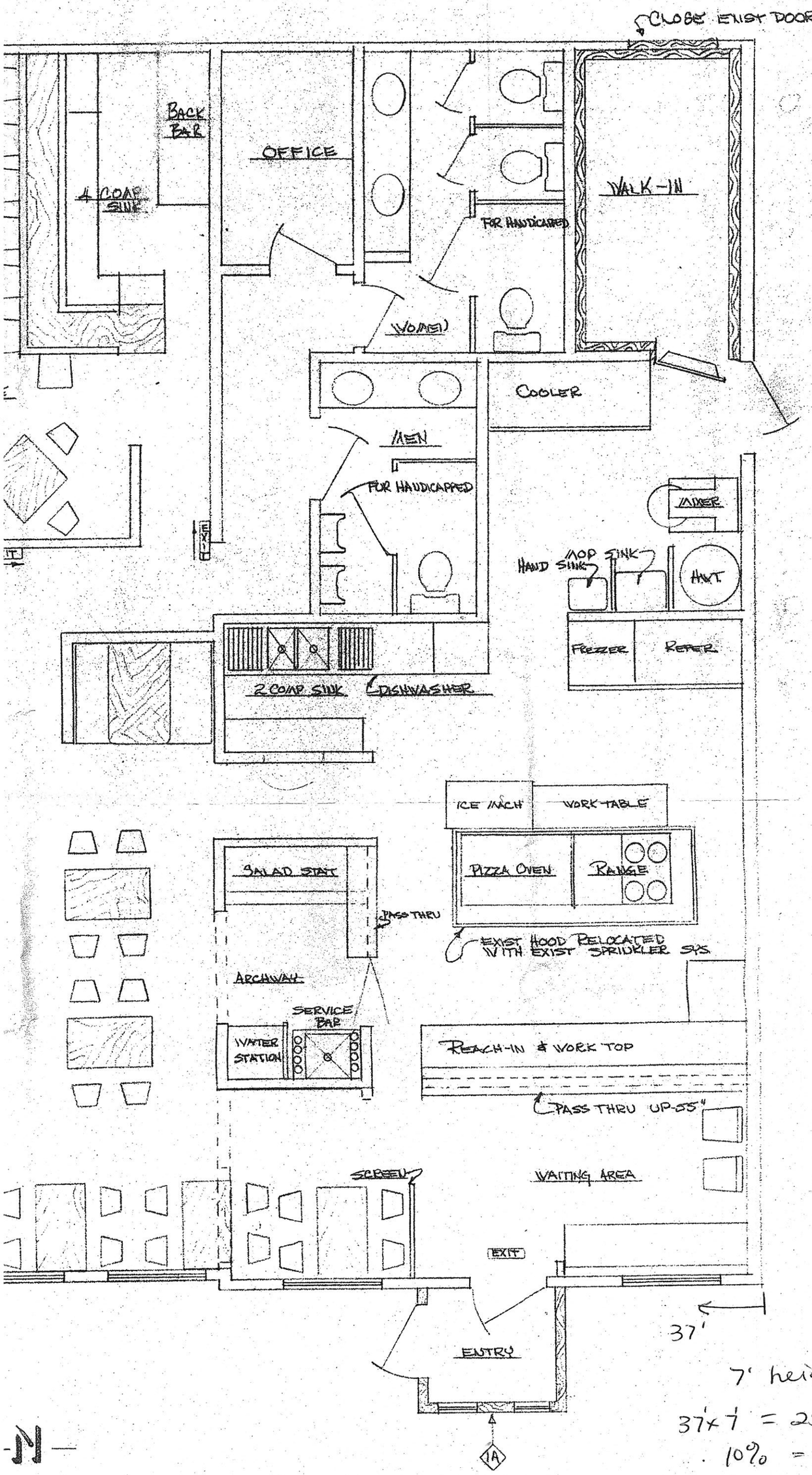
Sean Richard
425-218-5996

RECEIVED
NOV 09 2006
MOUNTLAKE TERRACE

49'-9 1/4"
25'-5"
4'-8 3/4"
19'-7 1/2"
15'-2"
6'-2 1/2"
4'-5 3/4"
37'-0 3/4"
4'-0 1/2"
21'-10 3/4"
3'-9 3/4"
15' 2 1/4"
6'-2 1/2"
8'-9 1/4"
6'-10 3/4"

DINING
LOUNGE
42" HALF WALL
SERVICE STATION
HALL
VESTIBULE
RECEPTION/ WAITING
KITCHEN
SALAD PREP.
COUNTER TOP
STEAM TABLE
COLD TABLE
SALAD PREP.
STOVE
FLAT TOP
BROILER
FRYER
PREP. TABLE
REF.
ICE MACHINE
DEL SINK
W.H.
REF.
MEN'S ROOM
WOMEN'S ROOM
DISH WASHER
SERVICE BAR
COOLER BOX
DESK & WINE DISPLAY
N

49'-9 1/4"
25'-5"
4'-8 3/4"
19'-7 1/2"
Existing Plans
2225 56th Ave W.
Theos Pizza
Seaun Richards
425-248-5996
15'-2"
4'-5 3/4"
6'-2 1/2"
4'-0 1/2"
37'-0 3/4"
21'-10 3/4"
3'-9 3/4"
15'-2 1/4"
6'-2 1/2"
8'-9 1/4"
6'-10 3/4"
STORAGE
LOUNGE
DINING
Bearing
Bearing
Bearing
SALAD PREP
SINK
CNTR. TOP
COUNTER TOP
SINK
HALL
MANAGER'S OFFICE
RECEIVED
NOV 09 2006
MOUNTLAKE TERRACE
DISH WASHER
MEN'S ROOM
WOMEN'S ROOM
VESTIBULE
ICE MACHINE
STOVE
STORAGE CABINET
RECEPTION/ WAITING
KITCHEN
MIXER
MIXER
CAN OPENER
COUNTER TOP
PIZZA OVEN
STORAGE BOX
PASTA MACHINE
COOLER BOX
COUNTER TOP
W.H.
Bearing
N



7' height ✱

37' × 7 = 259 ☐ wall area

10% = 25.9 ☐ allowed sign area

21 ☐ proposed

-N-

PETRO'S PIZZA

SCALE 1/4"=1'-0"

24225 56TH W. MOUNTLAKE TERRACE WA.

RECEIVED
SEP 22 2009
MOUNTLAKE TERRACE

B-09-0191

PARKING & LANDSCAPING
SCALE 1"=10'-0"

31 PARKING SPACES

76TH AVENUE WEST

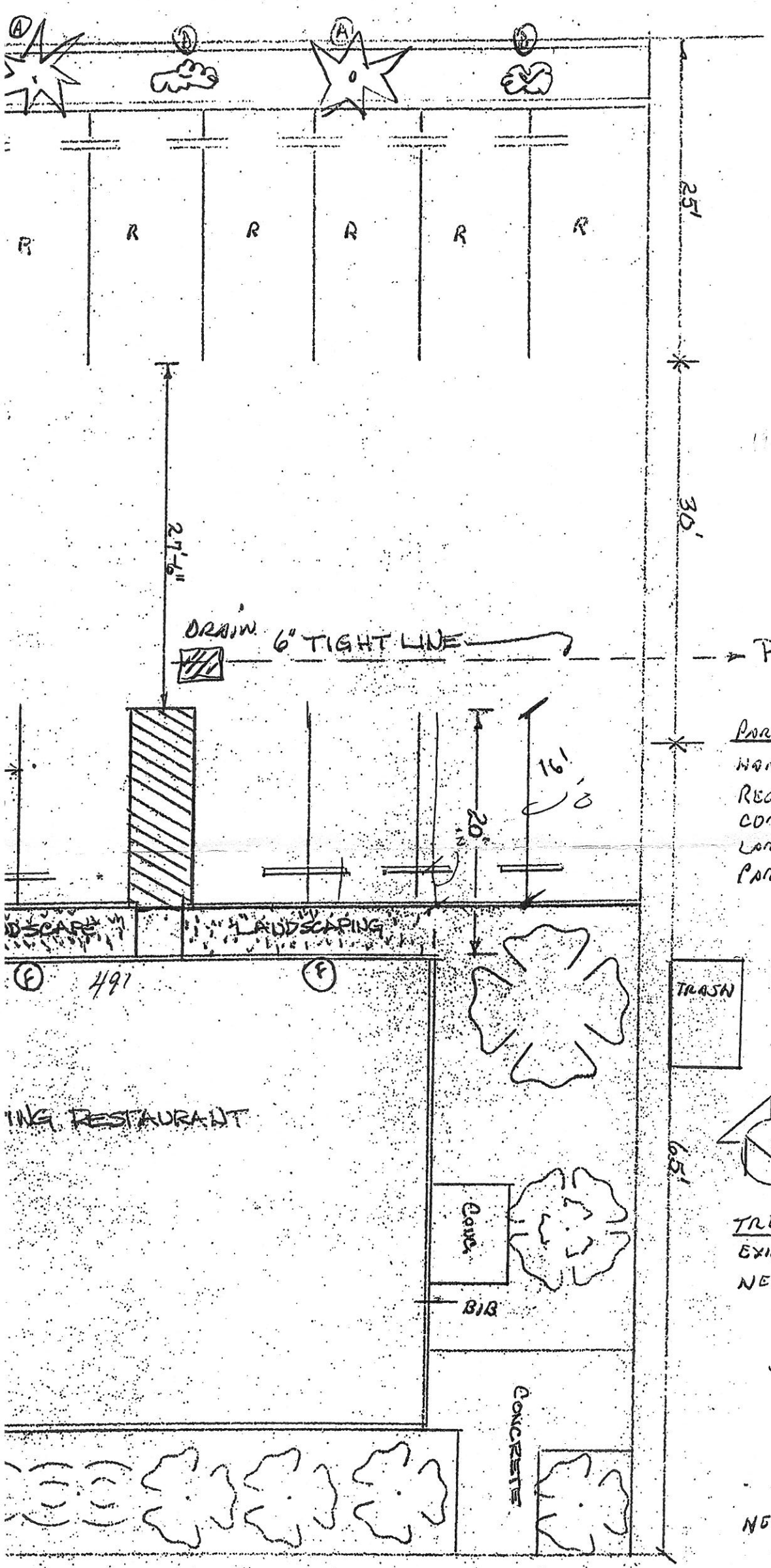
65'
40'
31'

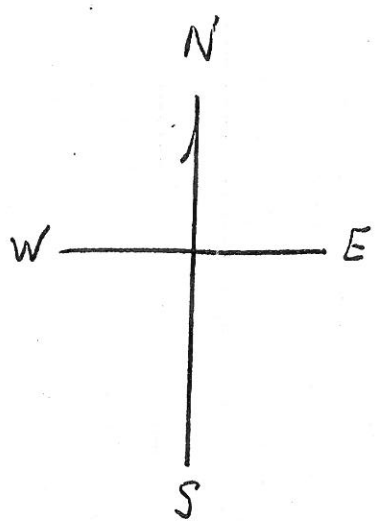
EXISTING CABLE ENTRY
SIDEWALK
EXISTING CABLE ENTRY

7½'
2½'
18" alternate area
18" alternate area
F
10'
9.5' TYPICAL
(1) 8' TYPICAL
(2) STALLS
(3) STALLS
(13) STALLS
9' TYPICAL
STALLS
30"
10'
18'
10'
10'
16'
10'
HANDICAP PARKING
(1)
SIGN
only one sign required
15'
18'
11'
46'
PROPOSED NEW ASPHALT PAVING
EXISTING ASPHALT PAVED SURFACE
53'
35'
37'
10'
139'
20'
2
R
R
R
R
R
No
A
B
C
D
E
F

CITY OF MOUNTLAKE TERRACE
APPROVED PLAN
DATE: 12/11/07

PL





Planting Plan

PARKING SUMMARY

HANDICAP	(1)
REGULAR STALLS	(13) + (6)
COMPACT STALL	(1)
LARGE STALLS	(3)
PARALLEL STALLS	(2)
TOTAL	26

TREES SUMMARY

EXISTING EVERGREEN (A)

NEW TREES DECIDUOUS
PARKING AREA (C) (6)
1½" CALIPER - ACER GRISEUM "PAPER BARK MAPLE"

STREET AREA (B) (3)
2" CALIPER - "Octoberglory"

NEW SHRUBS (D) (17)
AZALEAS RED NINO - "Assorted evergreen Azaleas"

GROUND COVER
"Vinca minor Burgundy"

* PLANT ALL TREES & SHRUBS WITH GROUND LEVEL AT THE TOP OF THE ROOT BALL, FERTILIZE AND WATER AT TIME OF PLANTING.

5th Avenue West

74225

APPROVED

DATE 12/11/07
ON

Sheet
L 1.0

RECEIVED
NOV 30 2007
MOUNTLAKE TERRACE

OFFICE FILE

The City of Mountlake Terrace

APPLICATION
for
SIDE SEWER PERMIT

OUTSIDE ☒ INSIDE ☐ REPAIRS ☐

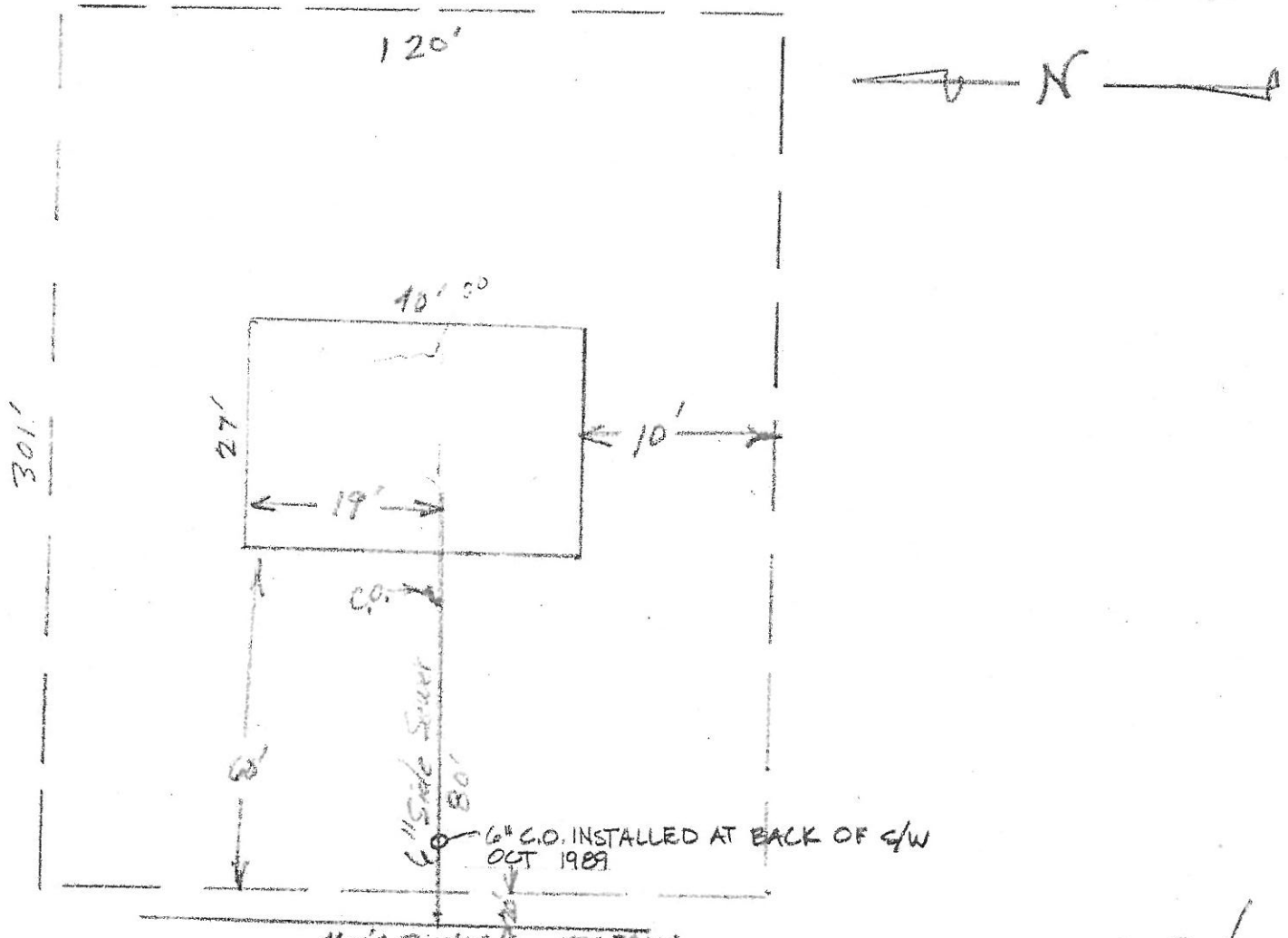
CARD No._____

EASEMENT No._____

OWNER Paul Casey CONTRACTOR Wingfield PERMIT No. 3486

HOUSE No. 24225 - 56th W. STREET AVENUE LOT No._____ BLOCK No._____

NAME ADD. Tract 34 of Lake Forest Crest



Date Approved:

BACKFILL WORK ORDER ISSUED_____ DEPOSIT, $_____

SEWER WORK ORDER ISSUED_____ DATE 6-1-63 BY R Bahr

CERTIFICATE OF OCCUPANCY
CITY OF MOUNTLAKE TERRACE
BUILDING DEPARTMENT

This certificate is issued to Building Permit: N/A

Located at: 24309 56 Avenue West, Mountlake Terrace, WA. 98043

Name of business: **The Getaway**

Name /address of owner: David D. Drake
19328 84th Ave. W.
Edmonds, WA. 98026

ADDRESS FILE

Description of structure or Portion of structure (Portion/Suite/Floor/Square footage) being certified: 3654 Square Foot, 1 story Building

Edition of code under which permit was issued: __1997 UBC __2003 IBC Or:Pre-IBC

Automatic Sprinkler System required? Y (Under 2003 IBC) Provided? N

May be occupied in accordance with the provisions of the Building Code of the City of Mountlake Terrace, WA, as follows:

Type of Construction	Occupancy Type	Design Occupant Load	Use
V-B	**A-2**	**146**	**Bar**

Special Conditions of Building Permit:

As provided by law: The Building Official has inspected this described portion of the building for compliance with the requirements of the City's code and for the use and occupancy for which this building (or the described portion) is classified.

Date: 8/22/05

Signed: S Mayo

for
Building Official:
John Clay

THIS CERTIFICATE MUST BE POSTED AND PERMANENTLY MAINTAINED IN A CONSPICUOUS PLACE
[UNLESS BUILDING IS RESIDENCE]

City of Mountlake Terrace

Department of Community Development / 23204 58th Avenue W / Mountlake Terrace, WA 98043 / (425) 776-1161 / **Insp: (425) 775-9694**

PLUMBING PERMIT

Parcel No.:	**004893-000-033-00**	Permit Number:	**P-05-0054**
Address:	**24309 56 AVENUE WEST MLT**	Status:	**ISSUED**
Location:	**INSTALLING 1 GREASE TRAP FOR COMMERCIAL**	Applied:	**05/06/2005**
		Issue Date:	**05/06/2005**

Applicant:
Name: **SOUTH COUNTY PLUMBING INC** Phone: 425-775-7377
Address: P O BOX 6157, EDMONDS, WA,

Owner:
Name: **DRAKE, DAVID D.** Phone: 425-771-7170
Address: 19328 84 AVENUE WEST, EDMONDS, WA,

Contractor:
Name: **SOUTH COUNTY PLUMBING INC** Phone: 425-775-7377
Address: P O BOX 6157
Contractor License No: SOUTHCP19302 Expiration Date: 08/22/2006

DESCRIPTION OF WORK:
INSTALLING A NEW GREASE TRAP FOR THE GETAWAY TAVERN;
Install 1 backflow device for beverage dispenser and relocate hand sink to kitchen area.

ADDRESS FILE

Issue Fee:	Y	$23.75	Supplemental Permit Fee:	1	$10.25
Water Closet:	0	$0.00	Bathtub:	0	$0.00
Lavatory:	0	$0.00	Shower:	0	$0.00
Kitchen Sink:	0	$0.00	Disposal:	0	$0.00
Dishwasher:	0	$0.00	Laundry Tray:	0	$0.00
Clothes Washer:	0	$0.00	Water Heater:	0	$0.00
Floor Drain:	0	$0.00	Urinal:	0	$0.00
Ice Maker:	0	$0.00	Hose Bibb:	0	$0.00
Water Service:	0	$0.00	Lawn Sprinkler System:	0	$0.00
Rainwater Sys (drain):	0	$0.00	Waste Interceptor:	0	$0.00
Repair Water Piping:	0	$0.00	Vacuum Breakers:	0	$0.00
Backflow Devices up to 2"	1	$12.50	Backflow Devices over 2":	0	$0.00
Private Sewage System:	0	$0.00	Grease Interceptor:	0	$0.00
Repair Waste / Vent:	0	$0.00	Gas Piping (outlets):	0	$0.00
Other Fixtures:	0	$0.00			
Public Pool:	0	$0.00	Private Pool:	0	$0.00
Public Spa:	0	$0.00	Private Spa:	0	$0.00
Other Plum Fee:		$0.00	Renewal Fee:		$0.00
Plan Check:		$32.50	Add'l Plan Check:		$0.00
Total Fees:		$82.50	Special Inspection:		$0.00

SIGNED: Contractor/Owner: David D Drake Date: 5-10-05

This permit shall become null and void if the work is not commenced within 180 days from the date of issuance, or if the work is suspended or abandoned for a period of 180 days at any time after work is commenced. Permit will expire one year after date of issue.

City of Mountlake Terrace

ADDRESS FILE

Department of Community Development / 23204 58th Avenue W / Mountlake Terrace, WA 98043 / (425) 776-1161 / Insp: (425) 775-9694

PLUMBING PERMIT

Parcel No.:	**004893-000-033-00**	Permit Number:	**P-05-0054**
Address:	**24309 56 AVENUE WEST MLT**	Status:	**ISSUED**
Location:	**INSTALLING 1 GREASE TRAP FOR COMMERCIAL**	Applied:	**05/06/2005**
		Issue Date:	***05/06/2005***

Applicant:
Name: **SOUTH COUNTY PLUMBING INC** Phone: 425-775-7377
Address: P O BOX 6157, EDMONDS, WA,

Owner:
Name: **DRAKE, DAVID D.** Phone: 425-771-7170
Address: 19328 84 AVENUE WEST, EDMONDS, WA,

Contractor:
Name: **SOUTH COUNTY PLUMBING INC** Phone: 425-775-7377
Address: P O BOX 6157
Contractor License No: SOUTHCP19302 Expiration Date: 08/22/2006

DESCRIPTION OF WORK:
INSTALLING A NEW GREASE TRAP FOR THE GETAWAY TAVERN;

Issue Fee:	**N**	**$0.00**	Supplemental Permit Fee:	**0**	**$0.00**
Water Closet:	**0**	**$0.00**	Bathtub:	**0**	**$0.00**
Lavatory:	**0**	**$0.00**	Shower:	**0**	**$0.00**
Kitchen Sink:	**0**	**$0.00**	Disposal:	**0**	**$0.00**
Dishwasher:	**0**	**$0.00**	Laundry Tray:	**0**	**$0.00**
Clothes Washer:	**0**	**$0.00**	Water Heater:	**0**	**$0.00**
Floor Drain:	**0**	**$0.00**	Urinal:	**0**	**$0.00**
Ice Maker:	**0**	**$0.00**	Hose Bibb:	**0**	**$0.00**
Water Service:	**0**	**$0.00**	Lawn Sprinkler System:	**0**	**$0.00**
Rainwater Sys (drain):	**0**	**$0.00**	Waste Interceptor:	**0**	**$0.00**
Repair Water Piping:	**0**	**$0.00**	Vacuum Breakers:	**0**	**$0.00**
Backflow Devices up to 2"	**0**	**$0.00**	Backflow Devices over 2":	**0**	**$0.00**
Private Sewage System:	**0**	**$0.00**	Grease Interceptor:	**0**	**$0.00**
Repair Waste / Vent:	**0**	**$0.00**	Gas Piping (outlets):	**0**	**$0.00**
Other Fixtures:	**0**	**$0.00**			
Public Pool:	**0**	**$0.00**	Private Pool:	**0**	**$0.00**
Public Spa:	**0**	**$0.00**	Private Spa:	**0**	**$0.00**
Other Plum Fee:		**$0.00**	Renewal Fee:		**$0.00**
Plan Check:		**$0.00**	Add'l Plan Check:		**$0.00**
Total Fees:		**$0.00**	Special Inspection:		**$0.00**

SIGNED: Contractor/Owner: See attached Date: 5/6/05

This permit shall become null and void if the work is not commenced within 180 days from the date of issuance, or if the work is suspended or abandoned for a period of 180 days at any time after work is commenced. Permit will expire one year after date of issue.

City of Mountlake Terrace ADDRESS FILE

Department of Community Development / 23204 58th Avenue W / Mountlake Terrace, WA 98043 / (425) 776-1161 / **Insp: (425) 775-9694**

PLUMBING PERMIT

Parcel No.:	**004893-000-033-00**	Permit Number:	**P-05-0054**
Address:	**24309 56 AVENUE WEST MLT**	Status:	**PENDING**
Location:	**INSTALLING 1 GREASE TRAP FOR COMMERCIAL**	Applied:	**05/06/2005**
		Issue Date:	

Applicant:
Name: **SOUTH COUNTY PLUMBING INC** Phone: 425-775-7377
Address: P O BOX 6157, EDMONDS, WA,

Owner:
Name: **DRAKE, DAVID D.** Phone: 425-771-7170
Address: 19328 84 AVENUE WEST, EDMONDS, WA,

Contractor:
Name: **SOUTH COUNTY PLUMBING INC** Phone: 425-775-7377
Address: P O BOX 6157
Contractor License No: SOUTHCP19302 Expiration Date: 08/22/2006

DESCRIPTION OF WORK:
INSTALLING A NEW GREASE TRAP FOR THE GETAWAY TAVERN;

Issue Fee:	N	$0.00	Supplemental Permit Fee:	0	$0.00
Water Closet:	0	$0.00	Bathtub:	0	$0.00
Lavatory:	0	$0.00	Shower:	0	$0.00
Kitchen Sink:	0	$0.00	Disposal:	0	$0.00
Dishwasher:	0	$0.00	Laundry Tray:	0	$0.00
Clothes Washer:	0	$0.00	Water Heater:	0	$0.00
Floor Drain:	0	$0.00	Urinal:	0	$0.00
Ice Maker:	0	$0.00	Hose Bibb:	0	$0.00
Water Service:	0	$0.00	Lawn Sprinkler System:	0	$0.00
Rainwater Sys (drain):	0	$0.00	Waste Interceptor:	0	$0.00
Repair Water Piping:	0	$0.00	Vacuum Breakers:	0	$0.00
Backflow Devices up to 2"	0	$0.00	Backflow Devices over 2":	0	$0.00
Private Sewage System:	0	$0.00	Grease Interceptor:	0	$0.00
Repair Waste / Vent:	0	$0.00	Gas Piping (outlets):	0	$0.00
Other Fixtures:	0	$0.00			
Public Pool:	0	$0.00	Private Pool:	0	$0.00
Public Spa:	0	$0.00	Private Spa:	0	$0.00
Other Plum Fee:		$0.00	Renewal Fee:		$0.00
Plan Check:		$0.00	Add'l Plan Check:		$0.00
Total Fees:		$0.00	Special Inspection:		$0.00

SIGNED: Contractor/Owner: David D Drake Date: 5-4-05

This permit shall become null and void if the work is not commenced within 180 days from the date of issuance, or if the work is suspended or abandoned for a period of 180 days at any time after work is commenced. Permit will expire one year after date of issue.

CITY of MOUNTLAKE TERRACE

23204 58th Avenue W, Mountlake Terrace, WA 98043
(206) 776-1161 Inspections (206) 775-9694

FENCE PERMIT
Permit No: F-97-083

****

Job Address: 24309 56 AVENUE WEST Status: ISSUED
Location: 24309 56 AVENUE WEST Applied: 07/12/1997
Parcel No: 4893-000-033-0003 Issued: 07/24/1997

APPLICANT	SHERRY EVE	Phone: (425)771-8478
	24309 56 AVENUE WEST, MOUNTLAKE TERRACE, WA 98043	
OWNER	SHERRY EVE	Phone: (425)771-8478
	24309 56 AVENUE WEST, MOUNTLAKE TERRACE, WA 98043	
CONTRACTOR	CITY WIDE FENCE CO	Phone: (206)775-9732
	16923, 48 AVENUE WEST LYNNWOOD WA, WA 98037	
CONTRACTOR LIC NO:	CITYWFC121N9	

Description:
6 FOOT CHAIN LINK FENCE NORTH SIDE OF PROPERTY

********** **FEE SUMMARY** **********

Permit Subtotal:	25.00	Total Calculated Fee.:	25.00
Plan Check Fee.:		Additional Fees.....:	.00
Reinspections..:	.00	Total Permit Fee.....:	25.00
Special Insp...:	.00		
Renewal Fee....:	.00		
State Fee.....:		**Receipt Number** _____	

****

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. Permit will expire one year after date of issue.

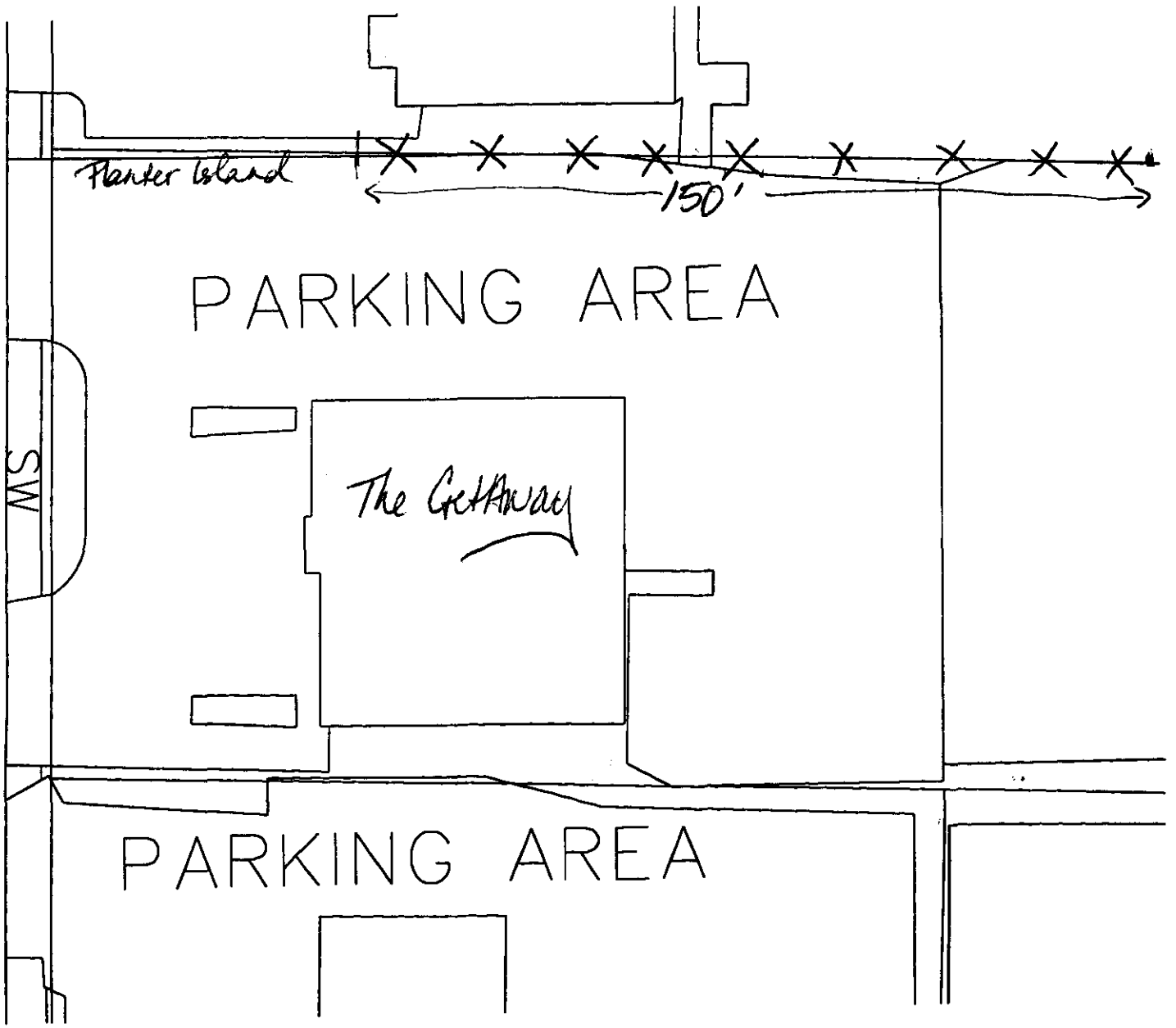
SIGNED: Contractor/Owner_____ Date:_____

ADDRESS FILE

PLOT PLAN APPROVED

DATE 12/1/97

Sherry Eve
7-9-97



CUSTOMER GUTIANA / JAVIER

JOB ADDRESS 24309 / 56th Ave West

CITY MLT ZIP CODE 98043

PHONE (H) _____ (W) 397-6570

BILLING ADDRESS _____ 71847

ATTN: Irene

DATE 6-30-97 FAX _____

CITY-NR1243

STATE-CITYWFC121N9

CITY WIDE

FENCE COMPANY, INC.

16923 48th Ave. W., Lynnwood, WA 98037

FAX	SEATTLE	LYNNWOOD
745-3660	763-8282	745-8645

EVERETT	EASTSIDE
355-4302	481-2074

Specification

Chain Link _____

11 ga. ☐ 9 ga. ☐ Slatted ☐

_____

Barb Wire _____

Ten. Wire Bottom

Top Rail 1 3/4

Line Posts 1 7/8 STRUCT

Term Posts 2 3/4 STRUCT

Ornamental Iron Fence _____

Height 6'

Gates —

Set in Cement 30"

Approx. Post Spacing 10'

Cedar Fence _____

Style _____

Faces _____ Space _____

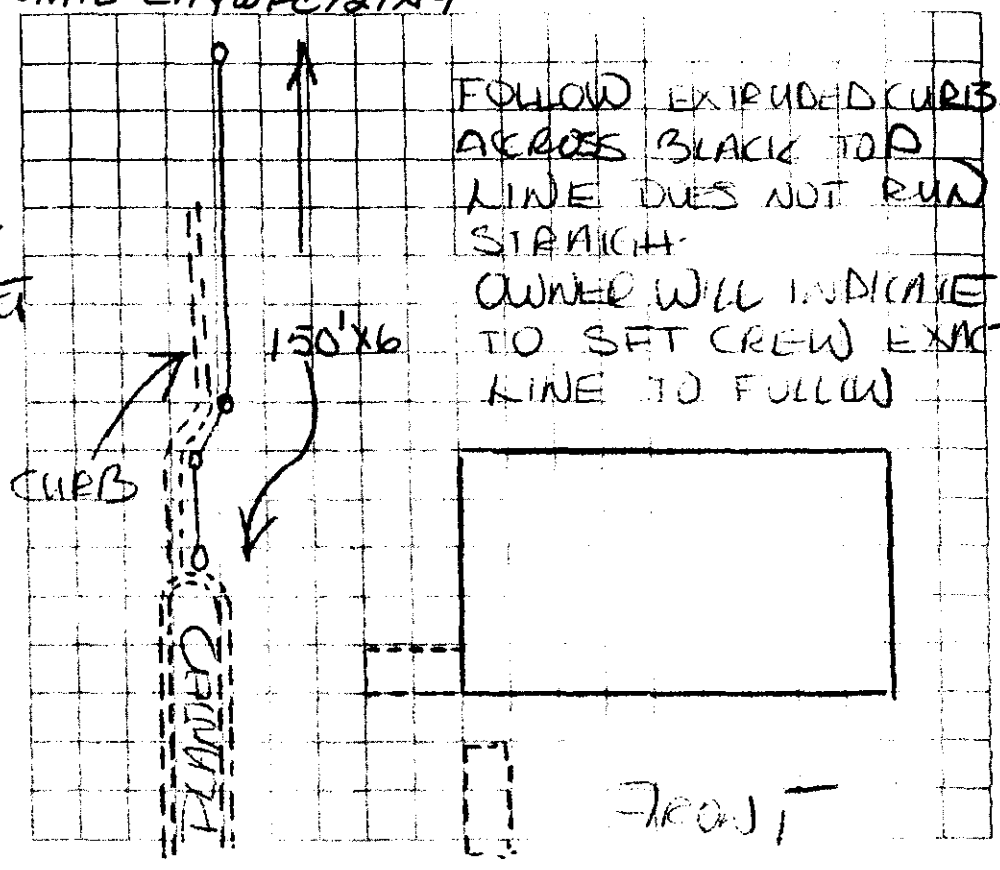
To Grade ☐ Stepped ☐ Level ☐

Airline ☐ Post Caps ☒

Posts _____

Rails _____

Boards _____



Old Fence Removal ☐ Leave ☐ Haul Away ☐

Special Equipment Needed on Job 1 HEIGHT BLACK ½

Add To Price _____

GENERAL CONDITIONS

SIGN Both Sides of Contract and RETURN FOR SCHEDULING

1. **Premises.** The customer is responsible for properly informing CITY WIDE FENCE COMPANY, INC. ("CWF") of all property lines, the location of all underground restrictions or underground utilities, easements, right-of-ways, neighborhood and community covenants, prior underground utility work, and other subsoil conditions prior to commencement of the work, including the location of any buried pipes, power lines, septic tanks, sprinkler systems, cable TV lines, utility lines, or drain fields. **THE CUSTOMER SHOULD CALL 1-800-424-5555 FOR ASSISTANCE IN LOCATING ALL UNDERGROUND UTILITIES.** Otherwise, CWF will assume all soil is clean, unobstructed and of good bearing. CWF has not made any soil studies and is thus proceeding with the construction on the assumption that the underlying soil or land is suitable for the proposed construction, and no extra excavation or backfill will be required. The determination of any need for a soil analysis, as well as the cost of the analysis, shall be paid by the customer.

The customer shall establish the finish grade, and clear the area in which the structure is to be installed, of all obstructions, debris, brush and/or plants prior to the set date. Any portion(s) of the area left uncleared by the customer shall be cleared by CWF's crews on the set date. Unless pre-arranged and included in this contract, the customer shall be charged $35.00 per man/per hour for clearing and/or grading work. The Customer shall place all stakes clearly marking the placement of all end, corner, and gate posts.

(continued on back)

Sale Price 1602.25

Sales Tax 137.62

TOTAL _____

Down Payment 739.82

100% Due Upon Completion

I HAVE READ AND ACCEPT THE INFORMATION AS STATED ON THE FRONT AND BACK OF THIS CONTRACT

Date _____ Print Name _____

★Customer Signature _____

Salesman Signature _____

CITY OF MOUNTLAKE TERRACE

BUILDING PERMIT

RECEIPT NUMBER						PERMIT NO.
B21559	St Fee $4.50					2133
VALUE	ZONE	FIRE ZONE	OCCUPANCY	PLAN CHECK	BUILDING PERMIT	TOTAL FEE
3,200.00	RS	3	R-3	40.95	63.00	108.45

PERMISSION IS HEREBY GRANTED TO DO THE FOLLOWING WORK

Install Awning

ADDRESS 24309-56 Ave W LOT _____ BLOCK _____

LEGAL _____

Setbacks	FRONT	REAR	LEFT	RIGHT	Other

OWNER Getaway Tavern ADDRESS 24309-56 Ave W PHONE _____

CONTRACTOR Tube Art Displays ADDRESS 808 Aloha St Seattle PHONE 284-0420

PERMIT ISSUED: 4-10 19 91 BY: Betty Williams

The life of this permit is one year and construction must start 180 days after issue date.

Required Inspections	Foundation Inspection	Insulation Inspection	Framing Inspection	Sheetrock Inspection	Final Inspection
Date of Insp. Inspector	Footings	Walls			
	Walls	Ceiling			
	Piers	Floor			Driveway Paving

Fire Dept. Approval Required — Contact Fire Dept. for Inspection 776-1161 ext. 251

Before framing above foundation	Roads In	Hydrants In	Exception	
Before framing inspection approval	Sprinklers	Fire Alarm	Hood & Vent	Other

Prior to any Use or Occupancy of this structure all required inspections shall have been completed including the approval of all required paving, curbing, striping and landscaping by the Engineering Department.

Comments:

I hereby agree to do the above described work according to the conditions hereon and according to the approved Plans and Specifications pertaining thereto, subject to compliance with the Uniform Building Code and the Ordinances of the City of Mountlake Terrace.

BY Lloyd Robertson AUTHORIZED AGENT 4-10-91 DATE

24 HOUR NOTICE REQUIRED PRIOR TO NEED FOR INSPECTION
NO WORK SHALL BE COVERED PRIOR TO INSPECTION AND APPROVAL

FOR INSPECTION CALL 24 HOUR REQUEST LINE - 775-9694

218

ADDRESS 24309-56th Ave POSTED 3-14-85 TJH # 4277

OWNER GETAWAY TAVERN ADDRESS ———

CONTRACTOR CUSTOM MFG CORP. ADDRESS 1133 N. 100th SEATTLE 98133

City of Mountlake Terrace - HEATING PERMIT No 2300

LIFE OF PERMIT ONE YEAR FROM DATE OF ISSUE

		DATE	APPROVAL
PERMIT	10.00		
GAS APPLIANCES		3-18-85	shift only ok TJH
GAS PIPING			
HEAT DUCTS			
AIR DUCTS			
~~FURNACES~~ Range Hood	6.00		
HEATERS			
TANKS			
FUEL LINES			
TOTAL	#16.00		

WARNING: *The removal, mutilation or concealment of this notice prior to being signed below is punishable by fine or imprisonment.*

CITY INSPECTOR T-J-Haverland DATE 4-1-85

City of Mountlake Terrace — ELECTRICAL PERMIT No. 1423

LIFE OF PERMIT 90 DAYS FROM DATE OF ISSUE

Address 24309-56 Ave W Posted 4-10-91 BM (Date / Initials) Receipt No B1559

Owner Getaway Tavern Address 24309-56 Ave W Phone

Contractor Tulie Art Displays Address 808 Aloha St Seattle Phone 284-2420

	FEE	DATE	APPROVAL
PERMIT			
RANGE			
OVEN			
COOK TOP			
WATER HEATER			
DRYER			
120V CIRCUIT			
240V CIRCUIT			
HEAT			
FURNACE			
TEMPORARY SERVICE			
NEW SERVICE			
SERVICE CHARGE OR REPAIR			
CIRCUIT REPAIR			
COMMUNICATION OR TEMP. CONTROL EQUIP.			
TOTAL FEES	40 00		

24 HOUR NOTICE REQUIRED PRIOR TO NEED FOR INSPECTION. NO WORK SHALL BE COVERED PRIOR TO INSPECTION AND APPROVAL.

FOR INSPECTION CALL 24 HOUR REQUEST LINE — 775-9694

ARNING: The removal, mutilation or concealment of this notice prior to being signed below is punishable by fine or imprisonment.

City Inspector _____ Date _____

CITY OF MOUNTLAKE TERRACE

BUILDING PERMIT

RECEIPT NUMBER						PERMIT NO.
B20427	St Fee $4.50					1742
VALUE	ZONE	FIRE ZONE	OCCUPANCY	PLAN CHECK	BUILDING PERMIT	TOTAL FEE
2,000.00	RS	3	R-3	29.25	45.00	78.75

PERMISSION IS HEREBY GRANTED TO DO THE FOLLOWING WORK

Cut Open & Install three Windows in Existing Getaway Towers

ADDRESS 24309-56th Ave W LOT _____ BLOCK _____

LEGAL _____

Setbacks	FRONT	REAR	LEFT	RIGHT	Other

OWNER Daniel Danielson ADDRESS 1215 N Richmond Beach PHONE 771-8478

CONTRACTOR Owner ADDRESS _____ PHONE _____

PERMIT ISSUED: 4/26 19 90 BY: Betty Williams

The life of this permit is one year and construction must start 180 days after issue date.

Required Inspections	Foundation Inspection	Insulation Inspection	Framing Inspection	Sheetrock Inspection	Final Inspection
Date of Insp.	Footings	Walls			
Inspector	Walls	Ceiling			
	Piers	Floor			Driveway Paving

Fire Dept. Approval Required — Contact Fire Dept. for Inspection 776-1161 ext. 251

Before framing above foundation	Roads In	Hydrants In	Exception	
Before framing inspection approval	Sprinklers	Fire Alarm	Hood & Vent	Other

Prior to any Use or Occupancy of this structure all required inspections shall have been completed including the approval of all required paving, curbing, striping and landscaping by the Engineering Department.

Comments:

I hereby agree to do the above described work according to the conditions hereon and according to the approved Plans and Specifications pertaining thereto, subject to compliance with the Uniform Building Code and the Ordinances of the City of Mountlake Terrace.

BY Daniel A Danielson 4/27/90

AUTHORIZED AGENT DATE

24 HOUR NOTICE REQUIRED PRIOR TO NEED FOR INSPECTION
NO WORK SHALL BE COVERED PRIOR TO INSPECTION AND APPROVAL

FOR INSPECTION CALL 24 HOUR REQUEST LINE - 775-9694

CONTRACTOR COPY

Windows are 10' from property line to the south.

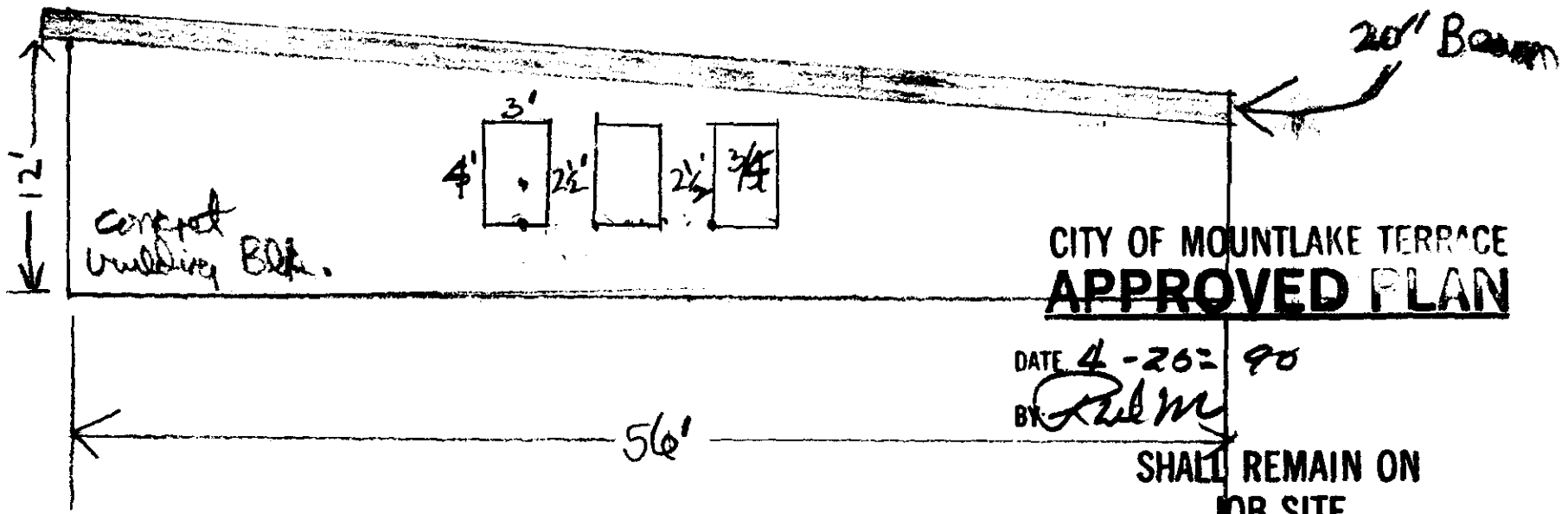
Union 76 is next property

Note: If Vertical or horizontal grued cells in the blocks are incounted some consideration will need to be given to the structural and seimic obligation of the building.
Do not cover the cut outs until an inspection has been obtained.

24 HOUR NOTICE

REQUIRED PRIOR TO NEED FOR INSPECTION. CALL 24 HOUR REQUEST LINE 775-9694

PLAN APPROVAL SUBJECT TO FIELD INSPECTION AND APPROVAL INCLUDING COMPLIANCE WITH ALL APPLICABLE CODES AND LAWS OF CITY OF MOUNTLAKE TERRACE.



24309 - 56 Ave W — #1742

each sq = 2'

Proposed Window

CONTRACTOR COPY

3'3" x 5'3" opening

2"x10" casing around window

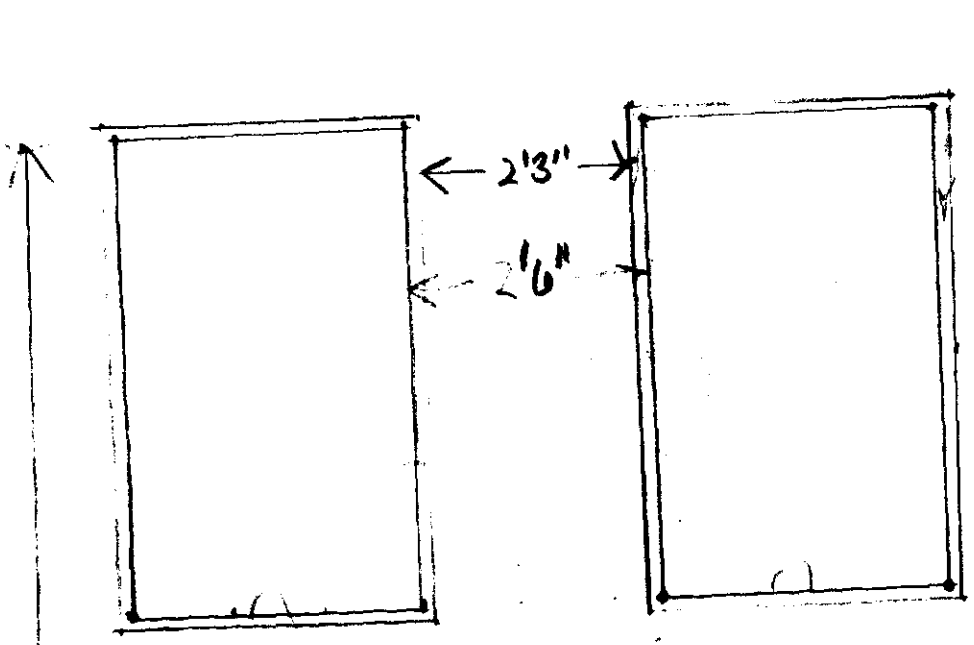
Sills trim interior and exterior

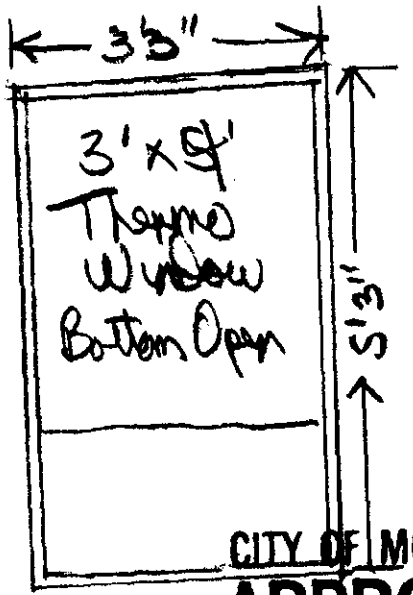
Class 70 minimum window

Class 60 Required if heat is Electric.

Roof

20"x6" Beam





concrete block existing wall

Floor (GROUND)

CITY OF MOUNTLAKE TERRACE

APPROVED PLAN

DATE

BY:

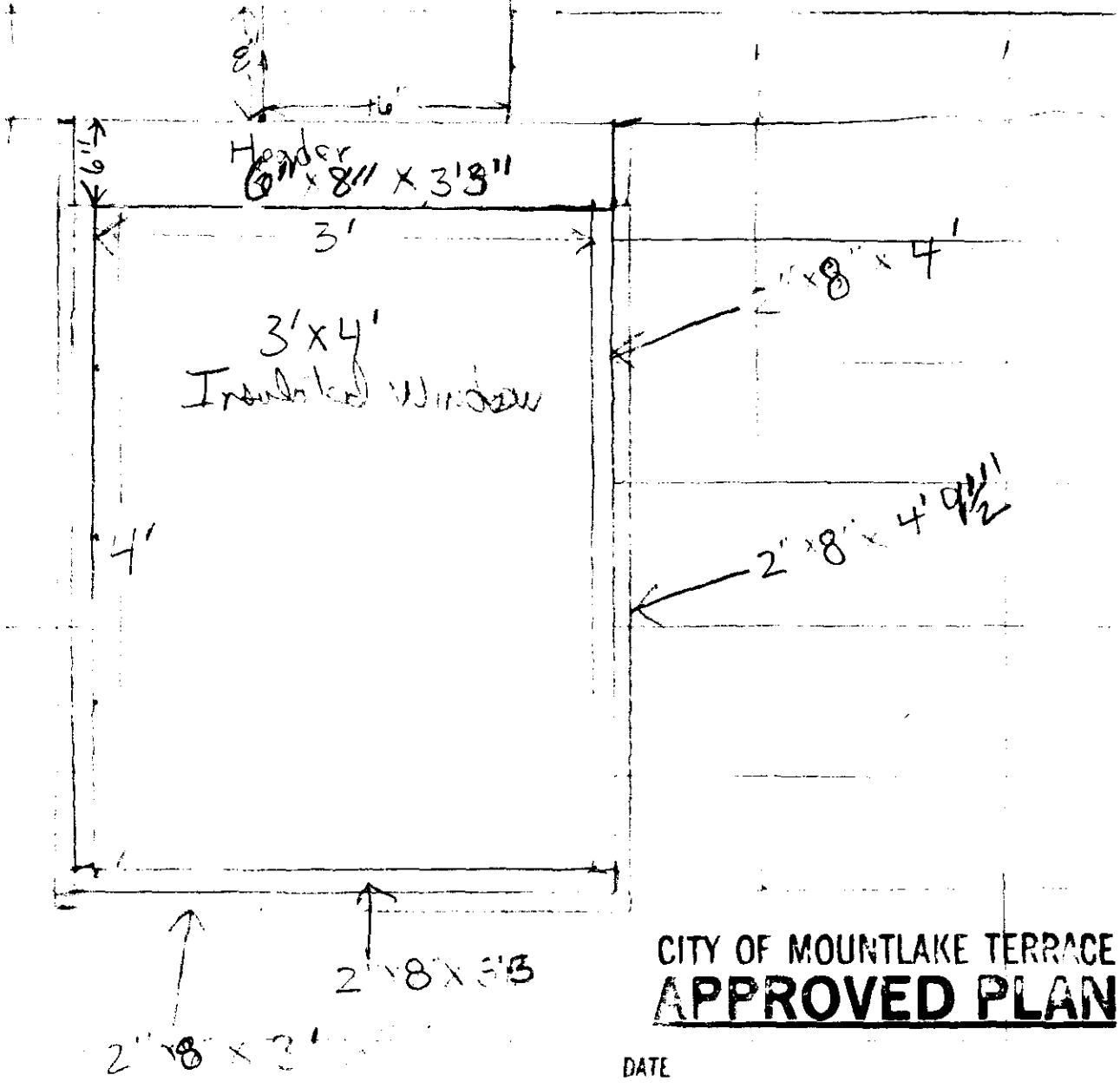
SHALL REMAIN ON JOB SITE

in sq = 6"

Beam

CONTRACTOR COPY

Concrete Block



CITY OF MOUNTLAKE TERRACE
APPROVED PLAN

DATE

BY:

SHALL REMAIN ON JOB SITE

Gateway Tower
24309 56th Ave W
Mountlake Terrace

771-8478

John Olsen

on sq" equals 3"

A-3181
3300

CITY OF MOUNTLAKE TERRACE

BUILDING PERMIT

RECEIPT NUMBER						PERMIT NO.
8656			St. Bldg Code Fee $3.50			0806
VALUE	**ZONE**	**FIRE ZONE**	**OCCUPANCY**	**PLAN CHECK**	**BUILDING PERMIT**	**TOTAL FEE**
2,500.00	RS	3	B-3	—	54.00	57.50

PERMISSION IS HEREBY GRANTED TO DO THE FOLLOWING WORK

Roofing - 25 Squares - Hot Mop

ADDRESS 24309 - 56th Ave W LOT _____ BLOCK _____

LEGAL Del Ruby Tavern

Setbacks	FRONT	REAR	LEFT	RIGHT	Other

OWNER Magnuhalt ADDRESS 25234 NE 120th Seattle PHONE 365-2290

CONTRACTOR Coast Roofing & Coating ADDRESS 1273 36th Lake City Wy NE Seattle PHONE 365-9604

PERMIT ISSUED: Aug 6 19 87 BY: Betty Williams

The life of this permit is one year and construction must start 180 days after issue date.

Required Inspections	Foundation Inspection	Insulation Inspection	Framing Inspection	Sheetrock Inspection	Final Inspection
Date of Insp. Inspector	Footings	Walls			* 8-11 B.J. NO
	Walls	Ceiling			
	Piers	Floor			Driveway Paving

Fire Dept. Approval Required — Contact Fire Dept. for Inspection 776-1161 ext. 251

Before framing above foundation	Roads In	Hydrants In	Exception	
Before framing inspection approval	Sprinklers	Fire Alarm	Hood & Vent	Other

Prior to any Use or Occupancy of this structure all required inspections shall have been completed including the approval of all required paving, curbing, striping and landscaping by the Engineering Department.

Comments: No permit, no plans, no roof access

I hereby agree to do the above described work according to the conditions hereon and according to the approved Plans and Specifications pertaining thereto, subject to compliance with the Uniform Building Code and the Ordinances of the City of Mountlake Terrace.

BY R.B. Bergan 8-6-87

AUTHORIZED AGENT DATE

24 HOUR NOTICE REQUIRED PRIOR TO NEED FOR INSPECTION
NO WORK SHALL BE COVERED PRIOR TO INSPECTION AND APPROVAL

FOR INSPECTION CALL 24 HOUR REQUEST LINE - 775-9694

ADDRESS 24309-56th Ave W POSTED 4-30-84

OWNER Getaway Towers ADDRESS

CONTRACTOR Owner ADDRESS

City of Mountlake Terrace - HEATING PERMIT № 2181

LIFE OF PERMIT ONE YEAR FROM DATE OF ISSUE

		DATE	APPROVAL
PERMIT	10 00		
GAS APPLIANCES			
GAS PIPING			
HEAT DUCTS			
~~AIR DUCTS~~ Range Hood	4 00		
FURNACES			
HEATERS			
FUEL TANKS			
FUEL LINES			
TOTAL	$14 00		

WARNING: *The removal, mutilation or concealment of this notice prior to being signed below is punishable by fine or imprisonment.*

CITY INSPECTOR _____ DATE _____

RECIEPT NUMBER 17433

CITY OF MOUNTLAKE TERRACE

BUILDING PERMIT

№ PERMIT NO. 7787

VALUE	ZONE	FIREZONE	OCCUPANCY	FEE
800 00				10 00

PERMISSION IS HEREBY GRANTED TO DO THE FOLLOWING WORK

Install 5'x8' Sign

ADDRESS 24309-56th Ave W, LOT _____ BLOCK _____

LEGAL _____

LOT SIZE _____ X _____ BUILDING SIZE _____ X _____

AND _____ STORIES IN HEIGHT, IN ADDITION TO _____ BASEMENT.

RIGHT SIDE YARD _____ FEET TO ADJOINING LOT LINE

LEFT SIDE YARD _____ FEET TO ADJOINING LOT LINE

FRONT YARD _____ FEET TO ADJOINING LOT LINE

REAR YARD _____ FEET TO ADJOINING LOT LINE

OWNER ~~Gateway Towers~~ ADDRESS 24309-56th Ave W PHONE _____

CONTRACTOR Pioneer Signs ADDRESS 1408 130th Ave NE PHONE 453-0900

BY Mark Olson

AUTHORIZED AGENT

Permission is hereby given to do the above described work according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with the ordinances of the city of Mountlake Terrace.

PERMIT ISSUED Dec 15, 19 77, BY Patty Williams

BUILDING OFFICIAL

Unless noted, the life of this permit is one year and construction must start 60 days after issuance date.

	FOUNDATION INSPECTION	FRAMING INSPECTION	FINAL INSPECTION	COMMENTS
DATE OF INSPECTION INSPECTOR	—	—	OK JW	

COMMENTS

ORIGINAL

RECEIPT NUMBER 15418

CITY OF MOUNTLAKE TERRACE

BUILDING PERMIT

PERMIT NO. № 7303

VALUE	ZONE	FIREZONE	OCCUPANCY	FEE
1500 00	BA	2		#15.00

PERMISSION IS HEREBY GRANTED TO DO THE FOLLOWING WORK

TO INSTALL 4'-0" x 6'-0" POLE SIGN (ILLUM.)

ADDRESS 24309 - 56TH AVE. W. , LOT 33 BLOCK

LEGAL LAKE FOREST CREST

LOT SIZE X BUILDING SIZE X

AND STORIES IN HEIGHT, IN ADDITION TO BASEMENT.

RIGHT SIDE YARD FEET TO ADJOINING LOT LINE

LEFT SIDE YARD FEET TO ADJOINING LOT LINE

FRONT YARD FEET TO ADJOINING LOT LINE

REAR YARD FEET TO ADJOINING LOT LINE

OWNER TED BROWN ADDRESS 10901 AURORA AVE. N. PHONE

CONTRACTOR SAME ADDRESS SEATTLE PHONE

BY X Jean McClain for Ted Brown
AUTHORIZED AGENT

Permission is hereby given to do the above described work according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with the ordinances of the city of Mountlake Terrace.

PERMIT ISSUED 7-9 , 19 76 , BY Lee O. Johnson
BUILDING OFFICIAL

Unless noted, the life of this permit is one year and construction must start 60 days after issuance date.

	FOUNDATION INSPECTION	FRAMING INSPECTION	FINAL INSPECTION	COMMENTS
DATE OF INSPECTION				
INSPECTOR				

COMMENTS

ORIGINAL

Address 24309-56th W Posted 3/11/76 (Date) (Initials)

Owner Jeff Lyons & Pamela Moen Address 24309-56th W Phone 362-1400 No 3331

Contractor Self Address Phone 362-4770

City of Mountlake Terrace - - ELECTRICAL PERMIT

LIFE OF PERMIT ONE YEAR FROM DATE ISSUED

PERMIT	Date	Approval
Range		
Oven	Called	
Cook Top	P.U.D.	
Water Heater	6-30-76	
120V Circuit	BW	
Heat		
Sockets		
Outlets		
Neon Signs		
Sign Circuits		
Dryer		

Comm. Rate A 13.00

WARNING: The removal, mutilation or concealment of this notice prior to being signed below is punishable by fine or imprisonment.

City Inspector ..... Date .....

RECEIPT NUMBER: 14759

CITY OF MOUNTLAKE TERRACE

BUILDING PERMIT

PERMIT NO. № 7160

VALUE	ZONE	FIREZONE	OCCUPANCY	FEE
25,000 ⁰⁰	L A	2	R-2	112 ⁰⁰

PERMISSION IS HEREBY GRANTED TO DO THE FOLLOWING WORK

add 900 sq ft + remodel existing structure with a fireplace

ADDRESS 24309 - 56 W, LOT ____ BLOCK ____

LEGAL ____

LOT SIZE ____ X ____ BUILDING SIZE ____ X ____

AND ____ STORIES IN HEIGHT, IN ADDITION TO ____ BASEMENT.

RIGHT SIDE YARD ____ FEET TO ADJOINING LOT LINE

LEFT SIDE YARD ____ FEET TO ADJOINING LOT LINE

FRONT YARD ____ FEET TO ADJOINING LOT LINE

REAR YARD ____ FEET TO ADJOINING LOT LINE

OWNER Ted Brown ADDRESS Same PHONE ____

CONTRACTOR Owner ADDRESS ____ PHONE ____

BY X Ted Brown Ronald Wilson AUTHORIZED AGENT

Permission is hereby given to do the above described work according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with the ordinances of the City of Mountlake Terrace.

PERMIT ISSUED 2-23, 1976, BY ____ BUILDING OFFICIAL

Unless noted, the life of this permit is one year and construction must start 30 days after issuance date.

	FOUNDATION INSPECTION	FRAMING INSPECTION	FINAL INSPECTION	COMMENTS
DATE OF INSPECTION				
INSPECTOR				

COMMENTS

ORIGINAL

RECEIPT NUMBER 12268

CITY OF MOUNTLAKE TERRACE

BUILDING PERMIT

PERMIT NO. № 6613RA

VALUE	ZONE	FIREZONE	OCCUPANCY	FEE
$2,000.00	BA	3		$20.00

PERMISSION IS HEREBY GRANTED TO DO THE FOLLOWING WORK

To replace exist D/F pole sign with new style, same location. 140 sq ft

To install ~~1-4' x 12'~~ 4 x 12 S/F Wall sign

ADDRESS 24309 - 56th Ave. W. LOT 33 BLOCK Lake Forest Crest

LEGAL Note Max Size Pole Sign Allowed IS 60 Square feet Per side, Max Size marquee Sign IS 30 inches High (Variance approved for signs)

LOT SIZE ____ x ____ BUILDING SIZE ____ x ____

AND ____ STORIES IN HEIGHT, IN ADDITION TO ____ BASEMENT.

RIGHT SIDE YARD ____ FEET TO ADJOINING LOT LINE

LEFT SIDE YARD ____ FEET TO ADJOINING LOT LINE

FRONT YARD ____ FEET TO ADJOINING LOT LINE

REAR YARD ____ FEET TO ADJOINING LOT LINE

OWNER Southland Corp ADDRESS ____ PHONE ____

CONTRACTOR S&S Sign Co. ADDRESS 13190 Stone Ave. Seattle, PHONE 365-0242

BY X [signature] AUTHORIZED AGENT

Permission is hereby given to do the above described work according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with the ordinances of the city of Mountlake Terrace.

PERMIT ISSUED ~~March~~ July 26, 19 74, BY [signature] BUILDING OFFICIAL

Unless noted, the life of this permit is one year and construction must start 60 days after issuance date.

	FOUNDATION INSPECTION	FRAMING INSPECTION	FINAL INSPECTION	COMMENTS
DATE OF INSPECTION				
INSPECTOR				

COMMENTS

ORIGINAL

ADDRESS 24309 - 56TH AVE. W. POSTED

OWNER RUSS MOEN & TED BROWN ADDRESS 24309 - 56TH

CONTRACTOR OWNER ADDRESS

City of Mountlake Terrace PLUMBING PERMIT

№ 2146

LIFE OF PERMIT ONE YEAR FROM DATE OF ISSUE

RECIPT # 14926

			DATE	APPROVAL
PER		$ 2.00		
WATER CLOSET	4.	6.00		
BATH TUB				
SHOWER				
LAVATORY	6	9.00		
KITCHEN SINK	3	4.50		
DISHWASHER				
LAUNDRY TRAY	1	1.50		
CLOTHES WASHER				
WATER HEATER	1	1.50		
GAS PIPING				
MISC.				
TOTAL		$ 24.50		

WARNING: The removal, mutilation or concealment of this notice prior to being signed below is punishable by fine or imprisonment.

CITY INSPECTOR ..... DATE .....

CITY OF MOUNTLAKE TERRACE

ENGINEERING DEPARTMENT CONSTRUCTION PERMIT

No. 73-67

APPLICATION IS HEREBY MADE TO DO THE FOLLOWING WORK:

installed site improvements as per approved plan

IN ACCORDANCE WITH THE PLANS, PROFILES AND SPECIFICATIONS ATTACHED IN DUPLICATE. LOCATION 24309 56th W VALUE OF CONSTRUCTION $ 1,050.00

NAME OF OWNER: Southland Corporation PHONE: 485-9571
ADDRESS: 10415 Beardslee Blvd. CITY: Bothell,

NAME OF CONTRACTOR: Carey's Landscaping BUSINESS LIC. NO. 169
REGISTRATION NO. 5100 PHONE:
ADDRESS: 21603 54th West CITY Mountlake Terrace
SIGNATURE William E Bailey

FEES:		RECEIPT NO.	BY
FILING AND PRELIMINARY PLAN CHECKING	$		
INSPECTION	$		
ADDED PLAN CHECKING	$		
TOTAL	$ ~~37.50~~ (21.00)	~~11393~~	

PLANS, PROFILES, SPECIFICATIONS REVIEWED AND APPROVED WITH CORRECTIONS NOTED

BY John Houston DATE 10-19-73
ENGINEERING DEPARTMENT

PERMISSION IS HEREBY GIVEN TO DO THE ABOVE DESCRIBED WORK ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH THE ORDINANCES OF THE CITY OF MOUNTLAKE TERRACE

PERMIT ISSUED _____, 19____, BY _____

INSPECTIONS & BONDS:

INSPECTED AND APPROVED
BY _____ DATE _____
ENGINEERING DEPT.
MAINTENANCE BOND RECEIVED
BY _____ DATE _____

Ps

FILE NAME LABEL: BROWN Fourplex TAX ACCOUNT #: _____

CROSS FILE INDEXED BY OTHER DESIGNATION: _____

NAME OF PROJECT: Brown Fourplex

ADDRESS/LOCATION: 24309 1/2 56th Ave W.

TYPE OF DEVELOPMENT: 4-plex

NAME & ADDRESS OF DEVELOPER/LANDOWNER: Ted Brown, 10901 Aurora Ave N. Seattle

PHONE #: 362-1400

TOTAL # RESIDENTIAL UNITS: 4 LOT SIZE: 14,900

GROSS FLOOR AREA & # BUILDINGS OF TOTAL PROJECT: _____, 1 bldg.

ZONING: BA COMPREHENSIVE PLAN: general Commercial

SPECIAL CONDITIONS/REQUIREMENTS FOR DEVELOPMENT (brief summary): _____

LIST OF TENANTS (COMMERCIAL & INDUSTRIAL PROJECTS): _____

COMPLAINTS/CODE VIOLATIONS: _____

DATE OF APPROVAL FOR:		TYPE OF PERMIT	PERMIT #	FINAL SIGN-OFF DATE
_____	Commercial/ Industrial Site Plan	_____	_____	_____
5/14/79	Prelim. RM/RUD Site Plan	Clearing & Grading	_____	_____
_____	Final RM/RUD Site Plan	Master Engineering	_____	_____
_____	Rezone # _____	Building	_____	_____
_____	Variance # _____		_____	_____
5/15/79	Conditional Use Permit # BA-79-30		_____	_____
_____	Comp. Plan Amendmt.		_____	_____
_____	Special Development Plan		_____	_____
_____	Short Plat # _____	Mechanical/Heating	_____	_____
_____	Annexation # _____		_____	_____
_____	Other (list)	Electrical	_____	_____
_____	_____		_____	_____
_____	_____		_____	_____
_____	_____	Plumbing	_____	_____
			_____	_____
			_____	_____
		Occupancy Permit For:		
		_____		_____
		_____		_____

FILE NAME LABEL: SEVEN-11 Food Store (1) TAX ACCOUNT #: _____

CROSS FILE INDEXED BY OTHER DESIGNATION: (1) The Getaway Tavern

NAME OF PROJECT: 7-11 store

ADDRESS/LOCATION: 24309 56th Ave W.

TYPE OF DEVELOPMENT: ~~Convenience~~ convenience store

NAME & ADDRESS OF DEVELOPER/LANDOWNER: Southland Corp. 320 Andover E, suite 210 Tukwila 98188 PHONE #: -

TOTAL # RESIDENTIAL UNITS: 0 LOT SIZE: 301' x 120'

GROSS FLOOR AREA & # BUILDINGS OF TOTAL PROJECT: 41.5' x 62'

ZONING: ? COMPREHENSIVE PLAN: ?

SPECIAL CONDITIONS/REQUIREMENTS FOR DEVELOPMENT (brief summary):

see 3 conditions PC minutes 8/13/73

LIST OF TENANTS (COMMERCIAL & INDUSTRIAL PROJECTS): Southland Corp. / 7-11 stores

COMPLAINTS/CODE VIOLATIONS:

DATE OF APPROVAL FOR:		TYPE OF PERMIT	PERMIT #	FINAL SIGN-OFF DATE
8/13/73	~~Commercial~~ Industrial Site Plan			
		Clearing & Grading		
	Prelim. RM/RUD Site Plan	Master Engineering		
		Building	6613	
	Final RM/RUD Site Plan		7160	
			7303	
	Rezone #	sign	7787	
6/18/74	Variance # BA-74-18	Mechanical/Heating	2181	
12/16/75	Conditional Use Permit # BA-75-52 (Tavern)		2300	
	Comp. Plan Amendmt.	Electrical	2084	
	Special Development Plan		3331	
	Short Plat #	Plumbing	2146	
	Annexation #			
	Other (list)	sewer	4324	
11/18/75	BA-75-51 (Tavern)	Occupancy Permit For:		

FILE NAME LABEL: The Getaway Tavern TAX ACCOUNT #:

CROSS FILE INDEXED BY OTHER DESIGNATION: ① 7-11 store #1

NAME OF PROJECT: The Getaway Tavern

ADDRESS/LOCATION: 24309 56th W. MLT

TYPE OF DEVELOPMENT: Tavern, C.U.P. for business

NAME & ADDRESS OF DEVELOPER/LANDOWNER: Theodore Brown, Russell Moen, 10901 Aurora N. Seattle PHONE #:

TOTAL # RESIDENTIAL UNITS: 0 LOT SIZE: 36,120 ±

GROSS FLOOR AREA & # BUILDINGS OF TOTAL PROJECT: 3350 ±

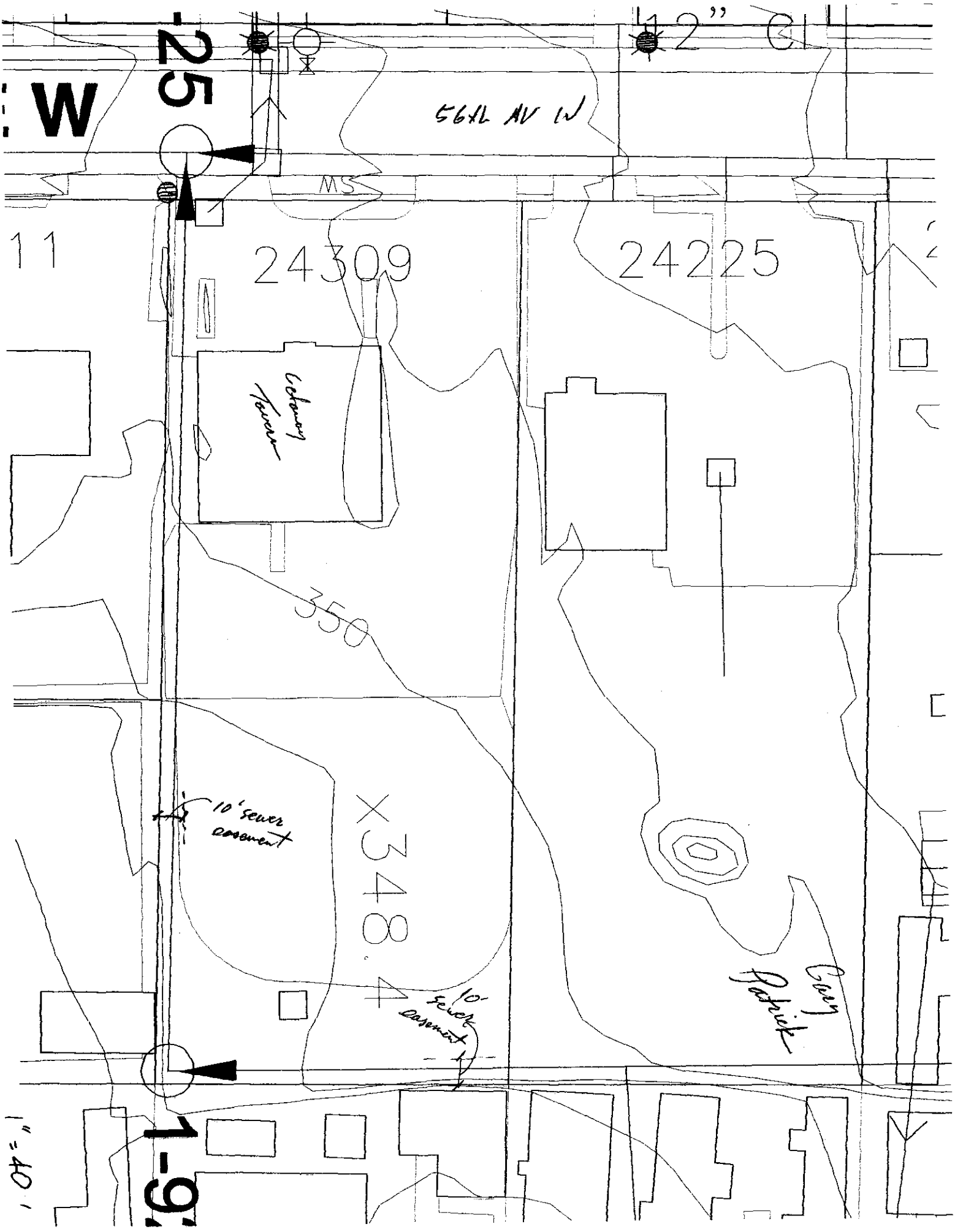
ZONING: BA COMPREHENSIVE PLAN: General Commercial

SPECIAL CONDITIONS/REQUIREMENTS FOR DEVELOPMENT (brief summary):

LIST OF TENANTS (COMMERCIAL & INDUSTRIAL PROJECTS): Theodore Brown's, Getaway Tavern

COMPLAINTS/CODE VIOLATIONS:

DATE OF APPROVAL FOR:		TYPE OF PERMIT	PERMIT #	FINAL SIGN-OFF DATE
	Commercial/ Industrial Site Plan	Clearing & Grading		
	Prelim. RM/RUD Site Plan	Master Engineering		
		Building	6613	
	Final RM/RUD Site Plan		7160	
			7303	
	Rezone #		7787	
11/18/75	Variance # BA-75-51	Mechanical/Heating	2191	
12/16/75	Conditional Use Permit # BA-75-52		2300	
	Comp. Plan Amendmt.	Electrical	2084	
	Special Development Plan		3331	
	Short Plat #	Plumbing	2146	
	Annexation #			
	Other (list)		4324	
6/18/74	Variance BA-74-16/17/18	Occupancy Permit For: Survey		


W
25
56th AV W
MS
11
24309
24225
Cedarcrest Terrace
350
10' sewer easement
348
10' sewer easement
Gary Patrick
1-9
1" = 40'
N

CITY OF MOUNTLAKE TERRACE — COMMUNITY DEVELOPMENT DEPARTMENT
23204 - 58TH AVE. W., MOUNTLAKE TERRACE, WASHINGTON 98043 206-776-1161

INSPECTION NOTICE

TO: CONTRACTOR/ OWNER Gateway Tav. ADDRESS/ LOCATION 24309 56 W

DATE 5-13-91 NOTICE 1st ☒, 2nd ☐, ____ ☐ PERMIT / # JOB 2133/1423

FROM: Gary Olson INSPECTOR SUBJECT: Final

REMARKS: Need switch covers on box for lighting disconnect

Call for final and have permits on site at time of reinspection

WHITE – OWNER; YELLOW – FILE; PINK – INSPECTOR

CITY of MOUNTLAKE TERRACE

23204 58th Avenue W, Mountlake Terrace, WA 98043
(425) 776-1161 Inspections (425) 775-9694

FIRE PREVENTION PERMIT
Permit No: FPC-00-035

****

Job Address: 24311 56 AVENUE WEST
Location: 24311 56 AVENUE WEST
Parcel No: 4893-000-032-0004

Status: ISSUED
Applied: 12/14/2000
Issued: 12/21/2000

APPLICANT	LEE MORSE GENERAL CONSTR INC 1401 52 AVENUE EAST, FIFE, WA 98424	Phone: 253/922-2000
CONTRACTOR	LEE MORSE GENERAL CONSTR INC 1401 52 AVENUE EAST, FIFE, WA 98424	Phone: 253/922-2000
OWNER	PATRICK HERMAN 316 E. LAWRENCE, MT. VERNON, WA 98273	

Description:
REMOVE & DISPOSE 2-8,000 GALLON FUEL TANKS. PERMIT IS SUBJECT TO THE ATTACHED ENGINEERING DEPT COMMENT LETTER DATED 12/19/00 FROM T.A. MOEHRLE, AND ATTACHED FIRE DEPT PLAN REVIEW LETTER DATED 12/15/00 BY S. SHERMAN.

Valuation: .00

********** **FEE SUMMARY** **********

Permit Base Fee..:		Special Inspection...:	.00
Sprinkler head..:	41.00	Renewal Fee.....:	.00
Add'l Protection:	.00		
Permit Subtotal..:	41.00		
Plan Check Fee...:			
Reinspections....:	.00	Total Permit Fee.....:	41.00

Receipt Number 157837

****

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. Permit will expire one year after date of issue.

SIGNED: Contractor/Owner _____ Date: 12-22-00

ADDRESS FILE

CITY of MOUNTLAKE TERRACE

23204 58th Avenue W, Mountlake Terrace, WA 98043
(425) 776-1161 Inspections (425) 775-9694

CLEARING/GRADING PERMIT
Permit No: GR-00-006

****

Job Address: 24311 56 AVENUE WEST
Location: 24311 56 AVENUE WEST
Parcel No: 4893-000-032-0004

Status: ISSUED
Applied: 12/14/2000
Issued: 12/21/2000

APPLICANT	LEE MORSE GENERAL CONSTR INC 1401 52 AVENUE EAST, FIFE, WA 98424	Phone: 253/922-2000
CONTRACTOR	LEE MORSE GENERAL CONSTR INC 1401 52 AVENUE EAST, FIFE, WA 98424	Phone: 253/922-2000
OWNER	PATRICK HERMAN 316 E. LAWRENCE, MT. VERNON, WA 98273	

Description:
REMOVE 2-8,000 GAL FUEL TANKS, BACKFILL TANK HOLE WITH PIT RUN & COMPACT. PERMIT IS SUBJECT TO THE ATTACHED ENG. DEPT COMMENT LETTER DATED 12/19/00 FROM T.A. MOEHRLE, AND ATTACHED FIRE DEPT PLAN RE-IEW LETTER DATED 12/15/00 BY S. SHERMAN.

Project Value: 85.00

********** **FEE SUMMARY** **********

Plan Check Fee.:	23.50	Total Calculated Fee.:	60.50
Const Permit...:		Additional Fees.....:	.00
Reinspections..:	.00	Total Permit Fee.....:	60.50
Renewal Fee....:		**Receipt Number**	157837

****

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. Permit will expire one year after date of issue.

SIGNED: Contractor/Owner _____ Date: 12-22-00

****

ADDRESS FILE

City of Mountlake Terrace
Engineering Division Comments
Civil Construction Development Application Review

Owner:	Patrick Herman 316 east Lawrence Mt. Vernon, WA 98273
Contact Person:	Reid Withrow Lee Morse General Contractors 253-922-2000 1401 52 Ave west Fife, WA 98424
Site Address:	24311 56 Th Ave west
Permit Processing Number:	GRA-00-006, FPC-00-035
Date:	December 19, 2000
Reviewed by:	Thomas A. Moehrle

The Engineering Department approves the plans for the removal and decommissioning of 2 – 8000 gal. Fuel tanks and back filling and restoring the parkinglot on plans dated received December 14,2000 subject to the following conditions:

1. Removal and decommissioning is per D.O.E. and state regulations and requirements. Provide a copy of all decommissioning and soils testing reports to the City of Mountlake Terrace.
2. Provide Catch basin protection , Foss bag inserts or equal.
3. Implement wet season conditions, use cover measures and other B.M.P.'s to secure the exposed soils. Keep streets and sidewalks clean and free of debris
4. Secure Work zone with construction fencing.
5. If de-watering is needed submit plan. Do not discharge into storm or sewer.
6. Repair any storm or sewerlines encountered in trench excavation. Use PVC sewer pipe and fitting per M.L.T. engineering standards.

7. Trench compaction shall be 95% for structural fills. Pavement patching shall be a min of 4" of 5/8"crushed rock compacted to 95%, 2" of class B asphalt tack and seal all edges.

Plan approval is subject to field inspection and approval, including compliance with all applicable Engineering Standards and laws of the City of Mountlake Terrace. Approval of plans and specifications does not permit the violation of any section of City or State ordinances, nor does it exempt builders, architects, engineers or contractors from their responsibilities in complying with all applicable codes and statutes. Engineering department approval does not waive any other applicable codes or standards of the Building or Planning departments.

This sheet is a part of the plans and shall remain attached thereto. If the applicant agrees to correct the deficiencies as specified above and as noted on the approved plan, he shall sign on applicant's line. If not in agreement, the applicant shall submit the objections, either in writing or in person.

APPLICANT: John Doyle DATE: 12-22-00

PRINT NAME: JOHN Doyle

MOUNTLAKE TERRACE FIRE DEPARTMENT
Plan Review

Project: 24311 56th Ave W./ Tank Removal

Review #: FPC-00-035

Date: December 15, 2000

Reviewed by: Assistant Chief - Steven W. Sherman

==========

1. Tank and piping to be removed. Tank and piping shall be removed from the City of Mountlake Terrace on the day of the Tank removal.
2. Provide a plan to secure the property from fall hazard created by the hole.
3. Inert the tank and certify for removal. Provide the tank decommissioning certificate for the address file.
4. OK for permit issue.

ADDRESS FILE

LEE MORSE
GENERAL CONTRACTOR, INC.

1-800-241-8280
(253) 922-2000
FAX (253) 926-8787

PLAN APPROVAL SUBJECT TO FIELD INSPECTION AND APPROVAL INCLUDING COMPLIANCE WITH ALL APPLICABLE CODES AND LAWS OF CITY OF MOUNTLAKE TERRACE

May 9, 2000

ADDRESS FILE

Mr. Patrick Herman
316 E Lawrence
Mount Vernon, WA 98273

CITY OF MOUNTLAKE TERRACE
APPROVED PLAN
DATE: 12/19/00
BY: T.AM

SHALL REMAIN ON JOB SITE

RE: Removal
R & R Auto
(2) 8,000 gas,
24311 56th Avenue W.
Mountlake Terrace, WA

SCOPE OF WORK

A. Notify the Department of Ecology 30 days prior to removal.

B. Obtain the fire department (County) tank removal permit.

C. Call utility location 48 hours prior to excavation.

D. Inert the tanks with Co_2 and certify for removal.

E. Remove existing asphalt/concrete cover over subject tanks.

F. Excavate and remove the tanks.

G. Obtain soil samples and provide analytical results for site assessment.

H. Backfill the excavation with pitrun and compact.

I. Patch the excavated area to match existing asphalt/concrete.

J. Dispose of the tanks and provide disposal records.

Initial P.H.

1-800-241-8280

(253) 922-2000
FAX (253) 926-8787

May 9, 2000

Patrick Herman (R & R Auto)
PAGE 2 OF CONTRACT\PROPOSAL #2064

K. Provide the paper work obtained during the removal process. A certificate shall be issued upon completion.

L. Contract/proposal is based on the tanks being empty.

M. Contract/proposal is based on the product type being as indicated above.

N. Contract/proposal is based on the tanks being the size indicated above.

O. Contract/proposal price includes all labor and material required to perform the above mentioned scope of work.

P. A construction start date will be sent upon signed acceptance of Contract/proposal.

EXCLUSIONS:

1. Removal and disposal of coated or lined tanks.
2. Pumping and disposal of tank contents.
3. Cleaning and rinsing of tank, disposal of waste water.
4. Disposal of tank sludge.
5. Disposal and/or processing of contaminated soil.
   Please note, in the event soil contamination is discovered during work, or sub-surface conditions are not "normal", work will be terminated until the scope and additional cost to the contracting party or additional necessary corrective measures are agreed upon.
6. Removal and/or replacement of underground utilities.
   Contract/proposal price does not include moving or replacing any utility lines, service piping or structural obstruction that may impede removal of the subject tank(s). If utility lines need to be removed, the owner shall be responsible for the cost

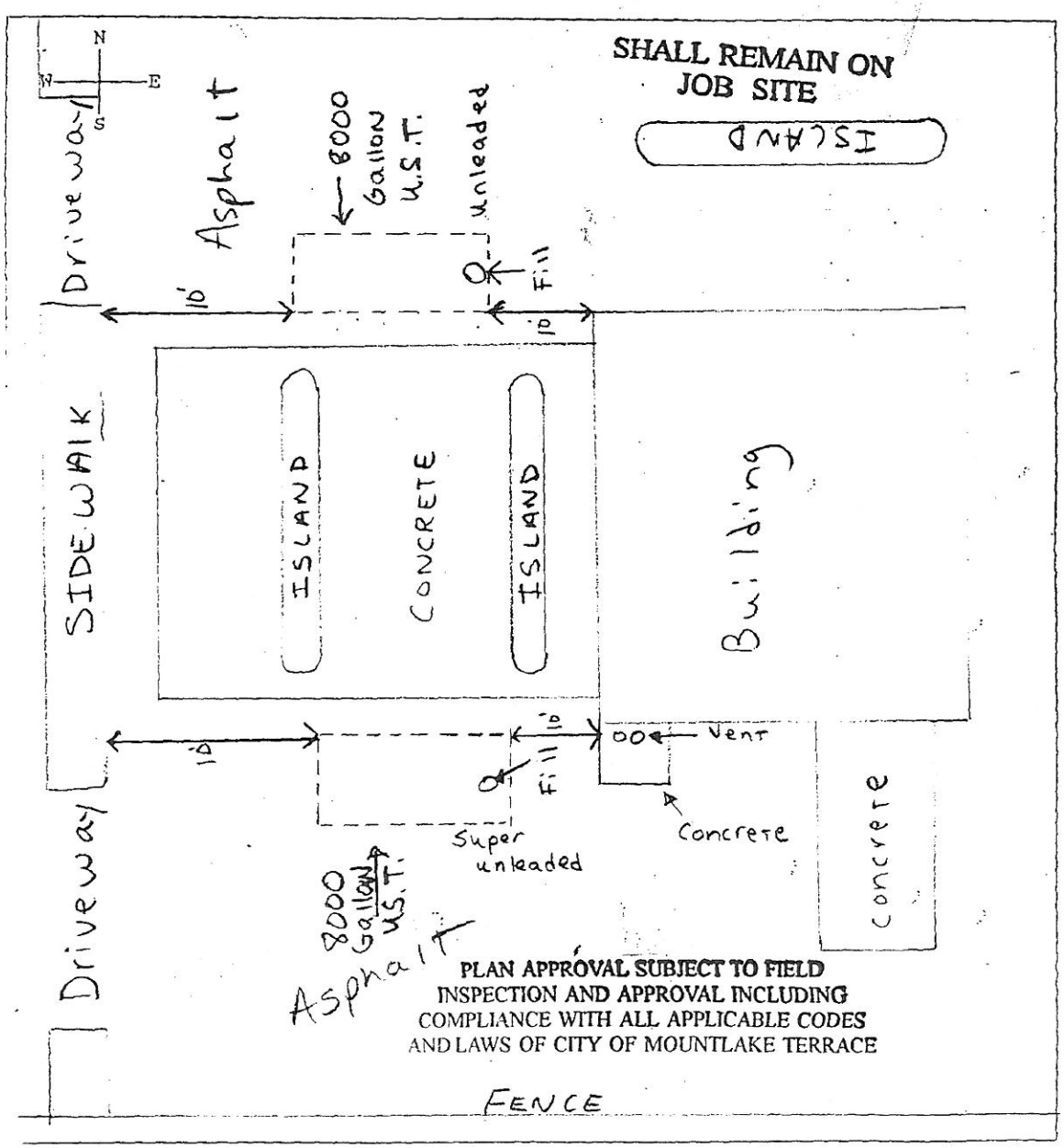
PLAN APPROVAL SUBJECT TO FIELD INSPECTION AND APPROVAL INCLUDING COMPLIANCE WITH ALL APPLICABLE CODES AND LAWS OF CITY OF MOUNTLAKE TERRACE

Revised 1/94

DRAWING OF AREA

CITY OF MOUNTLAKE TERRACE
APPROVED PLAN
DATE: 12/19/00
BY: T. Am

Property lines, building lines, utilities
Fill & Vent Locations
Sidewalks & Street



City of Mountlake Terrace — ELECTRICAL PERMIT No. 1700

L[illegible] OF PERMIT 90 DAYS FROM DATE OF ISS[illegible]

Address 24311-56th Ave W Posted 5-30-92 (Date) BW (Initials) Receipt No 19009

Owner R & R Automotive Address 24311-56 Ave W Phone 776-5423

Contractor Jones Lighting Address 16406-90th Ave NE Bothell Phone 488-3166

	FEE	DATE	APPROVAL
PERMIT Contract Price			
RANGE			
OVEN $90.00			
COOK TOP			
WATER HEATER			
DRYER			
120V CIRCUIT Relocating Lights			
240V CIRCUIT			
HEAT & Install Dryer Circuit			
FURNACE			
TEMPORARY SERVICE			
NEW SERVICE			
SERVICE CHARGE OR REPAIR			
CIRCUIT REPAIR			
COMMUNICATION OR TEMP. CONTROL EQUIP.			
TOTAL FEES	60 00		

24 HOUR NOTICE REQUIRED PRIOR TO NEED FOR INSPECTION. NO WORK SHALL BE COVERED PRIOR TO INSPECTION AND APPROVAL.

FOR INSPECTION CALL 24 HOUR REQUEST LINE — 775-9694

WARNING: The removal, mutilation or concealment of this notice prior to being signed below is punishable by fine or imprisonment.

City Inspector _____ Date _____

CITY OF MOUNTLAKE TERRACE

BUILDING PERMIT

RECEIPT NUMBER						PERMIT NO.
18994				St Fee # 4-5-0		2440
VALUE	ZONE	FIRE ZONE	OCCUPANCY	PLAN CHECK	BUILDING PERMIT	TOTAL FEE
2,500.00	BA	2		35.10	54.00	93.60

PERMISSION IS HEREBY GRANTED TO DO THE FOLLOWING WORK

Relocate Freestanding & Wall Signs from
23504-56th Ave W & 24311-56th Ave West for
K & K Automotive

ADDRESS 24311-56 Ave W LOT _____ BLOCK _____

LEGAL _____

Setbacks	FRONT	REAR	LEFT	RIGHT	Other

OWNER Pat Hegner Lease ADDRESS 4101-212th St SW #102 PHONE _____

~~CONTRACTOR~~ R. L. Jones ADDRESS 23504-56 Ave W PHONE 776-5423

PERMIT ISSUED: 3-25 19 92 BY: Betty Williams

The life of this permit is one year and construction must start 180 days after issue date.

Required Inspections	Foundation Inspection	Insulation Inspection	Framing Inspection	Sheetrock Inspection	Final Inspection
Date of Insp.	Footings	Walls			
Inspector	Walls	Ceiling			
	Piers	Floor			Driveway Paving

Fire Dept. Approval Required — Contact Fire Dept. for Inspection 776-1161 ext. 251

Before framing above foundation	Roads In	Hydrants In	Exception	
Before framing inspection approval	Sprinklers	Fire Alarm	Hood & Vent	Other

Prior to any Use or Occupancy of this structure all required inspections shall have been completed including the approval of all required paving, curbing, striping and landscaping by the Engineering Department.

Comments:

I hereby agree to do the above described work according to the conditions hereon and according to the approved Plans and Specifications pertaining thereto, subject to compliance with the Uniform Building Code and the Ordinances of the City of Mountlake Terrace.

BY R. Jones 3-25-92

AUTHORIZED AGENT DATE

24 HOUR NOTICE REQUIRED PRIOR TO NEED FOR INSPECTION
NO WORK SHALL BE COVERED PRIOR TO INSPECTION AND APPROVAL

FOR INSPECTION CALL 24 HOUR REQUEST LINE - 775-9694

9943

CITY OF MOUNTLAKE TERRACE 23204 - 58th AVE. W. • PHONE 776-1161

ENGINEERING DEPARTMENT CONSTRUCTION PERMIT NO. B85-22

APPLICATION IS HEREBY MADE TO DO THE FOLLOWING WORK: Landscaping Paving and curbing per short plat #106 adjacent to

N ACCORDANCE WITH THE PLANS AND SPECIFICATIONS ATTACHED (3 COPIES), AS SIGNED AND APPROVED
IY THE COMMUNITY DEVELOPMENT OFFICE.

LOCATION 24311 56th Ave W. VALUE OF CONSTRUCTION $ 5109.45

JAME OF OWNER: Pat Herman PHONE: 771-2920

\DDRESS: 24311 56th Ave W. CITY: MLT

JAME OF CONTRACTOR: Hanna Pav Star Curbing BUSINESS LIC. NO.

'EGISTRATION NO.: PHONE:

\DDRESS: CITY

SIGNATURE

			RECEIPT NO.	BY
EES: FILING AND PRELIMINARY PLAN CHECKING	$			
INSPECTION	$			
ADDED PLAN CHECKING	$	TOTAL $ 173.72	4392	

ERMISSION IS HEREBY GIVEN TO DO THE ABOVE DESCRIBED WORK ACCORDING TO THE APPROVED PLANS
D SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH THE ORDINANCES OF THE
Y OF MOUNTLAKE TERRACE.

ERMIT ISSUED 16 April, 1985, BY Joel E Richman

ISPECTIONS & BONDS:

INSPECTED AND APPROVED BY Bert Hamrick DATE 4/17/85
ENGINEERING DEPT.

MAINTENANCE BOND RECEIVED BY DATE

RECEIPT NUMBER	CITY OF MOUNTLAKE TERRACE	PERMIT NO.
4348	**BUILDING PERMIT** 99	09913

VALUE	ZONE	FIREZONE	OCCUPANCY	FEE
485.00	BA.			12.00

PERMISSION IS HEREBY GRANTED TO DO THE FOLLOWING WORK

Erect 120' of fence on E property line

ADDRESS 24311 56th Ave W. , LOT 32 BLOCK

LEGAL Lake forest Crest

LOT SIZE X BUILDING SIZE X

AND STORIES IN HEIGHT, IN ADDITION TO BASEMENT.

RIGHT SIDE YARD FEET TO ADJOINING LOT LINE

LEFT SIDE YARD FEET TO ADJOINING LOT LINE

FRONT YARD FEET TO ADJOINING LOT LINE

REAR YARD FEET TO ADJOINING LOT LINE

OWNER Patrick Herman ADDRESS 24311 56th Ave W. PHONE 771-2920

CONTRACTOR Town & Country Fence ADDRESS Edmonds. PHONE

BY Patrick Herman AUTHORIZED AGENT

Permission is hereby given to do the above described work according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with the ordinances of the city of Mountlake Terrace.

PERMIT ISSUED 4-3 , 1985 , BY Susan M Herman BUILDING OFFICIAL

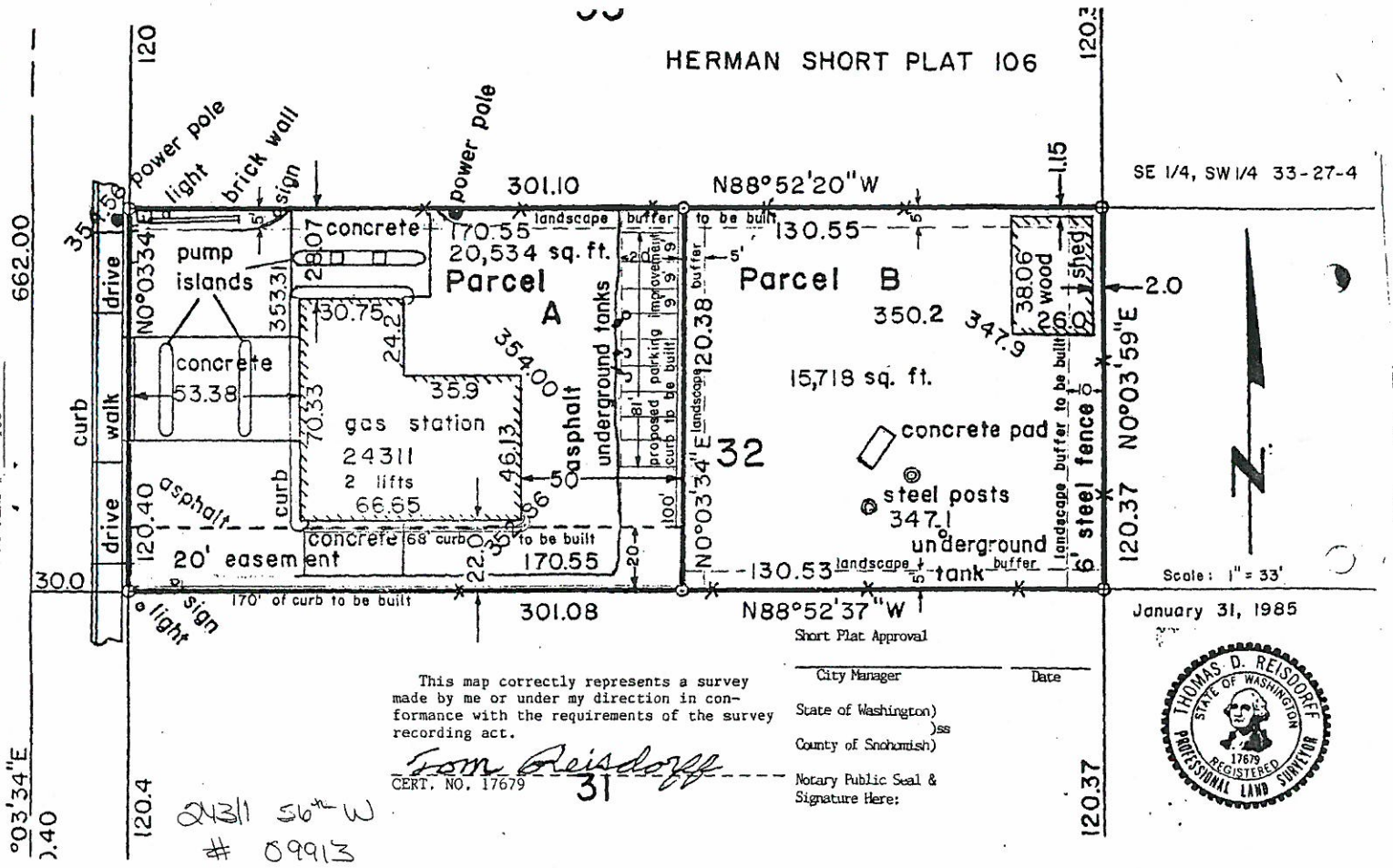
Unless noted, the life of this permit is one year and construction must start 60 days after issuance date.

	FOUNDATION INSPECTION	FRAMING INSPECTION	FINAL INSPECTION	COMMENTS
DATE OF INSPECTION				
INSPECTOR				

COMMENTS

ORIGINAL

HERMAN SHORT PLAT 106



Short Plat Approval

City Manager — Date

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the survey recording act.

State of Washington)ss
County of Snohomish)

Tom Reisdorff
CERT. NO. 17679

Notary Public Seal & Signature Here:

31

THOMAS D. REISDORFF
STATE OF WASHINGTON
17679
REGISTERED
PROFESSIONAL LAND SURVEYOR

24311 56th W
09913

CITY OF MOUNTLAKE TERRACE
SHORT PLAT # 106

RECEIPT NUMBER	CITY OF MOUNTLAKE TERRACE	PERMIT NO.
4329	**BUILDING PERMIT** 8691	09911

VALUE	ZONE	FIREZONE	OCCUPANCY	FEE
600 ⁰⁰	B7	2	B-2	$10 ⁰⁰

PERMISSION IS HEREBY GRANTED TO DO THE FOLLOWING WORK

Install 80 lineal feet - Chain Link Fence
20 feet at 48" with short setback - 60 feet at 72"
along South Property line of Parcel A

ADDRESS 24311-56th Ave W. LOT _____ BLOCK _____

LEGAL Short Plat #106

LOT SIZE _____ X _____ BUILDING SIZE _____ X _____

AND _____ STORIES IN HEIGHT, IN ADDITION TO _____ BASEMENT.

RIGHT SIDE YARD _____ FEET TO ADJOINING LOT LINE

LEFT SIDE YARD _____ FEET TO ADJOINING LOT LINE

FRONT YARD _____ FEET TO ADJOINING LOT LINE

REAR YARD _____ FEET TO ADJOINING LOT LINE

OWNER Pat Herman ADDRESS 24311-56th Ave W PHONE 771-2920

CONTRACTOR Owner ADDRESS _____ PHONE _____

BY X Dan Herman AUTHORIZED AGENT

Permission is hereby given to do the above described work according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with the ordinances of the city of Mountlake Terrace.

PERMIT ISSUED March 29, 19 85, BY Betty Williams BUILDING OFFICIAL

Unless noted, the life of this permit is one year and construction must start 60 days after issuance date.

	FOUNDATION INSPECTION	FRAMING INSPECTION	FINAL INSPECTION	COMMENTS
DATE OF INSPECTION INSPECTOR				

COMMENTS

ORIGINAL

8691

Address 24311-56th AVE W. Posted 3-5-85 TJH (Date / Initials)

Owner CREST UNION Address 24311-56th AVE Phone _____ No. 1666

Contractor PUGET ELEC Address 3838 AURORA Phone 632-4505 Receipt No. 4255

City of Mountlake Terrace - - ELECTRICAL PERMIT

LIFE OF PERMIT 90 DAYS FROM DATE ISSUED

PERMIT		Date	Approval
Range			
Oven			
Cook Top	2-220	3-7-85	OK wiring verified,
Water Heater	after 2		wiring to Turbine. RM
Dryer	volt circuits		
120V Circuit			
Heat	commercial		
Sockets			
Outlets	Rate #40.00		
Sign Circuits			
Panel Change			

WARNING: The removal, mutilation or concealment of this notice prior to being signed below is punishable by fine or imprisonment.

City Inspector Don De Mars Date 3-7-85

8691

ADDRESS 24311 56th Ave W. POSTED 3/25/82 GM.

OWNER Crest Oil ADDRESS Same

CONTRACTOR Aztec Petroleum ADDRESS Seattle

City of Mountlake Terrace PLUMBING PERMIT

№ 3442 # 3914

LIFE OF PERMIT ONE YEAR FROM DATE OF ISSUE

		DATE	APPROVAL
PERMIT	5.00		
WATER CLOSET			
BATH TUB			
SHOWER			
LAVATORY			
KITCHEN SINK			
DISHWASHER			
LAUNDRY TRAY			
CLOTHES WASHER			
WATER HEATER			
GAS PIPING	2.00		
MISC.	Fuel line piping & Vents.		
TOTAL	Double fee 9.00		

WARNING: The removal, mutilation or concealment of this notice prior to being signed below is punishable by fine or imprisonment.

CITY INSPECTOR ..... DATE .....

8691

Address 24311 - 56th AVE W Posted 6/15/81 SJP
Date Initials

Owner CREST UNION Address 24311-56th W Phone — № 929

Contractor PUGET ELECTRIC Address 3838 Auburn Way Seattle Phone 632-4505 Receipt No. B-8174

City of Mountlake Terrace - - ELECTRICAL PERMIT

LIFE OF PERMIT 90 DAYS FROM DATE ISSUED

PERMIT		Date	Approval
Range			
Oven			
Cook Top			
Water Heater			
Dryer			
120V Circuit			
Heat			
Sockets			
~~Outlets~~	2 Pumps = 100		
Sign Circuits			
Panel Change	140 00		

5.00 Commercial Rate

WARNING: The removal, mutilation or concealment of this notice prior to being signed below is punishable by fine or imprisonment.

City Inspector _____ Date _____

RECEIPT NUMBER: 87418

CITY OF MOUNTLAKE TERRACE

BUILDING PERMIT

PERMIT NO. 08691

VALUE	ZONE	FIREZONE	OCCUPANCY	FEE
100	BA	2	B2	10.00

PERMISSION IS HEREBY GRANTED TO DO THE FOLLOWING WORK

Install (2) signs per appld drawings (subj to removal of existing signs noted by Planning Commission)

ADDRESS 24311 56th Ave W, LOT _____ BLOCK _____

LEGAL _____

LOT SIZE _____ X _____ BUILDING SIZE _____ X _____

AND _____ STORIES IN HEIGHT, IN ADDITION TO _____ BASEMENT.

RIGHT SIDE YARD _____ FEET TO ADJOINING LOT LINE

LEFT SIDE YARD _____ FEET TO ADJOINING LOT LINE

FRONT YARD _____ FEET TO ADJOINING LOT LINE

REAR YARD _____ FEET TO ADJOINING LOT LINE

OWNER Mountlake Motors ADDRESS 24311 - 56th Ave W. PHONE 771-7334

CONTRACTOR Signet ADDRESS _____ PHONE _____

BY _____ AUTHORIZED AGENT

Permission is hereby given to do the above described work according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with the ordinances of the City of Mountlake Terrace.

PERMIT ISSUED March 3, 19 81, BY _____ BUILDING OFFICIAL

Unless noted, the life of this permit is one year and construction must start 60 days after issuance date.

	FOUNDATION INSPECTION	FRAMING INSPECTION	FINAL INSPECTION	COMMENTS
DATE OF INSPECTION INSPECTOR				

COMMENTS

ORIGINAL

SIGNS ARE PLYWOOD & PAINT INSTALLED WITH NAILS.

96"

MOUNTLAKE MOTORS
FOREIGN 771-
CAR SPECIALISTS 7334

32"

VOLVO
TOYOTA
DATSUN
SUBARU
HONDA
ALLWHEEL DRIVES

96"

18"

CITY OF MOUNTLAKE TERRACE
FEB 19 1981
Received

ADDRESS 24311 56th Ave W. POSTED 6/24/80 Gdl.

OWNER Crest Union Serv. Sta. ADDRESS Same

CONTRACTOR ADA Pump Serv. ADDRESS Same

City of Mountlake Terrace PLUMBING PERMIT

№ 3109
B2970

LIFE OF PERMIT ONE YEAR FROM DATE OF ISSUE

		DATE	APPROVAL
PERMIT	5.00		
WATER CLOSET			
BATH TUB			
SHOWER			
LAVATORY			
KITCHEN SINK			
DISHWASHER			
LAUNDRY TRAY			
CLOTHES WASHER			
WATER HEATER			
GAS PIPING	2.00		
M	Gasoline Island.		
TOTAL	7.00		

WARNING: The removal, mutilation or concealment of this notice prior to being signed below is punishable by fine or imprisonment.

CITY INSPECTOR ..... DATE .....

Address 24311 56W Posted _____ Date _____ Initials _____

№ 709

Owner Crest Union Address _____ Phone _____

Contractor Puget Elec. Address 3838 Aurora Seat Phone 632 4505 Receipt No. 2974

City of Mountlake Terrace - - ELECTRICAL PERMIT

LIFE OF PERMIT 90 DAYS FROM DATE ISSUED

PERMIT	Commercial 40.00	Date	Approval
Range		6-25-80	Mt Lake Terrace
Oven			
Cook Top			
Water Heater			
Dryer			
120V Circuit			
Heat			
Sockets			
Outlets			
Sign Circuits			
Panel Change	40.00		

WARNING: The removal, mutilation or concealment of this notice prior to being signed below is punishable by fine or imprisonment.

City Inspector _____ Date _____

RECIEPT NUMBER	CITY OF MOUNTLAKE TERRACE	PERMIT NO.
15724	**BUILDING PERMIT**	No 7386

VALUE	ZONE	FIREZONE	OCCUPANCY	FEE
1000 ea.	B A	2	E-2	1.

PERMISSION IS HEREBY GRANTED TO DO THE FOLLOWING WORK

CONSTRUCT SIGN PER PLANS

ADDRESS 24311-56 W, LOT 32 BLOCK

LEGAL FOREST CREST

LOT SIZE X BUILDING SIZE X

AND STORIES IN HEIGHT, IN ADDITION TO BASEMENT.

RIGHT SIDE YARD FEET TO ADJOINING LOT LINE

LEFT SIDE YARD FEET TO ADJOINING LOT LINE

FRONT YARD FEET TO ADJOINING LOT LINE

REAR YARD FEET TO ADJOINING LOT LINE

OWNER EARLS GARAGE ADDRESS SAME PHONE

CONTRACTOR HEATH N.W ADDRESS 1275 HELLER ST. PHONE MA3-3100

BY AUTHORIZED AGENT

Permission is hereby given to do the above described work according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with the ordinances of the City of Mountlake Terrace.

PERMIT ISSUED 9-28, 1976, BY BUILDING OFFICIAL

Unless noted, the life of this permit is one year and construction must start 60 days after issuance date.

	FOUNDATION INSPECTION	FRAMING INSPECTION	FINAL INSPECTION	COMMENTS
DATE OF INSPECTION				
INSPECTOR				

COMMENTS

ORIGINAL

CITY OF MOUNTLAKE TERRACE

ENGINEERING DEPARTMENT CONSTRUCTION PERMIT

No. D-23-13

APPLICATION IS HEREBY MADE TO DO THE FOLLOWING WORK Remove + replace Concrete pump islands, install one pump island + resurface other areas with asphalt.

IN ACCORDANCE WITH THE PLANS, PROFILES AND SPECIFICATIONS ATTACHED IN DUPLICATE. LOCATION 24311 – 56TH AVE WEST VALUE OF CONSTRUCTION $4,000.00

NAME OF OWNER Patrick Keenan PHONE:
ADDRESS: CITY:

NAME OF CONTRACTOR K+C Irriga + Landscaping Inc BUSINESS LIC. NO. 76
REGISTRATION NO 223-01-13466 PHONE: 568-3192
ADDRESS: 201 – 7TH CITY Snohomish, Wa, 98290
SIGNATURE Kendall

FEES:			RECEIPT NO.	BY
FILING AND PRELIMINARY PLAN CHECKING		$5.00		
INSPECTION	$5.00			
ADDED PLAN CHECKING	$80.00	TOTAL $90.00	10571	aj

PLANS, PROFILES, SPECIFICATIONS REVIEWED AND APPROVED WITH CORRECTIONS NOTED

BY _____ DATE 2/20/13
ENGINEERING DEPARTMENT

PERMISSION IS HEREBY GIVEN TO DO THE ABOVE DESCRIBED WORK ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH THE ORDINANCES OF THE CITY OF MOUNTLAKE TERRACE

PERMIT ISSUED _____, 19____, BY _____

INSPECTIONS & BONDS:

INSPECTED AND APPROVED
BY _____ DATE _____
ENGINEERING DEPT.
MAINTENANCE BOND RECEIVED
BY _____ DATE _____

Ps

Address 24311 56th W. MLT Posted 9-29-72 (Date) (Initials)

Owner Crest Oil Address 24311 56th W. Phone

No 2484

Contractor Astec Address 3515 So 154 Seattl Phone CH3-3658

City of Mountlake Terrace - - ELECTRICAL PERMIT

LIFE OF PERMIT ONE YEAR FROM DATE ISSUED

			Date	Approval
PERMIT COMMERCIAL	10.00	XXXXXX		
Range				
Oven				
Cook Top				
Water Heater				
120V Circuit				
Heat				
Sockets				
Outlets				
Neon Signs				
Sign Circuits				
Dryer				

WARNING: The removal, mutilation or concealment of this notice prior to being signed below is punishable by fine or imprisonment.

City Inspector Date

RECEIPT NUMBER
9811

CITY OF MOUNTLAKE TERRACE

BUILDING PERMIT

PERMIT NO.
№ 6292

VALUE	ZONE	FIREZONE	OCCUPANCY	FEE
$1,000.00	BA	2		$10.00

PERMISSION IS HEREBY GRANTED TO DO THE FOLLOWING WORK

Install new Union Sign

ADDRESS 24311 - 56th Ave. W., LOT 32 BLOCK

LEGAL Lake Forest Crest

LOT SIZE X BUILDING SIZE X

AND STORIES IN HEIGHT, IN ADDITION TO BASEMENT.

RIGHT SIDE YARD FEET TO ADJOINING LOT LINE

LEFT SIDE YARD FEET TO ADJOINING LOT LINE

FRONT YARD FEET TO ADJOINING LOT LINE

REAR YARD FEET TO ADJOINING LOT LINE

OWNER Union Oil Co. ADDRESS PHONE

CONTRACTOR S & S Sign Co. ADDRESS 14045 Midvale No. Sea PHONE EM 5-0242

BY

AUTHORIZED AGENT

Permission is hereby given to do the above described work according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with the ordinances of the city of Mountlake Terrace.

PERMIT ISSUED 9/20, 19 72, BY John Huestis

BUILDING OFFICIAL

Unless noted, the life of this permit is one year and construction must start 60 days after issuance date.

	FOUNDATION INSPECTION	FRAMING INSPECTION	FINAL INSPECTION	COMMENTS
DATE OF INSPECTION				
INSPECTOR				

COMMENTS

ORIGINAL

RECEIPT NUMBER # 7483

CITY OF MOUNTLAKE TERRACE

BUILDING PERMIT

PERMIT NO. № 5737

VALUE	ZONE	FIREZONE	OCCUPANCY	FEE
1,000.00	BA	2		$10.00

PERMISSION IS HEREBY GRANTED TO DO THE FOLLOWING WORK

Install new ARCO sign

ADDRESS 24311 - 56th Ave. W. , LOT 32 BLOCK

LEGAL Lake Forest Crest

LOT SIZE X BUILDING SIZE X

AND STORIES IN HEIGHT, IN ADDITION TO BASEMENT.

RIGHT SIDE YARD FEET TO ADJOINING LOT LINE

LEFT SIDE YARD FEET TO ADJOINING LOT LINE

FRONT YARD FEET TO ADJOINING LOT LINE

REAR YARD FEET TO ADJOINING LOT LINE

OWNER Atlantic Richfield ADDRESS 24311-56th Ave. W. PHONE PR 8-3106

CONTRACTOR Meyer Sign Co. ADDRESS 1689 Route 3 Mt. Vernon PHONE 424-1325

R E Meyer

AUTHORIZED AGENT

Permission is hereby given to do the above described work according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with the ordinances of the city of Mountlake Terrace.

PERMIT ISSUED 10/26 , 19 70 , BY John Huestis

BUILDING OFFICIAL

Unless noted, the life of this permit is one year and construction must start 60 days after issuance date.

	FOUNDATION INSPECTION	FRAMING INSPECTION	FINAL INSPECTION	COMMENTS
DATE OF INSPECTION				
INSPECTOR				

COMMENTS

ORIGINAL

Address 2431 - 56th Ave. Posted 8-25-70 (Date) (Initials)

Owner Rental Address Same Phone

Contractor Mac Eckhart Address 1905 - 80 SE Phone
Snohomish

No 2057

City of Mountlake Terrace -- ELECTRICAL PERMIT

LIFE OF PERMIT ONE YEAR FROM DATE ISSUED

PERMIT	Date	Approval
Range Commercial Gas 11-70		
Oven		
Cook Top		
Water Heater		
120V Circuit		
Heat		
Sockets		
Outlets		
Neon Sign		
Sign Circuits		
Dryer		

WARNING: The removal, mutilation or concealment of this notice prior to being signed below is punishable by fine or imprisonment.

11-70

City Inspector 11-27-70 Date

RECEIPT NUMBER #7296

CITY OF MOUNTLAKE TERRACE

BUILDING PERMIT

PERMIT NO. No 5689

VALUE	ZONE	FIREZONE	OCCUPANCY	FEE
$2,000.00	BA	2		$23.00

PERMISSION IS HEREBY GRANTED TO DO THE FOLLOWING WORK

Re-roof existing building and Brick Veneer Front

ADDRESS 24311 - 56th Avenue West, LOT 32, BLOCK

LEGAL Lake Forest Crest

LOT SIZE X BUILDING SIZE X

AND STORIES IN HEIGHT, IN ADDITION TO BASEMENT.

RIGHT SIDE YARD FEET TO ADJOINING LOT LINE

LEFT SIDE YARD FEET TO ADJOINING LOT LINE

FRONT YARD FEET TO ADJOINING LOT LINE

REAR YARD FEET TO ADJOINING LOT LINE

OWNER Crest Oil Company, Inc. ADDRESS 24311 - 56th Avenue W. M.T. PHONE PR 8-3106

CONTRACTOR E. A. Frisch ADDRESS 5808 - 226th Pl SW M.T. PHONE 778-2801

AUTHORIZED AGENT

Permission is hereby given to do the above described work according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with the ordinances of the city of Mountlake Terrace.

PERMIT ISSUED July 23, 19 70, BY John Huestis
BUILDING OFFICIAL

Unless noted, the life of this permit is one year and construction must start 60 days after issuance date.

	FOUNDATION INSPECTION	FRAMING INSPECTION	FINAL INSPECTION	COMMENTS
DATE OF INSPECTION				
INSPECTOR				

COMMENTS

ORIGINAL

RECEIPT NUMBER 46745

CITY OF MOUNTLAKE TERRACE

BUILDING PERMIT

PERMIT NO. № 5555

VALUE	ZONE	FIRE ZONE	OCCUPANCY	FEE
$100.00	BA	2		$6.00

PERMISSION IS HEREBY GRANTED TO DO THE FOLLOWING WORK

Cut hole in wall and put up fire wall

ADDRESS 24311 - 56th West, LOT 32 BLOCK

LEGAL Lake Forest Crest

LOT SIZE x BUILDING SIZE x

AND STORIES IN HEIGHT, IN ADDITION TO BASEMENT

RIGHT SIDE YARD FEET TO ADJOINING LOT LINE

LEFT SIDE YARD FEET TO ADJOINING LOT LINE

FRONT YARD FEET TO ADJOINING LOT LINE

REAR YARD FEET TO ADJOINING LOT LINE

OWNER Crest Oil Company, Inc. ADDRESS 24311 - 56th Avenue W M.T. PHONE PR 8-3106

CONTRACTOR E. A. Frisch ADDRESS 5808 - 226th Pl SW M.T. PHONE 778-2801

AUTHORIZED AGENT

Permission is hereby given to do the above described work according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with the ordinances of the city of Mountlake Terrace.

PERMIT ISSUED February 9, 19 70, BY John Huestis
BUILDING OFFICIAL

Unless noted, the life of this permit is one year and construction must start 60 days after issuance date.

	FOUNDATION INSPECTION	FRAMING INSPECTION	FINAL INSPECTION	COMMENTS
DATE OF INSPECTION				
INSPECTOR				

COMMENTS

ORIGINAL

CITY OF MOUNTLAKE TERRACE

ENGINEERING DEPARTMENT CONSTRUCTION PERMIT

PERMIT NO. 4

APPLICATION IS HEREBY MADE TO DO THE FOLLOWING WORK: Install side sewer

IN ACCORDANCE WITH THE PLANS, PROFILES AND SPECIFICATIONS ATTACHED IN DUPLICATE. LOCATION Lot 32 Lake Forest East VALUE OF CONSTRUCTION $ 75.00

NAME OF OWNER: Crest Oil Co PHONE:
ADDRESS: 24311 56th W CITY: Mountlake Terrace

NAME OF CONTRACTOR: Lynnwood Sewer Const BUSINESS LIC. NO. 2
REGISTRATION NO. 223-02-6450 PHONE: 776-8356
ADDRESS: 4214 Maple Rd. CITY Lynnwood
SIGNATURE Chester Konopaski

FEES:		RECEIPT NO.	BY
FILING AND PRELIMINARY PLAN CHECKING	$ 10.00		
INSPECTION	$ 1.50		
ADDED PLAN CHECKING	$	TOTAL $ 11.50	

PLANS, PROFILES, SPECIFICATIONS REVIEWED AND APPROVED WITH CORRECTIONS NOTED

BY Fred C Graham DATE 1/6/69
ENGINEERING DEPARTMENT

PERMISSION IS HEREBY GIVEN TO DO THE ABOVE DESCRIBED WORK ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS PERTAINING THERETO, SUBJECT TO COMPLIANCE WITH THE ORDINANCES OF THE CITY OF MOUNTLAKE TERRACE

PERMIT ISSUED Jan. 6, 1970, BY Shirley McAbee

INSPECTIONS & BONDS:

INSPECTED AND APPROVED
BY J. Lyon by CBD DATE
ENGINEERING DEPT.
MAINTENANCE BOND RECEIVED
BY DATE

sj

PROCEDURE

1. Applicant files 3 copies with Clerk who collects at that time the Filing and Plan Checking Fee, verifies Contractor license, numbers permit (except for PUD, Gas, Telephone Co. who will be given a supply of forms for their own numbering system).

2. All 3 copies sent to Engineering Dept. with plans and specifications and profiles (two copies minimum of these required).

3. Engineering Dept. will mark up, correct, return or reject plans. If approved, Engineering Dept. will insert Inspection Fee on all three copies and verify that an appropriate plan checking fee was paid (i.e. verify value of construction) and will return two copies of permit and one copy of approved and signed plans to Clerk.

4. Clerk shall notify applicant that permit is ready and shall collect remaining fees and give applicant one copy of permit and approved plans.

5. Engineering Dept. will use their copy of permit and plans for control inspections and bond requirement. When completed and signed off by Engineering Dept., permit will be filed by Clerk and plan noting "as-built" conditions filed by Engineering Dept.

In the case of Utilities (our own included) we will supply them with application forms when we send them a copy of the Ordinance. They may send them in (three carbon copies).

We will delay billing to quarterly basis or will process like all other applications. At their request, however, we may mail back the permit and plans.

When billing, we should tabulate each permit number and total fee so utility can verify with their copies of permits.

This form is to be used for all Construction per Ordinance (including side sewers, water services, etc.).

Record #: 2083 Act: Y
Permits: 2440
address: 24311
street: 56 Avenue West
name: Pat Herman
Permit Date: 03/25/1992
Final: 04/03/1992
Type of Work: Install signs, One wall, one pole

Date: 04/03/1992
Inspection: sign
Approved: JO
Denied:
Notes:

Record #: 2084 Act: Y
Permits: E-1700
address: 24311
street: 56 Avenue West
name: R L Jones
Permit Date: 03/30/1992
Final: 04/03/1992
Type of Work: Wire signs

Date: 04/03/1992
Inspection: sign
Approved: JO
Denied:
Notes:

FILE NAME LABEL: CREST UNION STATION TAX ACCOUNT #:

CROSS FILE INDEXED BY OTHER DESIGNATION:

NAME OF PROJECT:

ADDRESS/LOCATION: 24311 56th W. MLT 98043

TYPE OF DEVELOPMENT: Beauty Salon, C.U.P.

NAME & ADDRESS OF DEVELOPER/LANDOWNER: Patrick Herman, 24311 -56th W. MLT 98043

PHONE #: 774-3804

TOTAL # RESIDENTIAL UNITS: ∅ LOT SIZE: 120'x 305'

GROSS FLOOR AREA & # BUILDINGS OF TOTAL PROJECT: 2160, 1 bldg.

ZONING: BA COMPREHENSIVE PLAN: General Commercial

SPECIAL CONDITIONS/REQUIREMENTS FOR DEVELOPMENT (brief summary):

LIST OF TENANTS (COMMERCIAL & INDUSTRIAL PROJECTS): Beauty Salon & Union 76

COMPLAINTS/CODE VIOLATIONS:

Excess freestanding sign area, not approved By PC 8/10/79 - citation

DATE OF APPROVAL FOR:		TYPE OF PERMIT		PERMIT #	FINAL SIGN-OFF DATE
	Commercial/ Industrial Site Plan				
	Prelim. RM/RUD Site Plan	Clearing & Grading			
		Master Engineering			
		Building	7386	5555	
2/20/13	Final RM/RUD Site Plan		8691	5659	
			9911	5737	
	Rezone #		9913	6292	
2/26/85	Variance # BA-85-13	Mechanical/Heating		1666	
	Conditional Use Permit #				
	Comp. Plan Amendmt.	Electrical	709	2057	
	Special Development Plan		929	2484	
	Short Plat #	Plumbing		3109	
	Annexation #			3412	
	Other (list)	Sewer		4337	
		Occupancy Permit For:			

CERTIFICATE OF OCCUPANCY
CITY OF MOUNTLAKE TERRACE
BUILDING DEPARTMENT

This certificate is issued to: Team Auto Sales

Located at: 24311 56th Avenue West

This day of: 2/13/02

May be occupied in accordance with the provisions of the Building Code of the City of Mountlake Terrace, WA as there in provided.

Building Type	Occupancy Type	Occupancy Load	Use
V-N	B	5	Retail

As provide by law: The Building Official has inspected this building for compliance with the requirements of this code and for the use in which this building is intended.

Date: 2/14/02

Signed: [signature]

Building Official:
Shane Hope

THIS CERTIFICATE MUST BE POSTED AND PERMANETLY MAINTAINED IN A CONSPICUOUS PLACE

MOUNTLAKE TERRACE

June 28, 2004

Property Owner at:
24311 – 56th Ave W.
Mountlake Terrace, WA.

COPY

Dear Property Owner:

PRELIMINARY NOTICE OF CODE VIOLATION:

We need to let you know of some apparent code violations at 24311 – 56th Ave W. It has come to our attention that the attic space at this location is being used for sleeping quarters. This building is not permitted as a sleeping space. In addition, we have reviewed a report from the Fire Marshal's office. The report lists deficiencies that include improper electrical wiring. The City requires electrical wiring and construction to meet building and fire codes.

The premises must be vacated for sleeping purposes no later than July 8, 2004. Also, you will need to call Kevin Kennedy, Building/Electrical Inspector, at 425.744.6268 to arrange for an inspection of the electrical wiring to take place by the same date. If the wiring or other building components do not meet building codes, you will be allowed an opportunity to make any necessary corrections.

If you have questions about this notice, please call Kevin Kennedy at the above phone number. Thanks for your prompt attention to this matter.

Sincerely,

Shane Hope
Planning and Development Director/ Building Official

CC: Kevin Kennedy, Building/Electrical Inspector
CC: Steve Sherman, Fire Marshall

NORTH WEST
Industrial Oil Cleaning
Fuel tank cleaning ❀ Oil reclamation
360.676-2305 • 800.632-2305
2924 James Street • Bellingham WA 98225

12/13/00

To Whom It May Concern,

On 12/12/00 I performed a triple flush procedure on the 2 underground fuel storage tanks located in front of the building at 24311 56th Av W in Mountlake Terrace, Washington. We used 350 gallons of water for the procedure and disposed of it through Spencer Environmental, US EPA ID #WAD981769003

Spencer Environmental's facility is at 1517 Pease Av in Sumner, WA. Their phone is 253 863 3310 The waste manifest # is 00501.

Signed,

David Enoch
Owner / Manager
NorthWest Industrial Oil Cleaning

ADDRESS FILE

NORTHWEST
Industrial Oil Cleaning
Fuel tank cleaning ⁂ Oil reclamation
360.676-2305 • 800.632-2305
2924 James Street • Bellingham, WA 98225

Date December 19, 2000

Pages 2

To Steve Coughlin

Company Lee Morse General Contractor

Fax Number 1-253-926-8787

From David Enoch
Northwest Industrial Oil Cleaning
Fax 360 671 9774

Steve,

Just noticed that the triple rinse info was sent without letterhead.

A new copy follows.

At your service,

David Enoch

SOUND TESTING, INC.
P.O. BOX 16204 SEATTLE, WA 98116
(206) 932-0206

MARINE CHEMIST CERTIFICATE

SERIAL № 44179

LEE MORSE		JANUARY 3, 2001
Survey Requested by	Vessel Owner or Agent	Date
PLEASE SEE BELOW	STEEL UNDERGROUND STORAGE TANKS	
Vessel	Type of Vessel	Specific Location of Vessel
GASOLINE	OXYGEN, COMBUSTIBLE GAS	8:35 AM
Last Three (3) Cargoes	Test Method	Time Survey Completed

NORTH 10,000 - GALLON TANK

SOUTH 10,000 - GALLON TANK

— INERT WITH CARBON DIOXIDE (<8%)

— MAY BE SAFELY EXCAVATED AND TRANSPORTED ON PUBLIC HIGHWAYS

— PLEASE TAKE CARE TO KEEP TANKS' OPENINGS PLUGGED DURING EXCAVATION, TRANSPORT.

In the event of any physical or atmospheric changes adversely affecting the gas-free condition of the above spaces, or if in any doubt, immediately stop all work and contact the undersigned Marine Chemist

QUALIFICATIONS: Transfer of ballast or manipulation of valves or closure equipment tending to alter conditions in pipe lines, tanks or compartments subject to gas accumulation, unless specifically approved in this Certificate, requires inspection and endorsement or reissue of Certificate for the spaces so affected. All lines, vents, heating coils, valves, and similarly enclosed appurtenances shall be considered "not safe" unless otherwise specifically designated.

STANDARD SAFETY DESIGNATIONS

SAFE FOR WORKERS Means that in the compartment or space so designated (a) the oxygen content of the atmosphere is at least 19.5 percent by volume, and that, (b) toxic materials in the atmosphere are within permissible concentrations, and that, (c) the residues are not capable of producing toxic materials under existing atmospheric conditions while maintained as directed on the Marine Chemist's Certificate.

NOT SAFE FOR WORKERS Means that in the compartment or space so designated, the requirements of Safe for Workers has not been met.

SAFE FOR HOT WORK: Means that in the compartment so designated: (a) oxygen content of the atmosphere is at least 19.5 percent by volume, with the exception of inerted spaces or where external hot work is to be performed; and that, (b) the concentration of flammable materials in the atmosphere is below 10 percent of the lower flammable limit; and that, (c) the residues are not capable of producing a higher concentration than permitted by (b) above under existing atmospheric conditions in the presence of fire, and while maintained as directed on the Marine Chemist's Certificate; and further, that, (d) all adjacent spaces have been cleaned sufficiently to prevent the spread of fire, or are satisfactorily inerted, or, in the case of fuel tanks, or lube oil tanks, or engine room or fire room bilges, have been treated in accordance with the Marine Chemist's requirements.

NOT SAFE FOR HOT WORK Means that in the compartment so designated, the requirements of Safe for Hot Work have not been met.

SAFE FOR REPAIR YARD ENTRY Means that the compartments and spaces of the flammable cryogenic liquid carrier so designated: (a) have been tested by sampling at remote sampling stations, and results indicate the atmosphere tested to be above 19.5 percent oxygen, and less than 10 percent of the lower flammable limit, or (b) are inerted.

CHEMIST'S ENDORSEMENT This is to certify that I have personally determined that all spaces in the foregoing list are in accordance with NFPA 306-1980 Control of Gas Hazards on Vessels and have found the condition of each to be in accordance with its assigned designation.

"The undersigned acknowledges receipt of this Certificate under Section 2-3 of NFPA 306-1980 and understands conditions and limitations under which it was issued."

This Certificate is based on conditions existing at the time the inspection herein set forth was completed and is issued subject to compliance with all qualifications and instructions.

Signed LEE MORSE (Name) — Company — 1/3/01 (Date)

Signed Don Sly (Marine Chemist) — № 598 (Certificate No.)

VESSEL POSTING

City of Mountlake Terrace

23204 58TH AVE W. MOUNTLAKE TERRACE, WA 98043 (425)776-1161

Fax

To: **Greg Schrag, Attorney** **From:** Paula Schwartz, Associate Planner

Fax: **425.672.4219** **Pages:** 5

Phone: **Date:**

Re: **Terrace Fruit & Produce** **CC:**

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☑ **Please Reply** ☐ **Please Recycle**

• ***Comments:***

In 1985, the owner of a parcel commonly known as 24311 56th Ave W subdivided the parcel into two lots (Parcel A and Parcel B on short plat recording document # 8505310069). At that time, a landscape buffer easement was required around the perimeter of Parcel B. I do not know whether it was a code requirement at that time.

Mr. MacPherson purchased Parcel B and the parcel to the south (Lot A on the Boundary Line Adjustment document). The property line between the two parcels will be dissolved to make one large lot. Mr. MacPherson applied, and received Council approval, for a site development plan that includes landscaping pursuant to current code. The landscape buffer required in 1985 is no longer necessary.

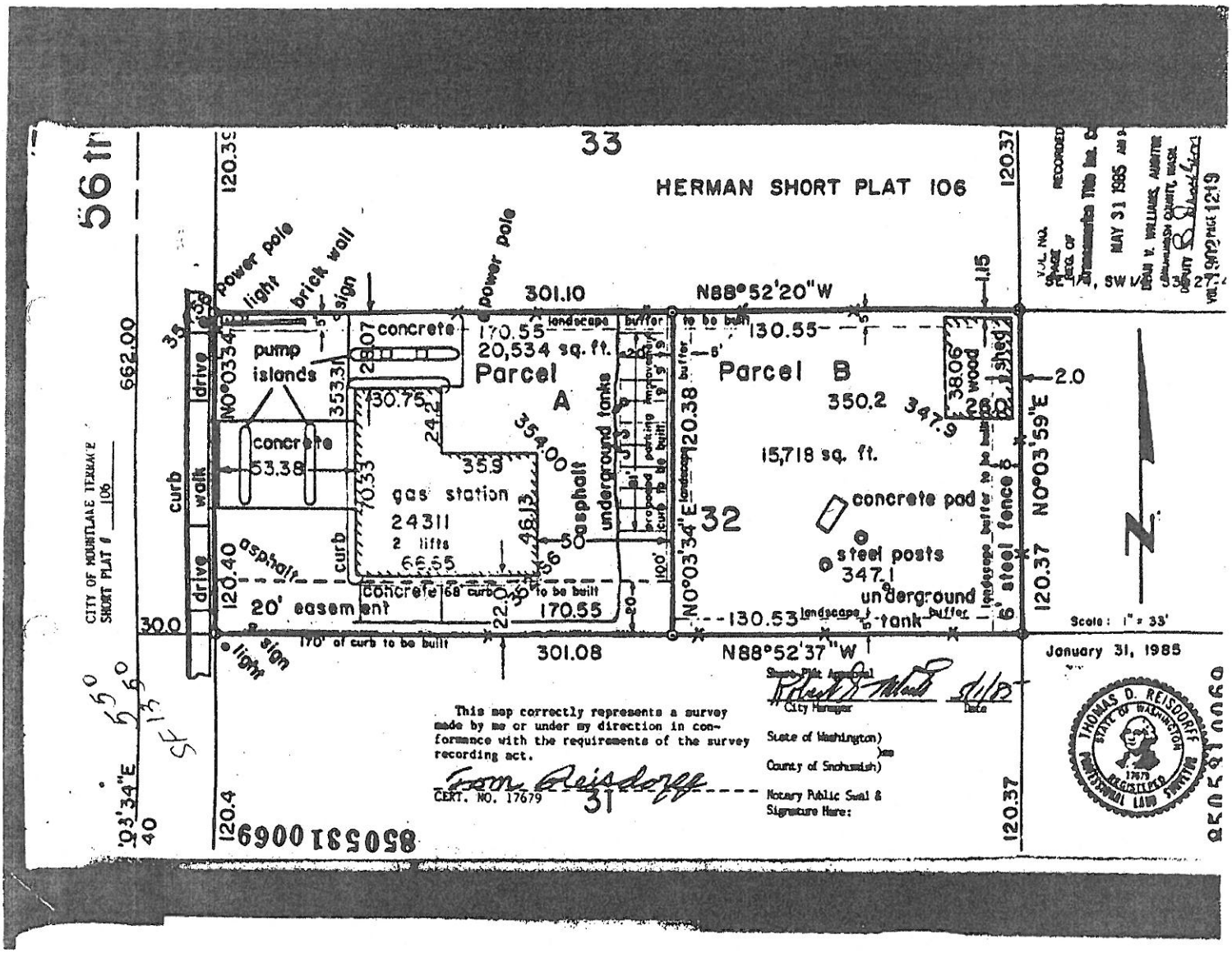
Please review these documents and the Relinquishment of Landscape Buffer Easement. I would like to submit the Easement to the City Manager for her signature.

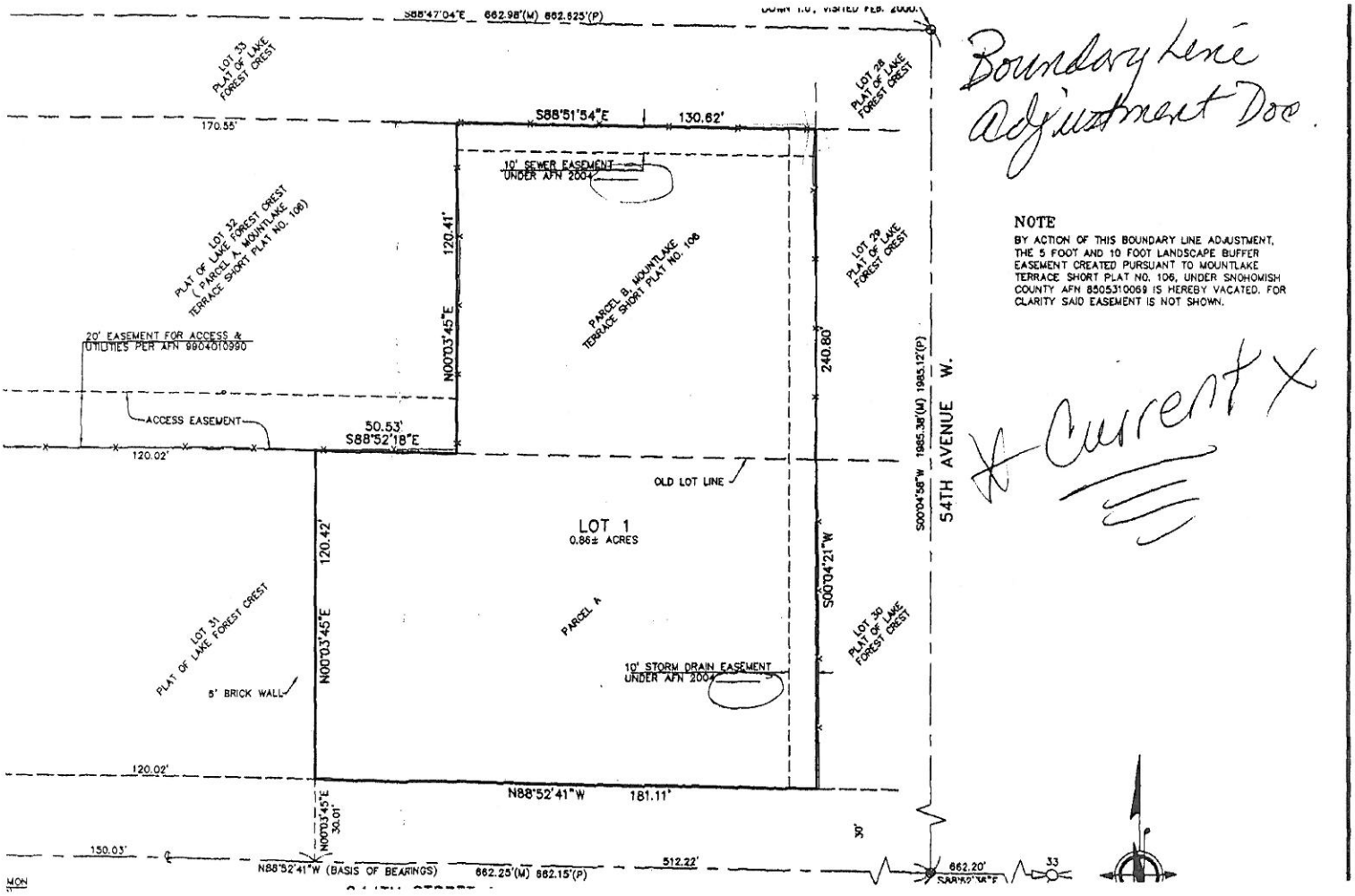
Thank you.

DATE,TIME	08/17 16:18
FAX NO./NAME	9425672421 9
DURATION	00:01:29
PAGE(S)	06
RESULT	OK
MODE	STANDARD

TRANSMISSION VERIFICATION REPORT

TIME : 08/17/2004 16:20


HERMAN SHORT PLAT 106
33
32
Parcel A
20,534 sq. ft.
Parcel B
15,718 sq. ft.
350.2
347.9
301.10
N88°52'20"W
301.08
N88°52'37"W
130.55
130.53
N0°03'34"E
N0°03'59"E
120.37
120.40
662.00
170.55
gas station
24311
2 lifts
66.65
underground tanks
concrete pad
steel posts
underground tank
steel fence
20' easement
asphalt
concrete
pump islands
power pole
light
brick wall
sign
curb
walk
drive
170' of curb to be built
53.38
30.75
35.9
46.13
170.55
3806 wood shed
Scale: 1" = 33'
January 31, 1985
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the survey recording act.
CERT. NO. 17679
State of Washington)
County of Snohomish)
Notary Public Seal & Signature Here:
City Manager
THOMAS D. REISDORFF
STATE OF WASHINGTON
17679
REGISTERED
LAND SURVEYOR
CITY OF MOUNTLAKE TERRACE
SHORT PLAT # 106
8505310069



Boundary Line Adjustment Doc.

NOTE

BY ACTION OF THIS BOUNDARY LINE ADJUSTMENT, THE 5 FOOT AND 10 FOOT LANDSCAPE BUFFER EASEMENT CREATED PURSUANT TO MOUNTLAKE TERRACE SHORT PLAT NO. 106, UNDER SNOHOMISH COUNTY AFN 8505310069 IS HEREBY VACATED. FOR CLARITY SAID EASEMENT IS NOT SHOWN.

X Current X

Return Address:
Gregory MacPherson
6239 43rd Avenue NE
Seattle, WA 98115

Document Title: **Relinquishment of Landscape Buffer Easement**

Assessor's Property Tax Parcel/Account Numbers:

PTN (A portion of): 00489300003201

Reference Number(s):

Grantor(s): MacPherson, Gregory J.

Grantee(s): City of Mountlake Terrace

Washington

Legal Description (abbreviated):

LOT 32, LAKE FOREST CREST, LESS THE WESTERLY 170.52 FT. (ALSO KNOWN AS PARCEL B, MOUNTLAKE TERRACE SHORT PLAT NO. 106 PER AFN 850310069)

RELINQUISHMENT OF LANDSCAPE BUFFER EASEMENT

This RELINQUISHMENT OF EASEMENT ("Relinquishment") is executed as of June 29, 2004 by Gregory MacPherson and City of Mountlake Terrace, with respect to 5 foot and 10 foot landscape buffer easements granted pursuant to the City of Mountlake Terrace Short Plat No. 106 recorded on May 31, 1985 under Snohomish County Auditor's File No. 8505310069. The Grantor hereby agrees to relinquishment, termination and extinguishment of all rights and interests in said easement.

Grantor: GREG MACPHERSON

By: _____
(Print or Type)

STATE OF WASHINGTON }
} ss. (individual acknowledgement)
County of King }

This is to certify that on this 29th day of June, 2004, before me, the undersigned, a Notary Public, personally appeared

Greg MacPherson
(GRANTOR)

to me known to be the individual(s) who executed the within dedication, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed of said for the uses and purposes therein mentioned and on oath stated that he is authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.

STATE OF WASHINGTON
VICTORIA J. HADLEY
NOTARY PUBLIC
COMMISSION EXPIRES
1-9-07

Victoria J. Hadley
NOTARY PUBLIC in and for the State of Washington

Residing at: Auburn

My Commission Expires: 1-9-07

Accepted and approved by Grantee _____,:

_____ Dated: _____, 2004

STATE OF WASHINGTON }
} ss. (representative acknowledgement)
County of _____ }

This is to certify that on this _____ day of _____, _____, before me, the undersigned, a Notary Public, personally appeared

_____
(GRANTEE)

to me known to be the individual(s) who executed the within dedication, and acknowledged to me that _____ signed and sealed the same as _____ free and voluntary act and deed of said for the uses and purposes therein mentioned and on oath stated that _____ is authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.

_____
NOTARY PUBLIC in and for the State of Washington

Residing at:_____

My Commission Expires:_____

See if businesses located there - (2) under what?
Research previous site approvals
BOA interpretation
Reuse of ex. sites - ad.m. upgrade
See how the site got where it is.

M E M O

TO: Mary, Emily & Bill

FROM: Edith

SUBJECT: Advisory Memo re Zoning Issue
Prompted by inquiry at Counter re Signage
(Reuse of 24311 56th Avenue W by R & R Automotive)

DATE: February 28, 1992

Current site use: Union 76 station (closed)

Zoning: BA (Arterial Business)

Permitted Use: Repair shops, limited to 1000 square feet of floor area

Certificate of Occupancy: Application provided to owner of R & R Automotive (ciutrrently located at NW corner of 236th and 56th)

Signs: Inquired about relocating existing signage to new location. Provided sign regs and building permit application form and instructions on submittal requirements

Issues: Reuse of existing site with new occupant and degree to which site must be brought into conformance. Proposed use of site as a auto repair shop is consistent with permitted use in BA zone, except that proposed use area exceeds 1000 sqaure foot limitation. Section 3.9.2.A.14. states that "other similar uses subject to the grant of a conditional use permit" may be permitted. Since the use is already permitted this does not seem applicable. Another option is to apply for a variance to allow an increase in square footage of floor area that can be used for repair shop. I touched on this with the owner who countered with a statement about how many different occupants the proposed building has had over the past 5 years with similar use.

R&RAuto.wp.2/92

M E M O

TO: Mary, Emily & Bill

FROM: Edith

SUBJECT: Advisory Memo re Zoning Issue
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(Reuse of 24311 56th Avenue W by R & R Automotive)

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Current site use: Union 76 station (closed)

Zoning: BA (Arterial Business)

Permitted Use: Repair shops, limited to 1000 square feet of floor area

Certificate of Occupancy: Application provided to owner of R & R Automotive (ciutrrently located at NW corner of 236th and 56th)

Signs: Inquired about relocating existing signage to new location. Provided sign regs and building permit application form and instructions on submittal requirements

Issues: Reuse of existing site with new occupant and degree to which site must be brought into conformance. Proposed use of site as a auto repair shop is consistent with permitted use in BA zone, except that proposed use area exceeds 1000 sqaure foot limitation. Section 3.9.2.A.14. states that "other similar uses subject to the grant of a conditional use permit" may be permitted. Since the use is already permitted this does not seem applicable. Another option is to apply for a

(1) variance to allow an increase in square footage of floor area that can be used for repair shop. I touched on this with the owner who countered with a statement about

OR (2) how many different occupants the proposed building has had over the past 5 years with similar use.

→ Could look at whether or not repair shop space is grandfathered - legal nonconforming use, but I think there were 2 separate different repair businesses here in past years, not one ownership. Combining the 2 repair spaces under one ownership by R+R →

R&RAuto.wp.2/92

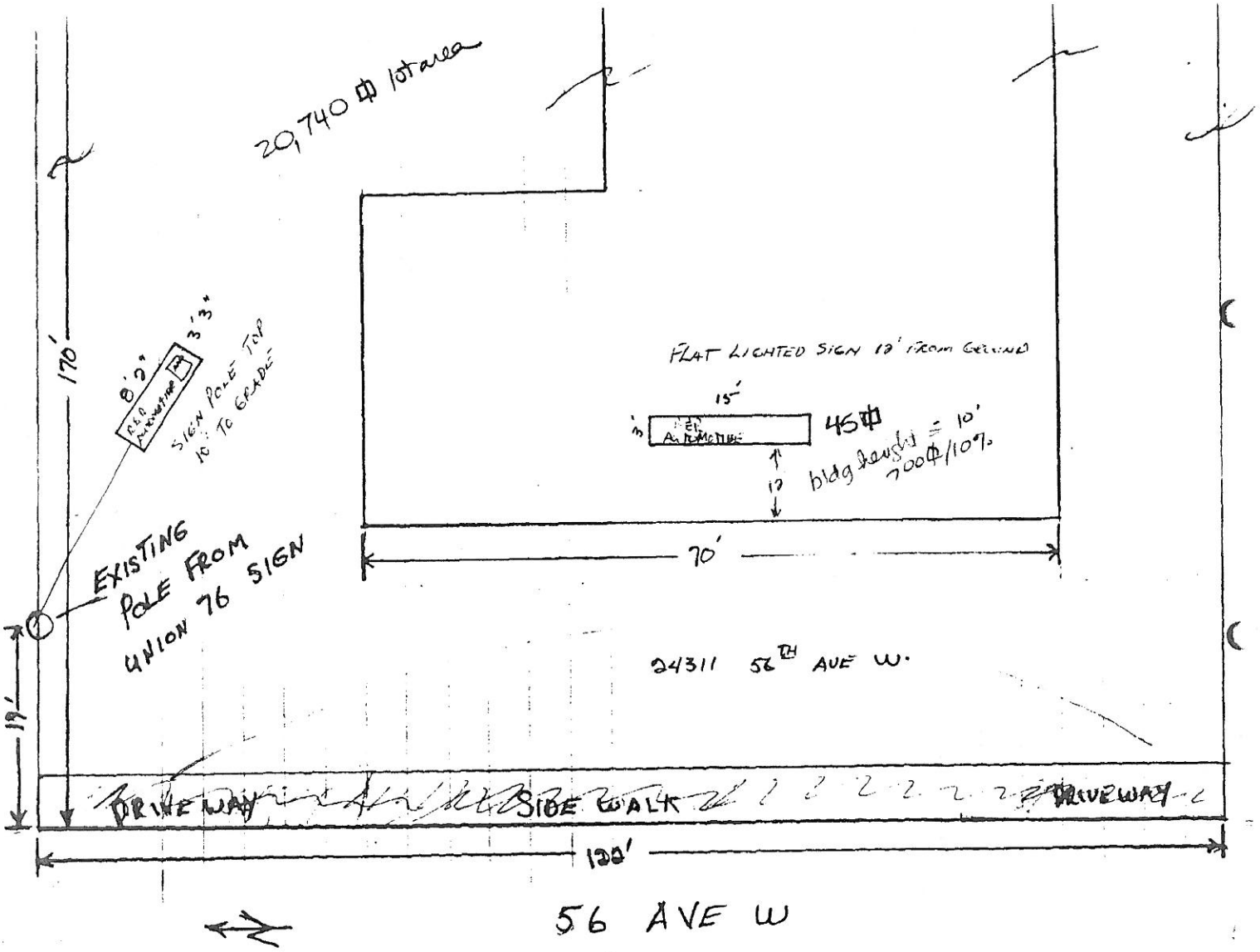
wouldn't have any greater impact than the 2 separate shops, but doesn't comply to the letter of the BA regs which limit repair shops to 1000 s.f. Perhaps we could okay the continued repair shop uses with R+R automotive provided they don't expand the shops areas until the new zoning ordinance is adopted. Check draft zoning ordinance for compatibility of R+R's use of property zoned BC under new ordinance regulations. (BA zone would be eliminated). We could pass this by P.C. for their concurrence & review of retroactive zoning ord. site improvement requirements. I'd like to see some upgrade of landscaping & striping of parking lot. Let's discuss what approach would be best.

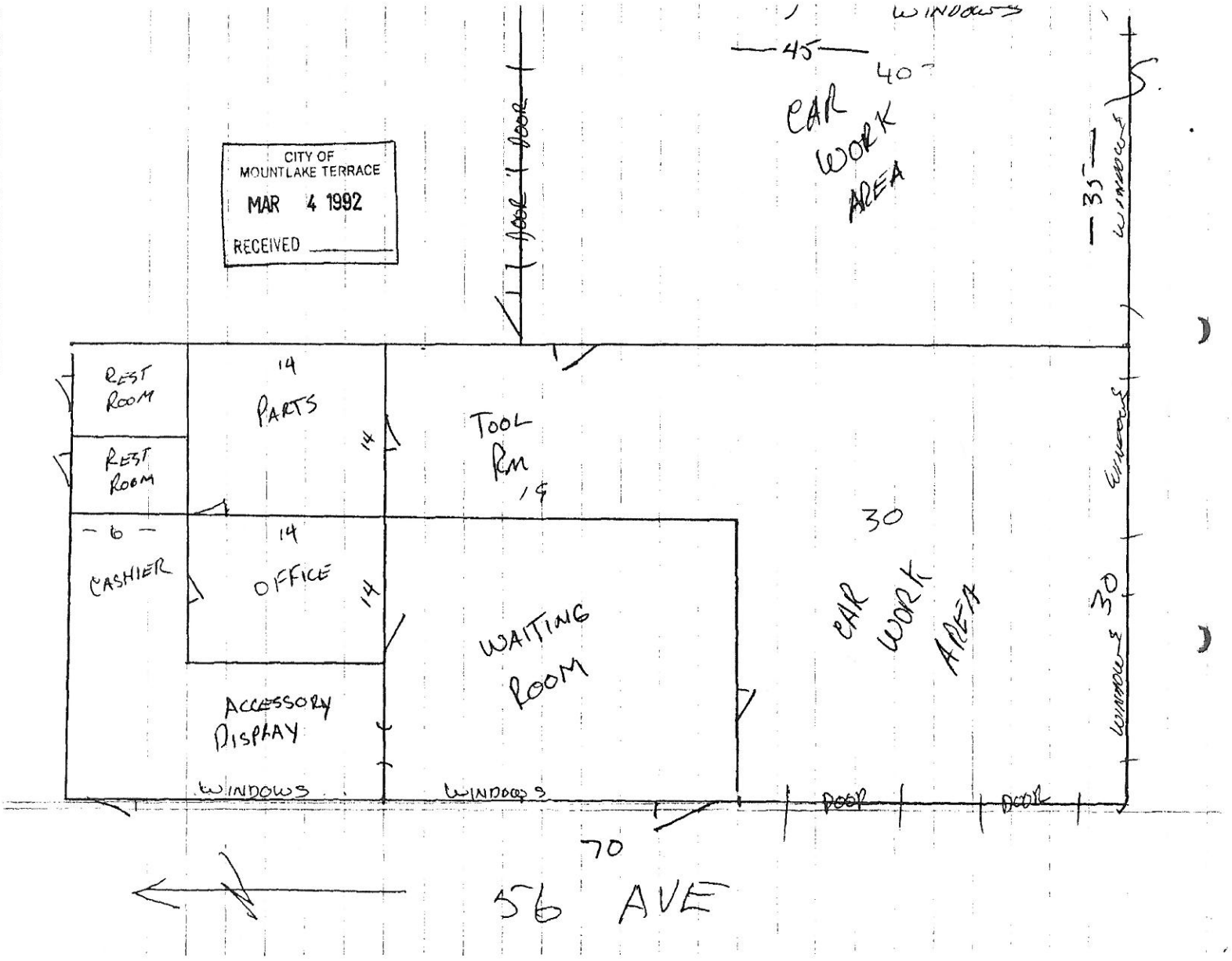
require CUP

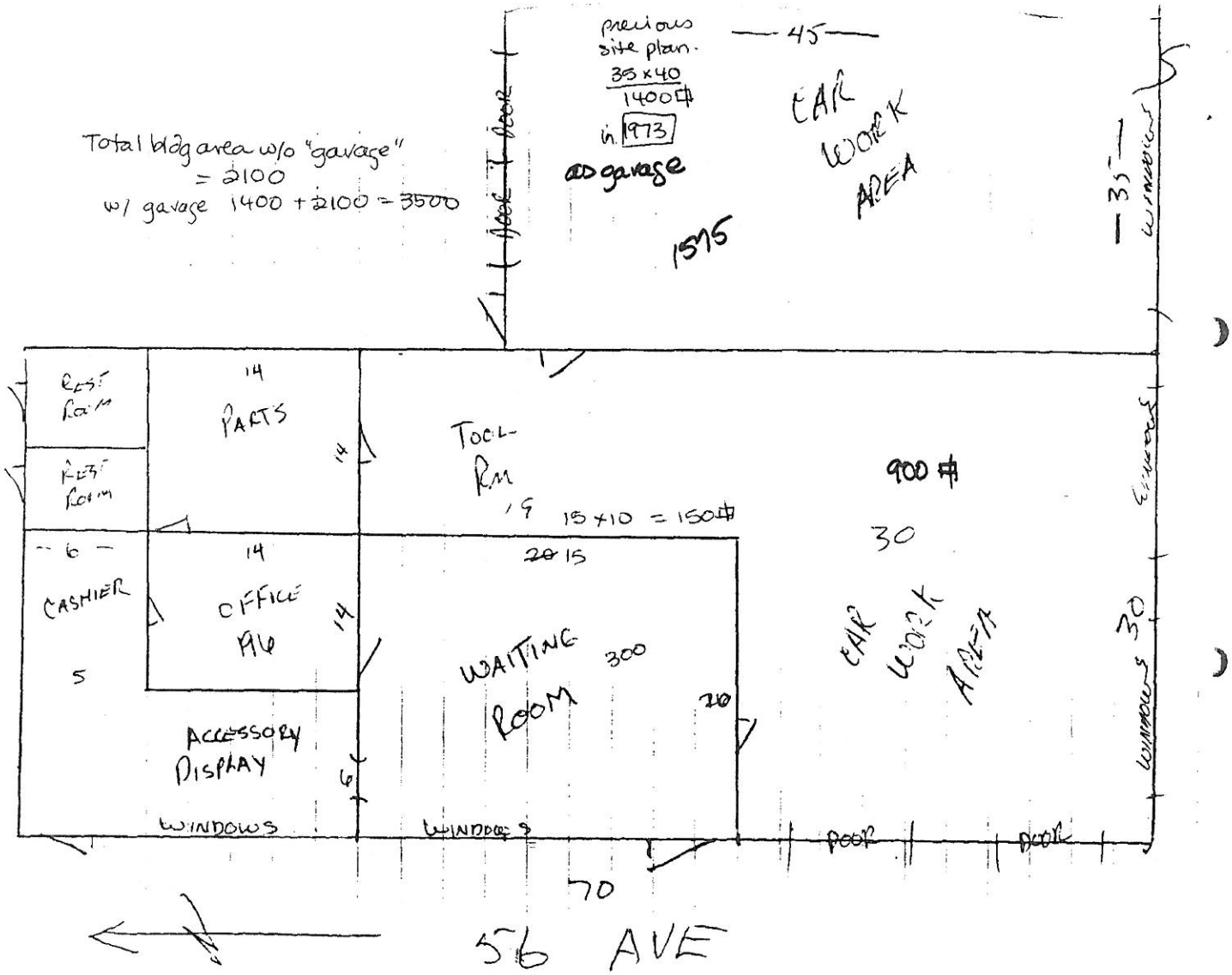
suggested procedure

cooperative & administrative to upgrade ldsc. + stripe parking stalls. signage in conformance

M


20,740 ☐ lot area
170'
8'2"
3'3"
SIGN POLE TOP 10 TO GRADE
EXISTING POLE FROM UNION 76 SIGN
FLAT LIGHTED SIGN 13' FROM GROUND
15'
3'
45☐
13'
bldg height = 10'
700☐/10%
70'
24311 58TH AVE W.
19'
DRIVEWAY
SIDEWALK
DRIVEWAY
120'
56 AVE W


CITY OF
MOUNTLAKE TERRACE
MAR 4 1992
RECEIVED
WINDOWS
45
40
CAR
WORK
AREA
35
WINDOWS
1 DOOR 1 DOOR
REST
ROOM
REST
ROOM
14
PARTS
14
TOOL
RM
14
6
CASHIER
14
OFFICE
14
30
CAR
WORK
AREA
30
WINDOWS
WAITING
ROOM
ACCESSORY
DISPLAY
WINDOWS
WINDOWS
DOOR
DOOR
70
56 AVE


Total bldg area w/o "garage"
= 2100
w/ garage 1400 + 2100 = 3500
previous site plan.
35 x 40
1400 ft
in 1973
garage
1575
45
CAR WORK AREA
35
REST Room
REST Room
14
PARTS
14
TOOL-RM
19
15 x 10 = 150 ft
900 ft
30
6
CASHIER
5
14
OFFICE
14
20
15
WAITING ROOM
300
20
CAR WORK AREA
30
ACCESSORY DISPLAY
6
WINDOWS
WINDOWS
DOOR
DOOR
70
56 AVE

CITY OF Mountlake Terrace **MEMO**

TO: Carl cc

FROM: Mike

REF: Sue's 4/25 memo

SUBJ: Crest Oil

DATE: 4/26

7-21

As you can see from Sue's notes, there is no record of a commitment for future uses at the Crest Oil site. I would assume that, in lieu of anything else, the provisions of our ordinances would govern, which would mean that non-conforming uses terminated for ninety days or more would not be allowed to resume. In the words of Papa Hennessey, nothing is guaranteed to continue in perpetuity.

It turns out that our zoning maps are correct. All of the Crest Oil site is zoned BA.

I have sent Mike Herran a letter and copy of our sign code, highlighting the pertinent sections. I will be meeting with Leroy tomorrow concerning enforcement of signs and other code violations.

MB

4/24

mike

I don't believe they have terminated the non conforming use for any 90 day period. Lets get compliance with signs, etc and let the use continue.

cs

CITY OF Mountlake Terrace

MEMO

TO: Mike

REF:

DATE: 4/25/83

FROM: Susan

SUBJ: Crest Oil

7-28

At time zoning for annexation #84 was adopted, Tract 34 (Crest Oil) was designated as follows:

East 131.08 feet as Neighborhood Business
West 170 feet as Commercial Service, which is now B.A.

These designations were repealed by Ordinance #644 (Current Zoning Ordinance) and replaced with boundaries and designations shown on the "Official Zoning Map" adopted with the ordinance on 12-16-68.

There are no written assurances or other correspondence in the files from the City to the Hermans. There is a letter from Leo Herman to the Planning Commission, dated 2-10-68, requesting "heavy zoning to complement the services we have preformed these many years." I can find no response to this letter.

Although the fuel distributorship has been there since 1951, it appears it has been allowed to operate as a nonconforming use.

This area is shown in Policy Plan Land Use Map as General Commercial which specifically allows: "fabrication of metal; fuel storage yards; and paint shops."

I would think their only option would be to request a rezone to CG.

CIVIC CENTER BUILDING 98043

23204 - 58TH AVE. WEST
MOUNTLAKE TERRACE, WASHINGTON

area code 206
776 - 1161

February 25, 1981

Mr. Patrick L. Herman
24311 - 56th Avenue West
Mountlake Terrace, WA 98043

RE: Signs on Property

Dear Mr. Herman:

On February 23, 1981 the Mountlake Terrace Planning Commission reviewed a sign permit application for Mountlake Motors, for the installation of one sign above the central office area of your building, and replacement of the vertical sign between the two garage doors facing the street. It was stated that the two "Crest Automotive" signs presently above the garage doors would be removed as part of this proposal.

The Commission approved the request of Mountlake Motors, but noted that your site presently has three illegal signs on the premises. These include the readerboard sign at the south entrance, and the two board signs near the north entrance. The Planning Commission has required the immediate removal of these signs, as they were erected without permits and do not conform to the zoning ordinance. Please remove these signs immediately.

If you have any questions concerning this issue, please contact me.

Sincerely,

Michael Bergstrom

Michael Bergstrom
Community Development Officer

MB/cr

cc: Police Chief Watson

STAFF REPORT TO THE PLANNING COMMISSION

DATE: October 13, 1980

CASE: BA-80-68 - A Conditional Use Permit

APPLICANT: Patrick L. Herman

LOCATION: 24311 - 56th Avenue West

REQUEST: Operate a Beauty Salon in a portion of an existing Automobile Service Station & Repair Garage; provide three resting quarters in half story above service station for employees

ZONING: Arterial Business

COMPREHENSIVE PLAN: General Commercial

STAFF REPORT:

This applicant proposes to operate a beauty salon in a portion of an existing automobile service station and provide three resting quarters for employees in the half story above the service station. The beauty salon would occupy the center portion of the front (west) section of the Crest Union 76 Service Station, utilizing an area of approximately 660 square feet for the working area and storage. No expansion of the existing building would be involved. The beauty salon would employ 2 people. An identification sign is proposed to be located in the window of the beauty salon. The applicant also proposes to provide three rest areas in the attic of the building. The rooms would be approximately 500 square feet each in size, and each would be equipped with showers, sink, water closet, electrical outlets, table and davenport. The rooms would be used by mechanics and hair dressers to rest, eat lunch, and clean up.

The existing service station would continue to operate under this proposal. The station occupies the western half of a 305 foot deep undeveloped, but contains various types of small storage facilities. The applicant does not propose to affect the easterly portion of the site in any respect.

The site presently has two points of access from 56th Avenue West The applicant intends to utilize the southerly access for ingress and the northerly access for egress, for all uses on the site, thereby creating a one-way traffic flow. Parking for the beauty salon is proposed to be located on the back side of the building. A total of ten parking stalls have been shown on the east and north sides of the service station garage, and several individual parking stalls are shown north and south of the service station. Traffic would approach the rear parking area by driving along the south side of the building and would exit along the north side of the building, passing by a gas pump island.

There are three basic elements to this proposal which require careful consideration: Parking, Access and proposed uses.

PARKING: The Zoning Code requires four stalls for the proposed beauty salon, and provides no guidance on parking ratios for service stations. The five stalls indicated on the north side of the garage would be located in front of the garage doors, and would therefore be unusable much of the time. All of the proposed stalls are substandard with respect to required dimensions. However, the site is of such a size that any necessary parking, in terms of quanity and dimensions, could be accommodated. Indiscriminate parking, as proposed south of the building, should not be allowed.

The fact that the parking is proposed on the rear side of the building may discourage its use by customers. First, the existence of the parking area would not be readily apparent from the front of the building. Second, customers may find it more convenient to park on the street or indiscriminately on the front portion of the site than to drive to the rear of the building, only to havehave to walk back around the building to the business entrance.

ACCESS: The concept of one-way traffic through the site is a desirable one. However, the appropriateness of traffic existing from the parking lot through a gas pump lane is questionable. These pumps do not appear to receive much use, possibly due to their location, but staff has observed on two separate occasions a vehicle pulled up alongside the pumps. It is possible that at times exiting traffic would be competing with users of this pump island, or would find it easier to leave through the entrance.

USE: Auto service stations are permitted in the Arterial Business zone, upon the issuance of a Conditional Use Permit. Beauty Salons are not specifically listed as a permitted use. "Personal Service Shops" are permitted in this zone, but the Zoning Code provides no definition of what uses are included in this category. The appropriateness of the two uses combined in the same structure is debatable.

The proposed rest areas are of such size and character that they could function more as small apartments than as a rest area. It would be impossible to monitor the building to ensure that this did not happen. There are other considerations as well. The size of the upstairs use would necessitate a second means of exit. The fact that this use would be adjacent to the service station use would require that more stringent fire seperation regulations be met. Meeting these requirements could place an unexpected costly burden on the applicant.

COMMENTS AND RECOMMENDATIONS:

COMMUNITY DEVELOPMENT OFFICER:

I have several concerns pertaining to this request. First, although I am confident that adequate parking and landscaping could be provided on site, the fact that it would be located behind the building makes me seriously doubt that it would ever be used, even if directional signs were installed. Second, egress from the parking area is poor. Routing traffic through a gas service lane is not a situation I find desirable or practical. Third, the upstairs rest areas could too easily evolve into overnight accommodations for employees. Finally, the combination of these problems

suggest that approval of this proposal would result in an overload of activity at this location.

ENGINEERING DEPARTMENT:

Adequate parking is not provided. Stalls as shown would be only 5 feet and 1 foot wide. Existing driveway does not meet Zoning parking area driveway requirements. Adequate landscaping of the parking area is not provided.

CITY MANAGER:

A strange combination, that looks like a congested use of one building.

POLICE DEPARTMENT:

Traffic in and out combined with proposed parking area leads to congestion. Five proposed stalls are in front of garage access doors and concur with City Manager's comments.

With the proposed rest area; Is this a plan to provide Adult Entertainment?

FIRE DEPARTMENT:

South driveway to be minimum at no less than 20 feet. No parking on south side. No parking in front of garage doors exit area. Concur with City Manager's Comments.

PRELIMINARY FINDINGS OF FACT:

1. Personal Service Shops are permitted uses in an Arterial Business Zones.

2. The existing building is presently occupied by an Automobile Service Station and Garage.

3. The proposed rest areas are not listed as a permitted use in the Arterial Business Zone.

4. The proposed uses would not affect the exterior of the structure itself.

5. The Parking Plan, as presented, does not conform to the Zoning Ordinance.

6. There is adequare room on the property to satisfy parking requirements of the Zoning Code.

7. Egress from the proposed parking area would be through gas pumps island lanes.

8. No Landscape Plan has been submitted for the Parking area.

MB:BW

FEE: $ 30.00

APPLICATION NO. BA 80-108

DATE 8-29-80

APPLICATION FOR

CONDITIONAL USE PERMIT

CITY OF MOUNTLAKE TERRACE

I (WE) Patrick L. Herman (NAME) of 24311-56 w Mtlke Terrace Wa (MAILING ADDRESS)

TELEPHONE NO. 774-3804 or 363-8037 CITY Mountlake Terrace STATE Wa

respectfully request that a determination be made by the Board of Adjustment on the following application, which, in accordance with provisions of the Zoning Ordinance (ORDINANCE NO. 644, CHAPTER 7) as provided, should come before the Board.

A. Conditional Use Per Section _____ of the Zoning Ordinance.

B. The premises affected are situated at 24311-w56 Mtlke terrace.

C. Present Zone of the affected property Serv.Stat-Garage-Fuel.

D. Comprehensive Plan _____.

E. Adjoining Land Use (i.e., Vacant, Street, Single Family, Commercial)
NORTH Commercial
SOUTH Commercial.
EAST Commercial
WEST Single Family

F. Sign sizes and location (Also show on Plot Plan) Name of Beauty Salon on Window will be only typical sign - no change what so ever in building area as plot plan.

G. Describe Use to be conducted on the property adding a beauty Shop to already existing building no new additions to building what so ever To use existing office Space.

H. Attach a Plot Plan in a scale no smaller than 1"=20' showing the following:

1. Property Lines and Dimensions.
2. Locations of existing and proposed structures (Including Signs).
3. Parking.
4. Landscaping and Screening of Exterior Storage.
5. Fencing.
6. Access and Egress Points.
7. Areas to be paved and method of drainage.
8. For undeveloped sites existing and proposed contours and vegetation by type and location.
9. Any natural features such as a pond or creek on the property.
10. Any areas to be filled (Indicate type of material).
11. Conceptual Storm Water, Sanitary Sewer and Water System Plans.
12. Submittal of Twenty (20) Copies of the above requirements.

Patrick L. Herman, 8/28/80
SIGNATURE OF APPLICANT DATE

☒ OWNER ☐ RENTER

RECOMMENDATIONS OF PLANNING COMMISSION - DATE _____ ( ) APPROVAL ( ) DISAPPROVAL

ACTION OF THE BOARD OF ADJUSTMENT

DATE _____ ( ) APPROVAL ( ) DISAPPROVAL

CIVIC CENTER BUILDING 98043
23204 - 58TH AVE. WEST
MOUNTLAKE TERRACE, WASHINGTON
area code 206
776 - 1161

September 5, 1980

Mr. Patrick L. Herman
24311 - 56th Avenue West
Mountlake Terrace, Washington 98043

Re: Conditional Use Permit Application
File # BA-80-68

Dear Mr. Herman:

The staff of the City of Mountlake Terrace has reviewed your Conditional Use Permit application to locate a beauty shop in the Union 76 building. At this time we are unable to schedule your application for hearing before the Planning Commission for the following reasons:

1. Your site plans do not show specific parking stalls or dimensions of driveways and parking areas. It is therefore impossible for us to determine whether adequate parking will exist on your site for all uses present.

2. Your site plan does not show all existing and proposed landscaping in terms of types and sizes of species. Again, this information is important for us to assess the property's compliance with zoning regulations.

3. Your site plans are very difficult to read. I recommend that your plans be redrawn so that it is easier for the staff and the Planning Commission to determine exactly what exists on the site and what is proposed.

Once the above information is submitted to us, we can analyze your proposal properly, and begin assessing the compatibility of your proposed uses with surrounding uses. Until we receive this information, your application will not be scheduled for public hearing.

Respectfully yours,

Michael Bergstrom

Michael Bergstrom
Community Development Officer

MB:jj

City of Mountlake Terrace

Att. Mike Bergstrom
Dear Sirs.

Accompanying our application for a Beauty Salon at Crest Union 76 is a list of flowers in the planter area

* Protivia (Fraseri)
* Rhododendrons
* Junipers Phitzerinia
* Ilex (crenata)
* Thuja (occidentalis)

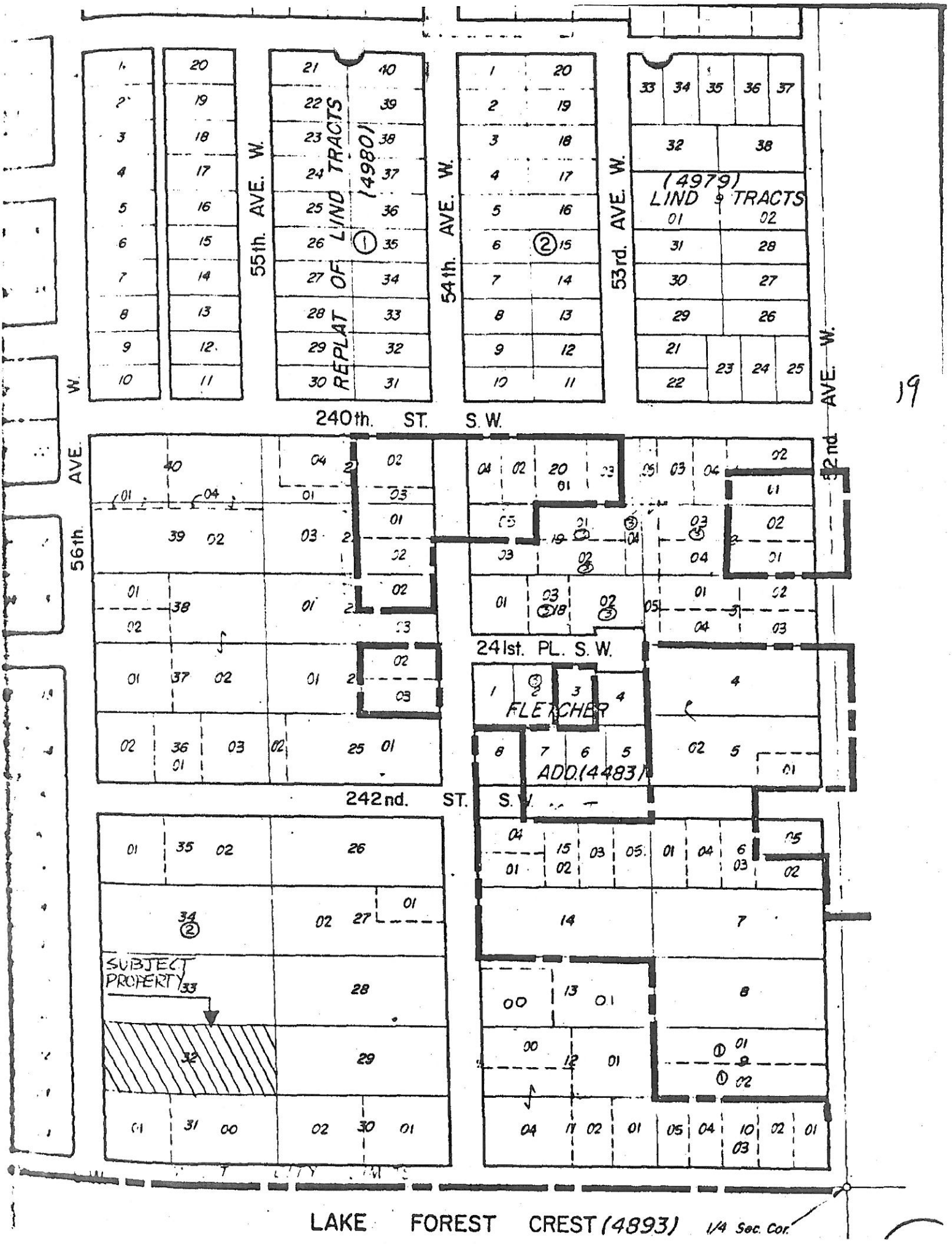
List Prepared By Scource Foundation who Prepared the site

Sincerely Pat Herman
Union 76
24311-WSB Mountlake Terrace Wa

CITY OF
MOUNTLAKE TERRACE

SEP 22 1980

Received


55th. AVE. W.
REPLAT OF LIND TRACTS (1 4980)
54th. AVE. W.
53rd. AVE. W.
(4979) LIND 9 TRACTS
240th. ST. S.W.
56th. AVE.
52nd. AVE. W.
24 1st. PL. S. W.
FLETCHER ADD. (4483)
242nd. ST. S.W.
SUBJECT PROPERTY
LAKE FOREST CREST (4893)
1/4 Sec. Cor.
19

CIVIC CENTER BUILDING 98043
23204 - 58TH AVE. WEST
MOUNTLAKE TERRACE, WASHINGTON
area code 206
778 - 1161

1402

August 6, 1979

Manager
Crest Union Station
24311 - 56th Avenue West
Mountlake Terrace, Washington 98043

Re: Sign Violations

Dear Sir:

Please be advised that you presently are displaying more sign area than permissable under Zoning Code No. 644 and that the placement of said signs has not been approved by the Planning Commission, also as required by Zoning Code No. 644.

All signs in the 70-foot front yard setback area (A-boards, pole signs, etc.) must not exceed a total sign area of 66 square feet. My estimates from the Police Department photographs of July 26, 1979 indicate a freestanding sign area of around 190 square feet.

Since you recieved a similar violation notice in 1977, a letter from me explaining the sign code, a copy of the sign code and a visit by Officer Dietrich and myself, I assume you are familiar enough with City sign regulations. However, I have enclosed a copy of the sign ordinance again. I have also enclosed a violation notice of Zoning Ordinance No. 644. If there have been no corrections by removal of oversize sign by that time, you will receive a citation from the Police Department to appear in court.

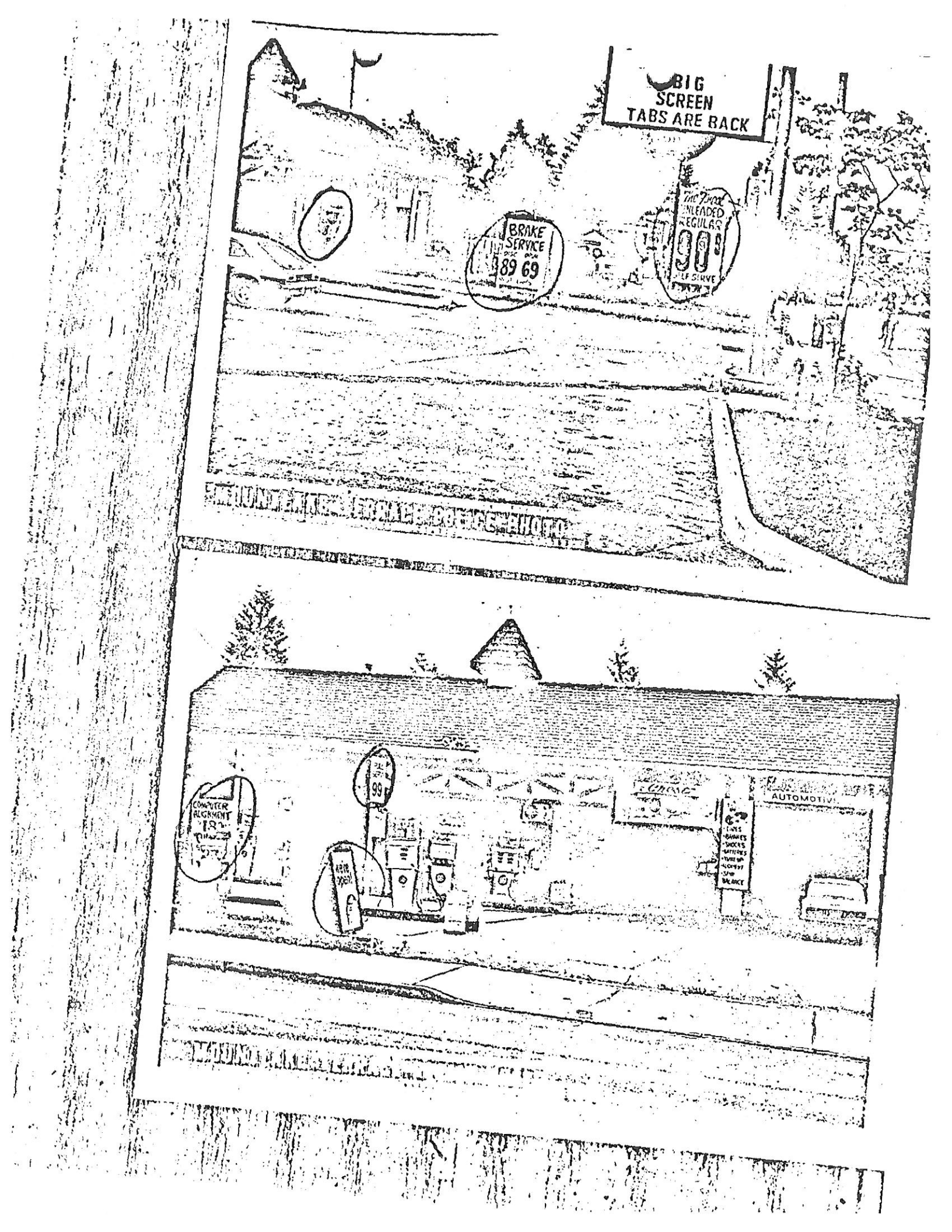
Sincerely,

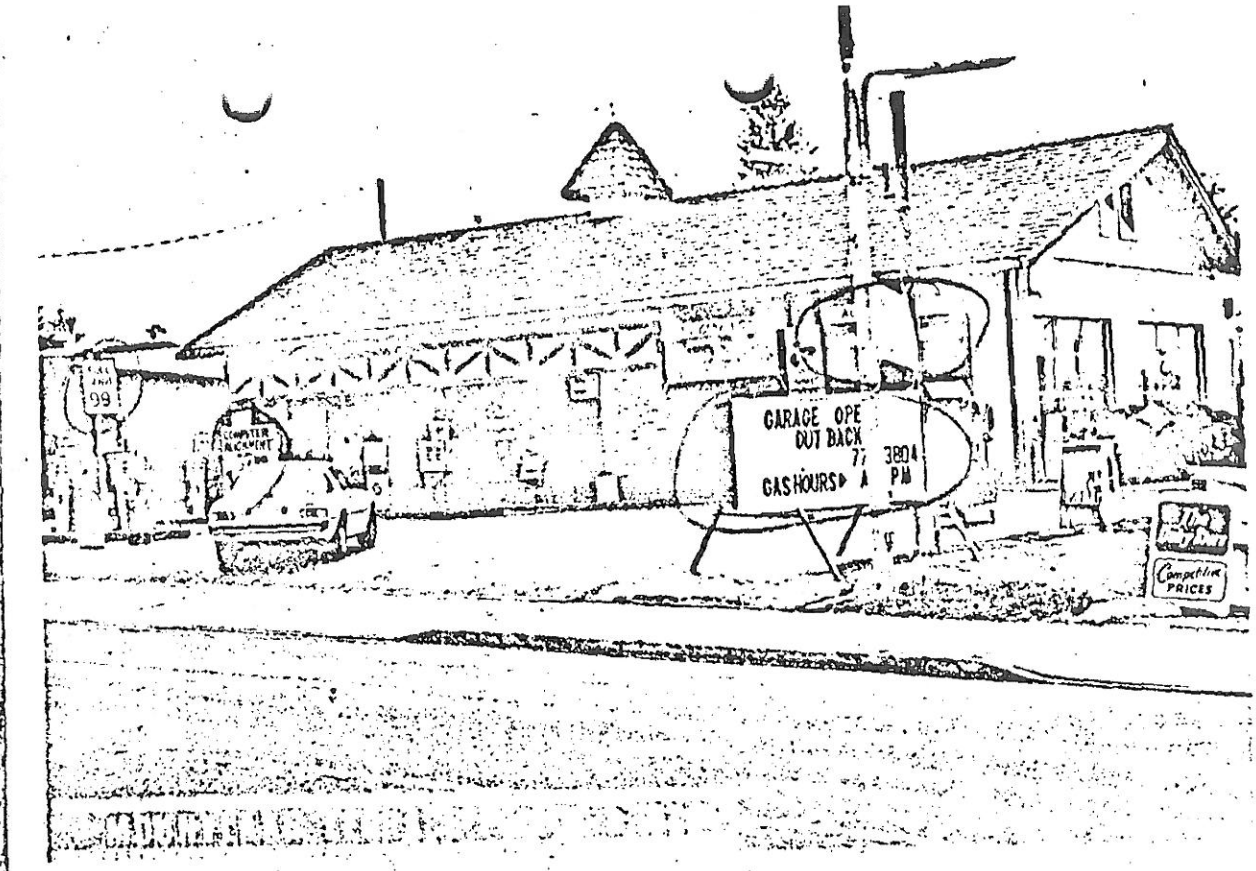
Jim Barrows
Community Development Officer

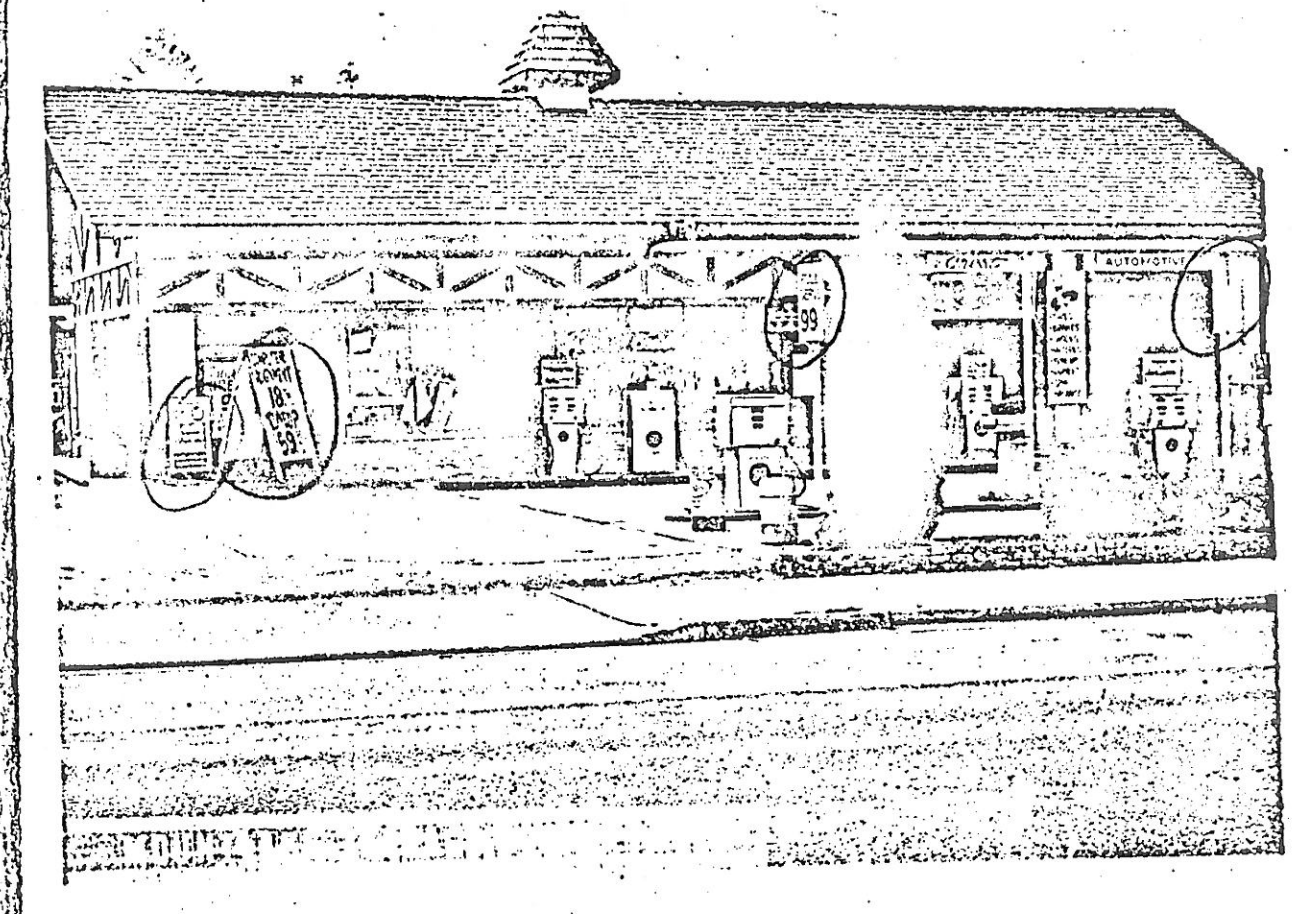
JB:jj

Enclosures

cc: Community Development Director
Police Chief
City Attorney


BIG
SCREEN
TABS ARE BACK
BRAKE
SERVICE
89 69
99
AUTOMOTIV


99
GARAGE OPE
OUT BACK
7
GAS HOURS
3804
PM
Competitive
PRICES



CHAPTER 8

SIGN REGULATIONS FOR COMMERCIAL AND INDUSTRIAL DISTRICTS

Section 8.1 Intent. The purpose of this Chapter is to promote and protect the public health, welfare and safety by regulating existing and proposed outdoor advertising, outdoor advertising signs, and outdoor signs of all types. It is intended to protect property values, create a more attractive, economic and business climate, enhance and protect the physical appearance of the community, preserve the scenic and natural beauty of designated areas and provide a more enjoyable and pleasing community. It is further intended hereby to reduce sign or advertising distractions and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signs overhanging or projecting over public rights-of-way, provide more open space, and curb the deterioration of natural beauty and community environment.

Section 8.2 General Regulations: The prohibitions contained in this section shall apply to all signs in all commercial and industrial districts of the City of Mountlake Terrace.

A. Any illuminated sign or lighting device shall employ only lights emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating, or moving light or lights. In no event shall an illuminated sign or lighting device be so placed or directed so as to permit the beams and illumination therefrom to be directed or beamed upon a public street, highway, sidewalk, or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance.

B. Free standing or projecting signs shall not exceed an area of 15 square feet plus .0014 square foot of sign area for each one square foot of land area for each commercial site.

C. Area of a sign is determined by calculating the area defined by a line which connects the outermost points of the display surface. When frames or supports constitute design elements, the area of such frame or support shall be included in the calcula area.

D. Signs existing at the adoption of this ordinance which do not exceed 150% of these requirements shall be considered as conforming.

E. All lighting apparatus within freestanding, projecting or marquee signs shall be enclosed within the sign structure with the exception of bent neon tubing when used for script.

F. Wall signs (including signs painted on the wall) shall not exceed 10% of the surface area of the wall to which the sign is attached or on which the sign is painted.

G. Marquee signs shall not exceed 30" in height.

H. Maximum sign height shall be the same as maximum building height.

I. Freestanding signs may be built to, but may not exceed over, any property line. Projecting and marquee signs may project up to eight (8) feet into the front setback area.

J. Dimensional plans and elevations of the proposed sign shall be submitted to the Planning Commission in a scale of 1/4" equals one foot or larger. The Commission may apply the procedures and techniques of Section 6.2 "Conditional Use Criteria", in evaluating said plans and proposals.

K. Signs and advertising structures shall relate exclusively to the business conducted or services rendered by the establishment on which the sign or advertising structure is located.

L. Where dimensional and other regulations are in conflict with Uniform Sign Code, as adopted by this City, the more stringent regulations shall apply.

M. No signs, merchandise, or advertising media whatsoever shall be placed, posted or located upon or over the required building setback area other than the signs described within this section of this ordinance and as approved by the Planning Commission. Persons found guilty of violating this ordinance shall be subject to the penalties described in Section 7.18 of this ordinance.

Section 8.3 Non-Conforming Signs. Signs existing at the time of the enactment of this ordinance and not conforming to its provisions but which were constructed in compliance with previous regulations shall be regarded as non-conforming signs which may be continued for a period of five (5) years from the date of their construction or three (3) years from the date of the enactment of this ordinance, whichever is longer, if properly repaired and maintained as provided in this code and continue to be in conformance with other ordinances of this municipality. At the end of this period they shall be removed by the owner, agent, or person having beneficial use of the structure or land on which the signs are located.

REPORT TO THE PLANNING COMMISSION

DATE: September 27, 1976

CASE: Earl's Garage Sign

APPLICANT: Charles Zentner (Heath Northwest, Inc.)

LOCATION: 24311 - 56th Avenue West

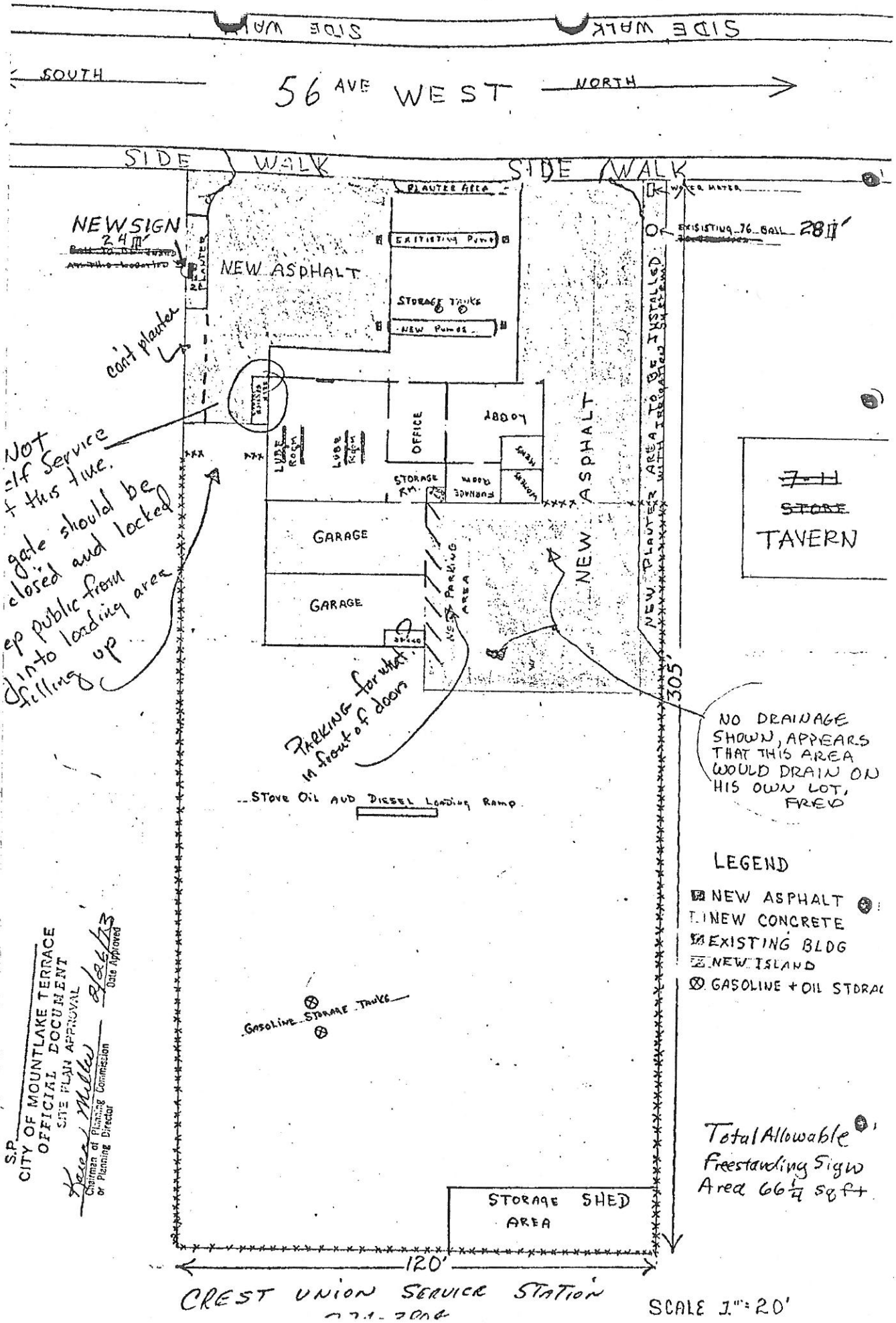
ZONING: BA - Arterial Business

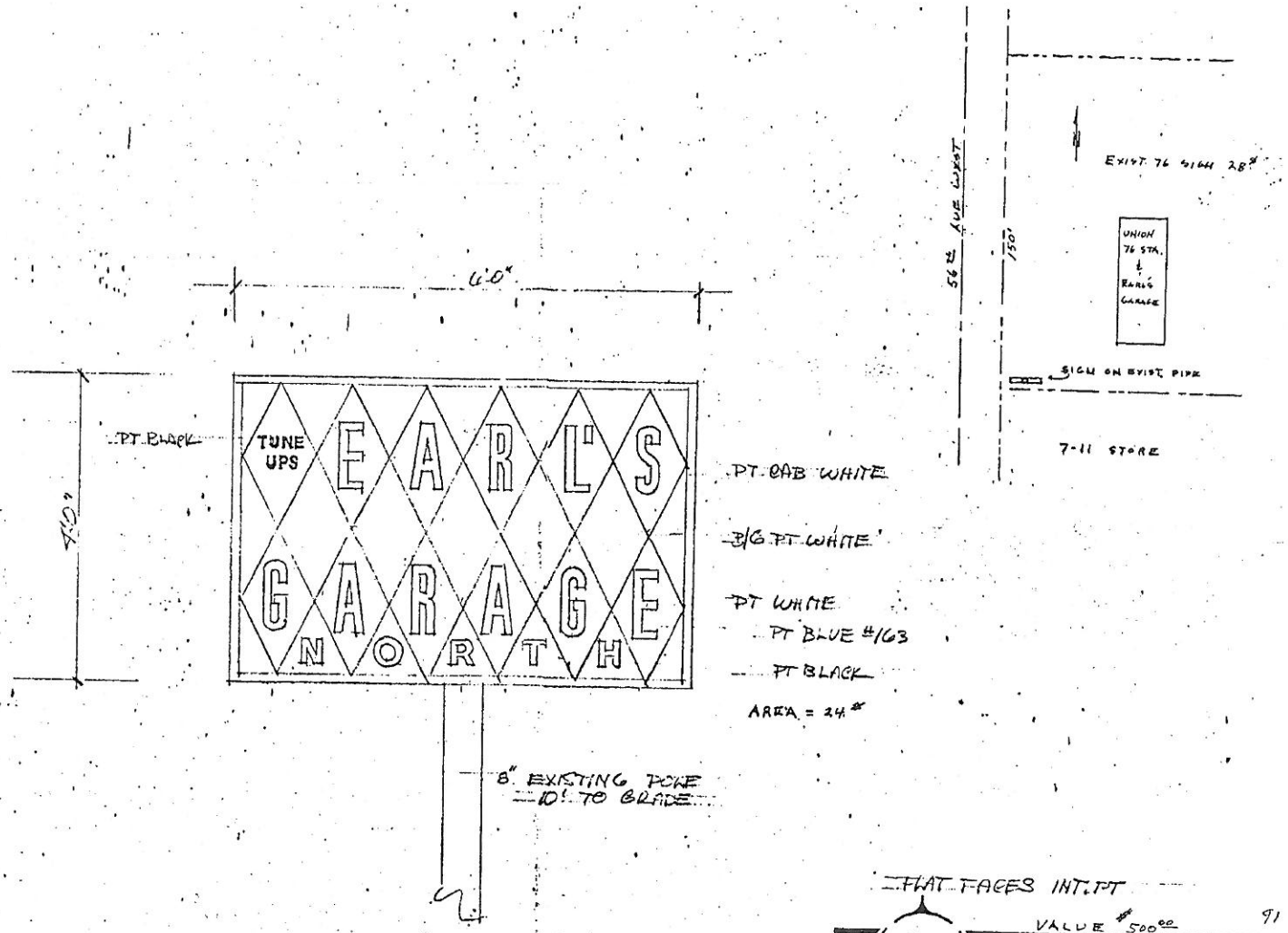
COMPREHENSIVE PLAN: CG - General Commerical

STAFF REPORT:

The new 4' X 6' sign is for a repair garage that is occupying space formerly used by the Crest Garage (now at 228th S. W. & Cedar Way). According to the sign zoning code, there can be up to 66 1/4 square feet of freestanding sign on the site. The existing ball sign is 28 square feet in diameter and there is around 30 square feet of price sign area on the pump islands and poles. The addition of the Earl's Garage sign would bring the total to 8 square feet over and thus require a variance or the removal of some price signs. The applicant has been advised by letter of his alternatives and should advise staff prior to the Planning Commission meeting of what he plans to do.

JB:BW


SIDE WALK
SIDE WALK
SOUTH
56 AVE WEST
NORTH
SIDE WALK
SIDE WALK
PLANTER AREA
WATER METER
NEW SIGN
24'
EXISTING PUMP
EXISTING 76 BALL
28'
NEW ASPHALT
STORAGE TANKS
NEW PUMPS
cont planter
OFFICE
LOBBY
LUBE Room
LUBE Room
STORAGE RM.
FURNACE ROOM
NEWS
VENDING
NEW ASPHALT
NEW PLANTER AREA TO BE INSTALLED WITH IRRIGATED SYSTEM
Not if Service + this true.
gate should be closed and locked ep public from into loading area filling up
GARAGE
GARAGE
NEW PARKING AREA
7-11
STORE
TAVERN
Parking for what in front of doors
305'
NO DRAINAGE SHOWN, APPEARS THAT THIS AREA WOULD DRAIN ON HIS OWN LOT, FRED
STOVE OIL AND DIESEL LOADING RAMP
LEGEND
NEW ASPHALT
NEW CONCRETE
EXISTING BLDG
NEW ISLAND
GASOLINE + OIL STORAGE
GASOLINE STORAGE TANKS
S.P.
CITY OF MOUNTLAKE TERRACE
OFFICIAL DOCUMENT
SITE PLAN APPROVAL
Chairman of Planning Commission or Planning Director
Date Approved
Total Allowable Freestanding Sign Area 66 1/4 sq ft
STORAGE SHED AREA
120'
CREST UNION SERVICE STATION
SCALE 1" = 20'



VALUE $500.00

91

HEATH
ELECTRIC SIGN AND BUILDING FRONT DIVISION

NO. SF-200A-76 SCALE 1" = 10"
DRAWN BY JRP DATE 8-27-76
CUSTOMER EARL'S
LOCATION WOODLAKE TERRACE CA
4311 56th AVE WEST
DESIGN APPROVAL
SALES APPROVAL

CIVIC CENTER BUILDING 98043

CITY OF MOUNTLAKE TERRACE

23204 - 58TH AVE. WEST
MOUNTLAKE TERRACE, WASHINGTON

area code 206
776 — 1161

September 20, 1976

Mr. Charles Zentner
Heath Northwest, Inc.
1275 Mercer Avenue
Seattle, Washington 98111

RE: Earl's Garage
24311 - 56th Avenue West
Mountlake Terrace, Washington

Dear Mr. Zentner:

A check of our records indicates no sign variances were granted for this property. Therefore, the City Sign Code for freestanding signs must be used for the maximum square footage of sign allowed on this property. The sign code allows a maximum of 66 1/4 square foot of sign area for the property. Given the existing Union Sign at 28 square feet plus all the price signs (two on pump islands and one on each pole) which amount to what I estimate to be another 30 square feet, there is a total of 50 square feet of signs on the property. Adding the Earl's Garage sign will add another 24 square feet for a total of 74 square feet or around 8 square feet over if my estimates of the price signs are accurate. In order to get the Earl's Garage sign up, you will need either a variance for the amount over 66 square feet or remove enough price signs to be within the 66 square feet limit.

The sign is still on the agenda for the September 27, 1976, Planning Commission meeting. Please advise me of which way you plan to go. Variances must be filed by October 8, 1976, for the October 19, 1976, Board of Adjustment meeting.

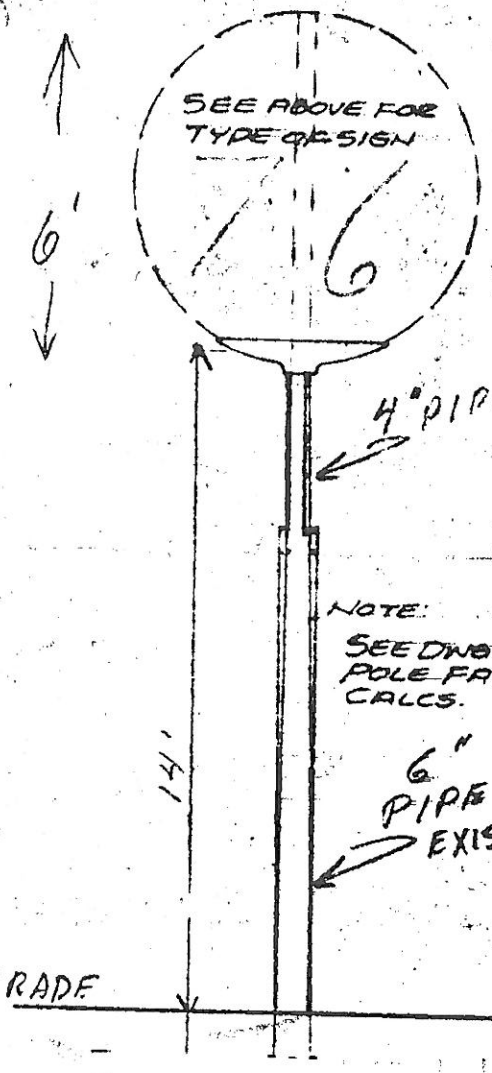
Sincerely,

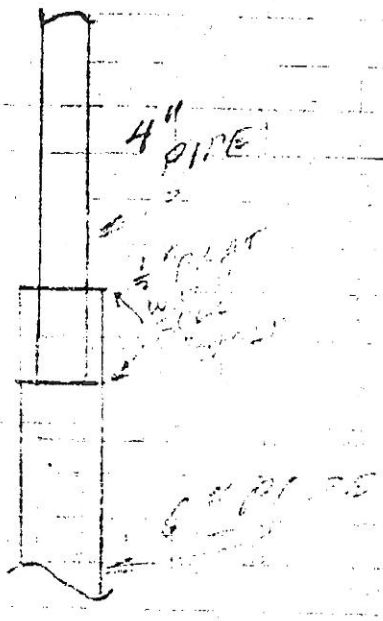
Jim Barrows
Community Development Officer

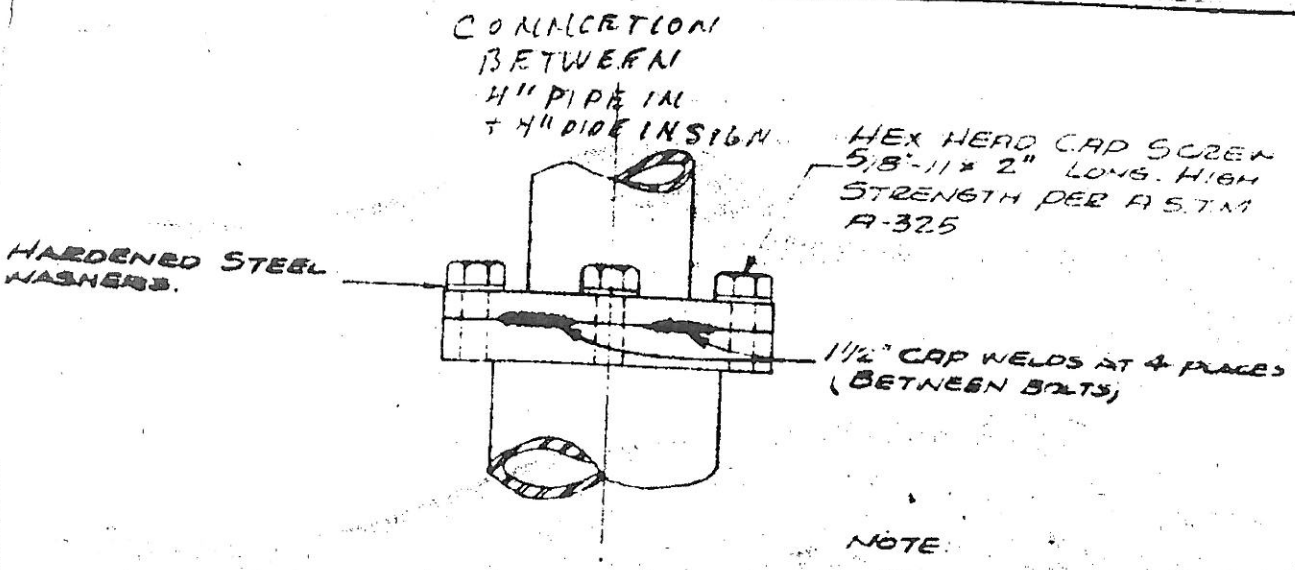
JB:BW

cc: Earl's Garage

New Union Oil Sign







DETAIL "A"

NOTE:
SEE ABOVE FOR TYPE OF SIGN & POLE

[redacted]

BA-72-46 Crest Arco Oil Company
24311 West 56th
Sign Variance

8/15/72

The Building Inspector read the application for a sign variance and presented a photo of the station. Chairman O'Donovan opened the public hearing. Mr. Leo Herman, owner of the station, was not present. Mr. Aydelott moved to close the public hearing. Mr. Swanson seconded the motion and the motion carried. Mr. Aydelott moved this application be continued to the next regular meeting as Mr. Herman had not complied with the Board's request for three 8 X 10 photos of the station. Mr. Swanson seconded the motion and the motion carried unanimously.

[redacted]

Zoning Administrator Koidahl presented a site plan for the Crest Union Service Station located at 24311 56th Avenue West. After discussion, Commissioner Enbom moved to approve the site plan for the Crest Union Service Station as presented, subject to the owner meeting [redacted]

[redacted]

Zoning Administrator Barrows presented a request for approval of sign locations on the premises of the Crest Arco Service Station located at 24311 56th Avenue West. He reported that the manager of the station had made application to the Board of Adjustment for a variance as he now has thirteen (13) square feet over his allowable square footage for signs. Mr. Leo Herman, manager of the station, was present. After discussion Commissioner Miller moved to not approve the sign location as presented and recommended the Board of Adjustment only approve a thirty (30) inch by forty (40) inch price sign to be attached to the pump island. Commissioner Bogatai seconded the motion [redacted]

STAFF REPORT TO THE PLANNING COMMISSION

DATE: June 27, 1977

CASE: Union Oil Company

REQUEST: Sign Location Approval

APPLICANT: Pat Herman

ZONING: BA - Arterial Business

COMPREHENSIVE PLAN: GC - GENERAL COMMERICAL

STAFF REPORT:

The applicant is requesting approval of a 4' X 8' A-Board Sign at the south end of the property. Currently, the property has a 28 square foot Union Oil Sign, 24 square foot Earl's Garage Sign, 6 square foot pole mount (North end of property) price sign, a 3 square foot master charge pole sign (North end of property), two 3 square foot pump island price signs and a 15 square foot price sign attached at ground level to a pole at the south end of the property. This comes to a total of 82 square feet of freestanding signs.

The sign code determines freestanding sign area by multiplying lot area 36,600 square feet times .0014 + 15 square feet = 66.24 square feet maximum. Thus the property is 15.7 square feet over without the addition of the 4' X 8' additional price sign.

COMMUNITY DEVELOPMENT OFFICER RECOMMENDATIONS:

Staff recommends that the 4' X 8' price sign be removed from view as well as the elimination of an additional 15 square feet of sign (some combination of price signs to equal 15 square feet).

JB:BW

CITY OF MOUNTLAKE TERRACE

CIVIC CENTER BUILDING 98043

23204 - 58TH AVE. WEST
MOUNTLAKE TERRACE, WASHINGTON

area code 206
776 - 1161

February 15, 1977

Manager
Crest Union Station
24311 - 56th Avenue West
Mountlake Terrace, Washington 98043

RE: Signs

Dear Sir:

Around September, 1976, Earl's Garage was allowed to locate a sign on a pole at the south end of your lot. This sign addition brought the total sign area for your property upto 74 square feet. The sign code only allows 66 square feet for your size property.

I note that you have taken a price sign off the pole that Earl's Garage sign is on and placed it on the ground. In order to comply with the Sign Ordinance, you cannot have more than 66 square feet of freestanding signs (A-Board and Pole Signs). The two pole signs (Union Ball and Earl's Garage) gives you only 14 square feet for price signs of which it appears you have 3 to 4 of.

You are going to have to eliminate the excess signs or apply for a variance before the Board of Adjustment for the excess signs. You can apply for a variance at the Civic Center. I have enclosed a notice of violation of the zoning code, as I am required to do by the Zoning Ordinance which indicates a date by which you must take action to eliminate the signs or apply for a variance.

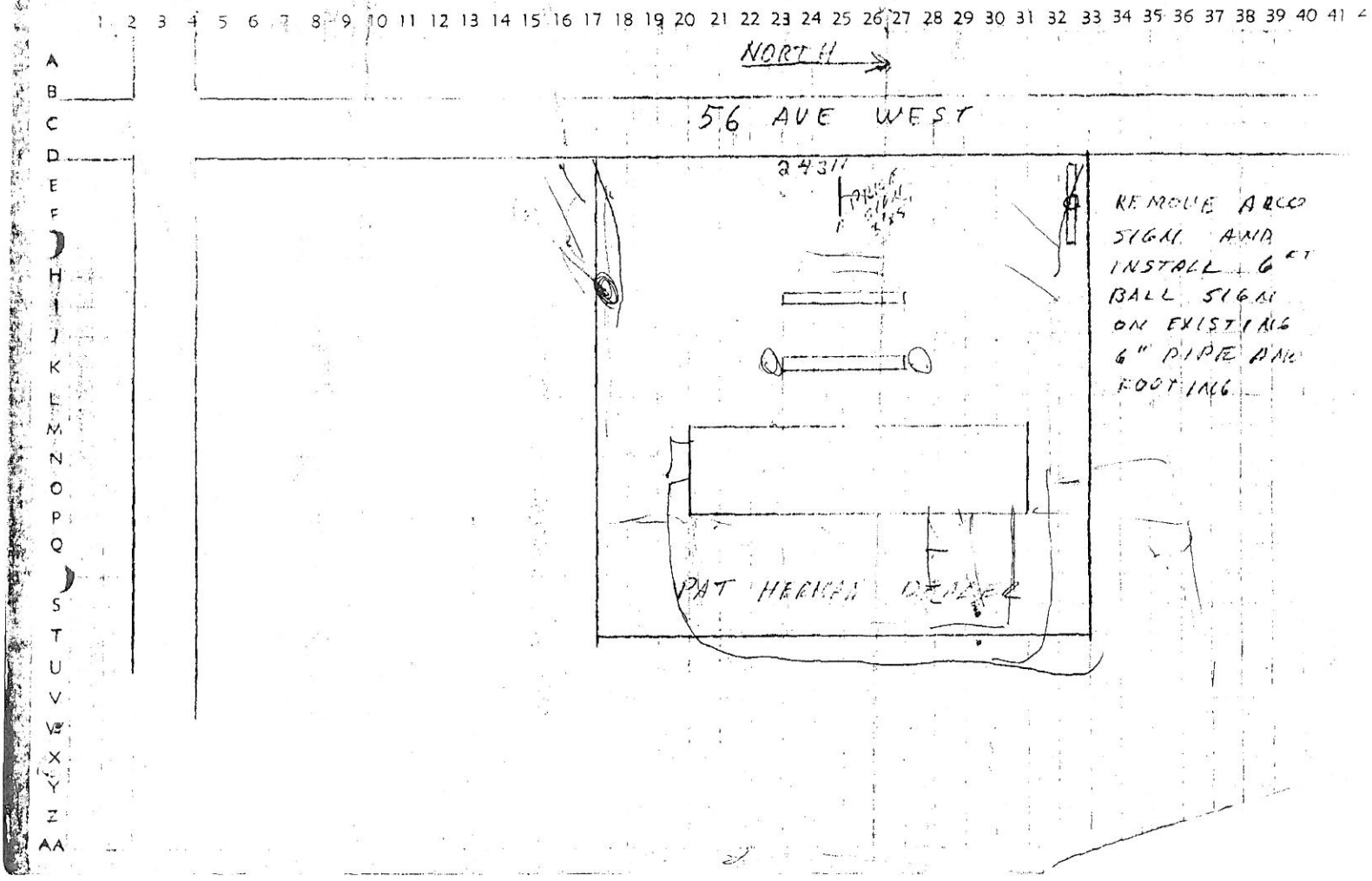
Sincerely,

Jim Barrows
Community Development Officer

JB:BW

Sterling W. May Co.
219 South Hudson St.
Seattle, Washington 98134
Steel Distributors

RO 2-7310



BOARD OF ADJUSTMENT

ADDRESS: 24311 56 ave w

NAME: Patricia Herman

MEETING DATE: 2-26-85

MEETING DATE: _____

BA- 85 - 13 BA- _____ - _____

BA- _____ - _____ BA- _____ - _____

BA- _____ - _____ BA- _____ - _____

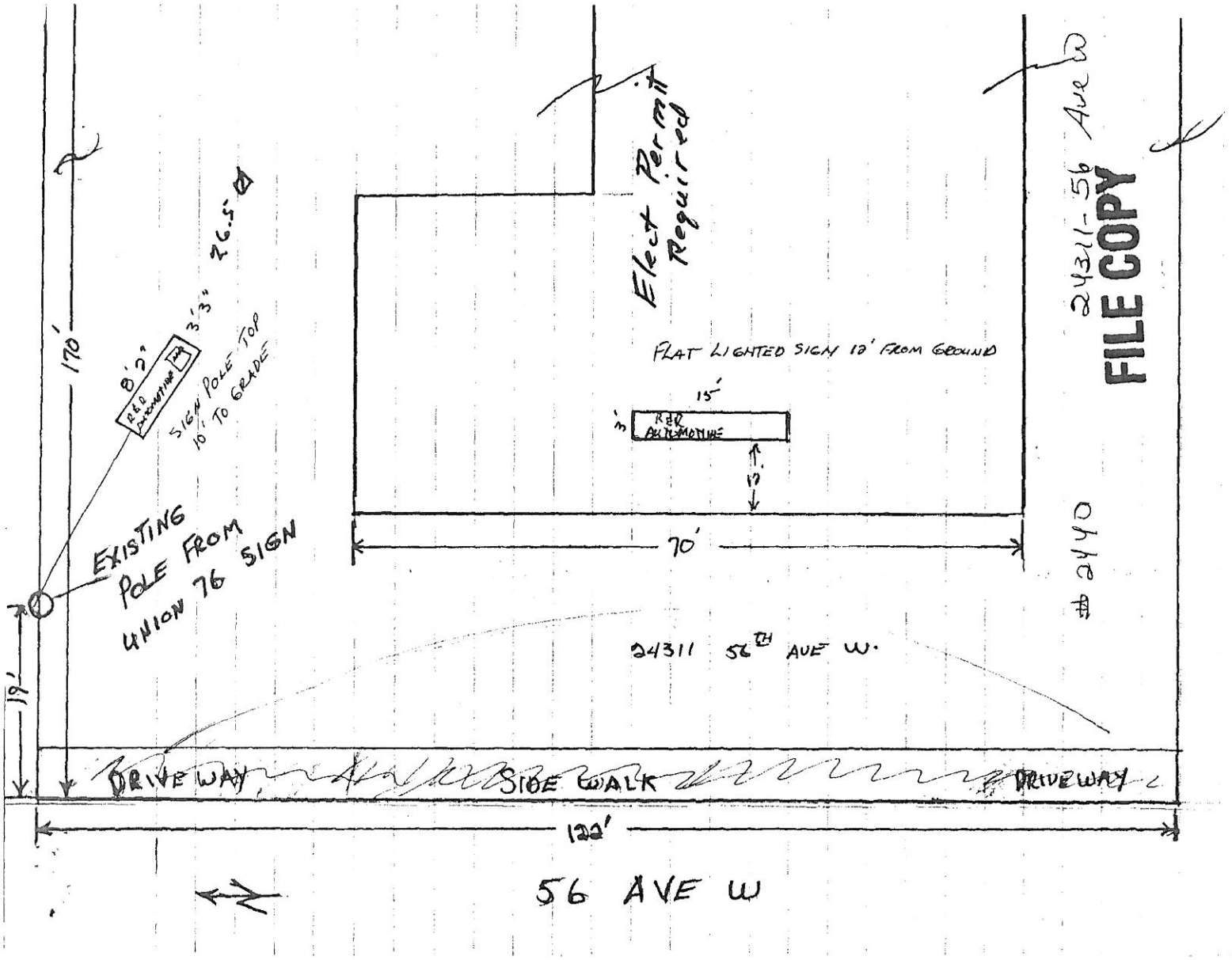
TYPE OF APPLICATION:

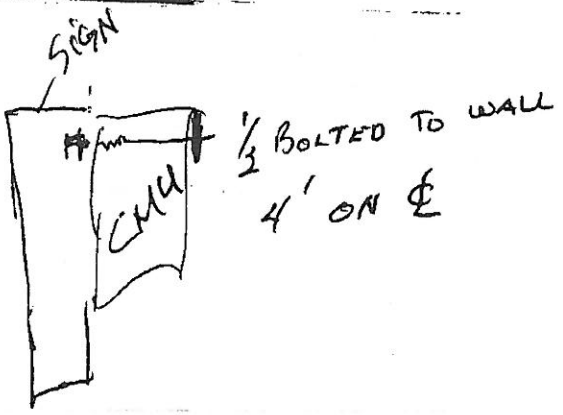
✓ APPROVED _____ DENIED _____ VOID

_____: (HOP) HOME OCCUPATION PERMIT

✓: (VAR) VARIANCE

_____: (CUP) CONDITIONAL USE PERMIT

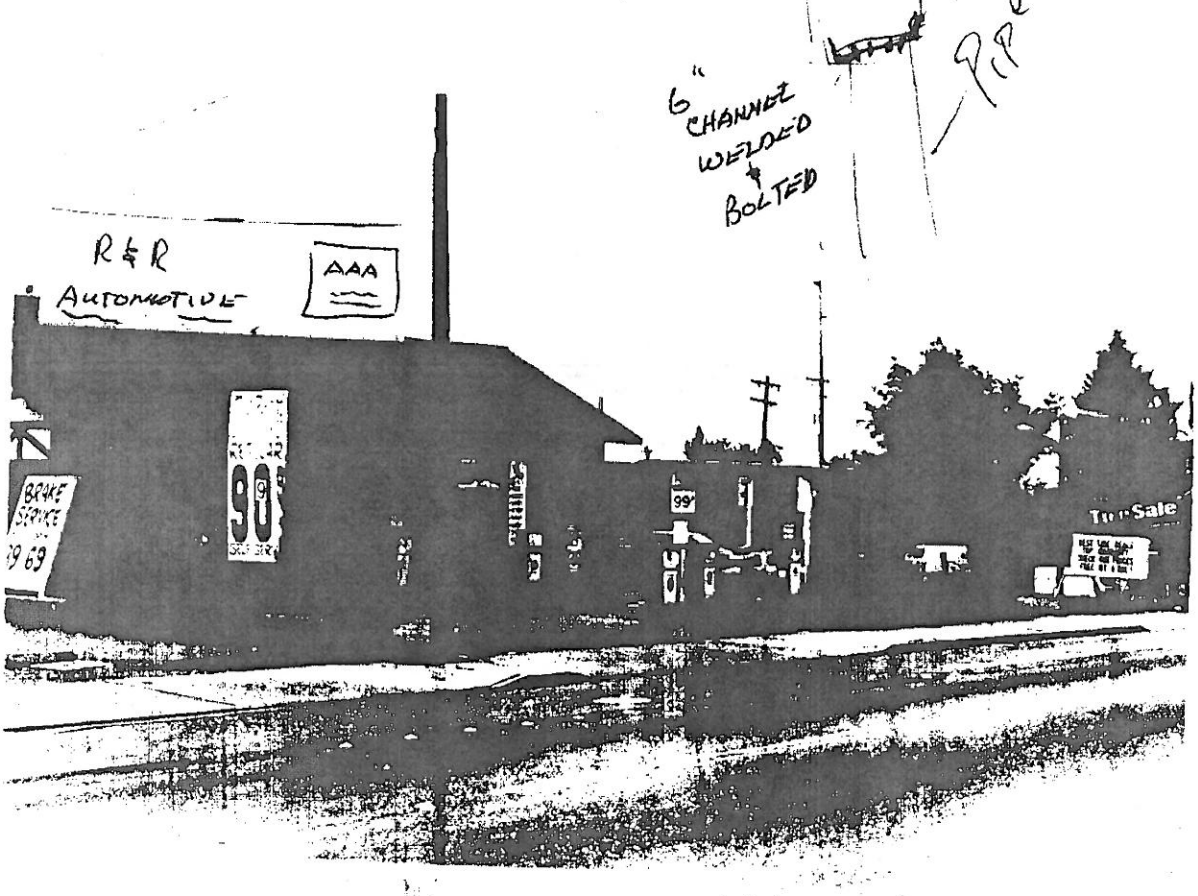

Elect Permit Required
24311-56 Ave W
FILE COPY
FLAT LIGHTED SIGN 10' FROM GROUND
15'
3'
RED ILLUMINATING
12'
70'
8'2"
3'3"
26.5'
SIGN POLE TOP 10' TO GRADE
170'
EXISTING POLE FROM UNION 76 SIGN
2440
24311 56TH AVE W.
19'
DRIVE WAY
SIDE WALK
DRIVEWAY
122'
56 AVE W



Hard copies in address file

FILE COPY

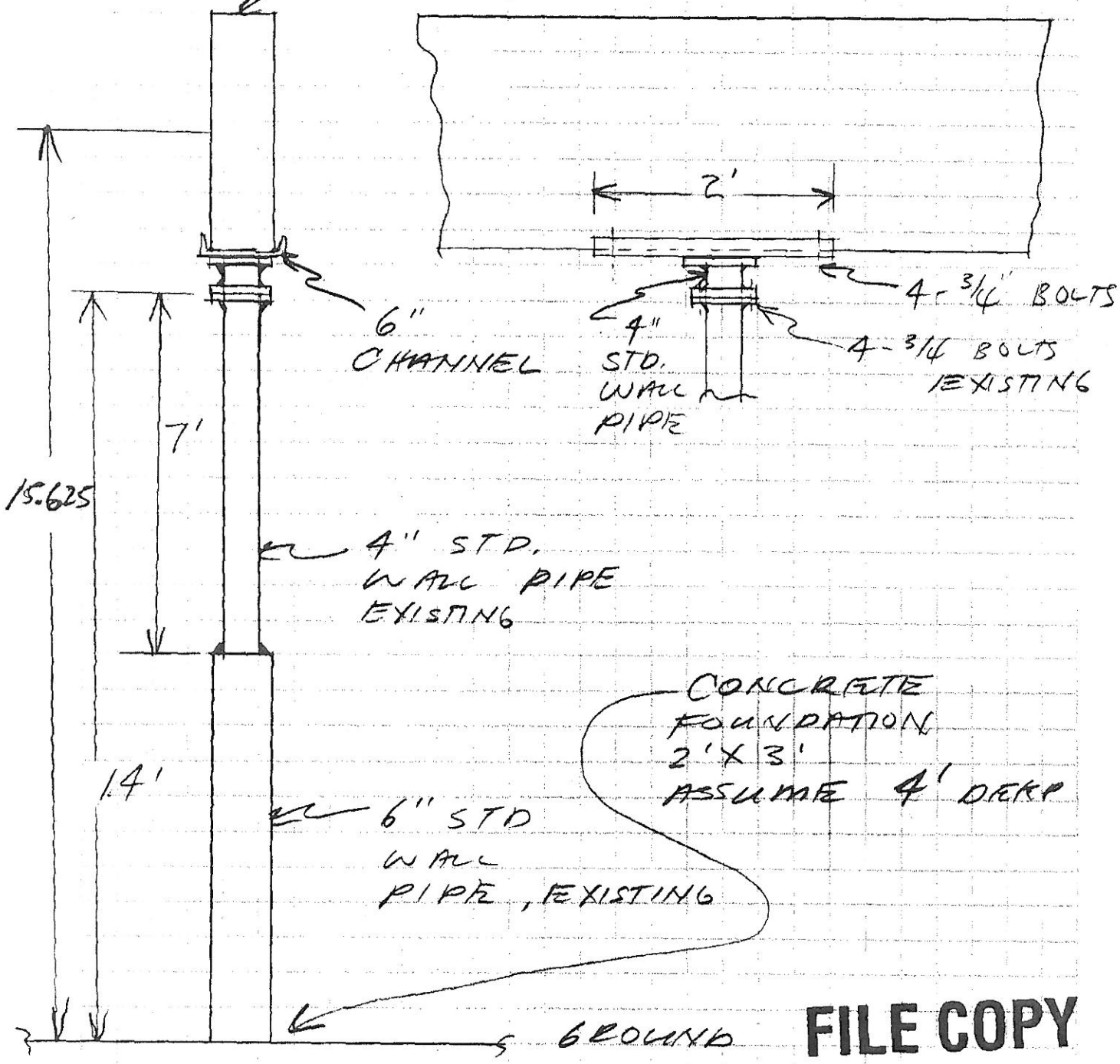

BACK
BRAKE SERVICE
89 69
90


6" CHANNEL WELDED & BOLTED
R & R AUTOMOTIVE
AAA
BRAKE SERVICE
90
99
For Sale

FILE COPY

JONES
Lighting Maintenance, Inc.
SERVING PUGET SOUND SINCE 1948
"WE DO LIGHT WORK"

MOUNTING OF STREET SIGN

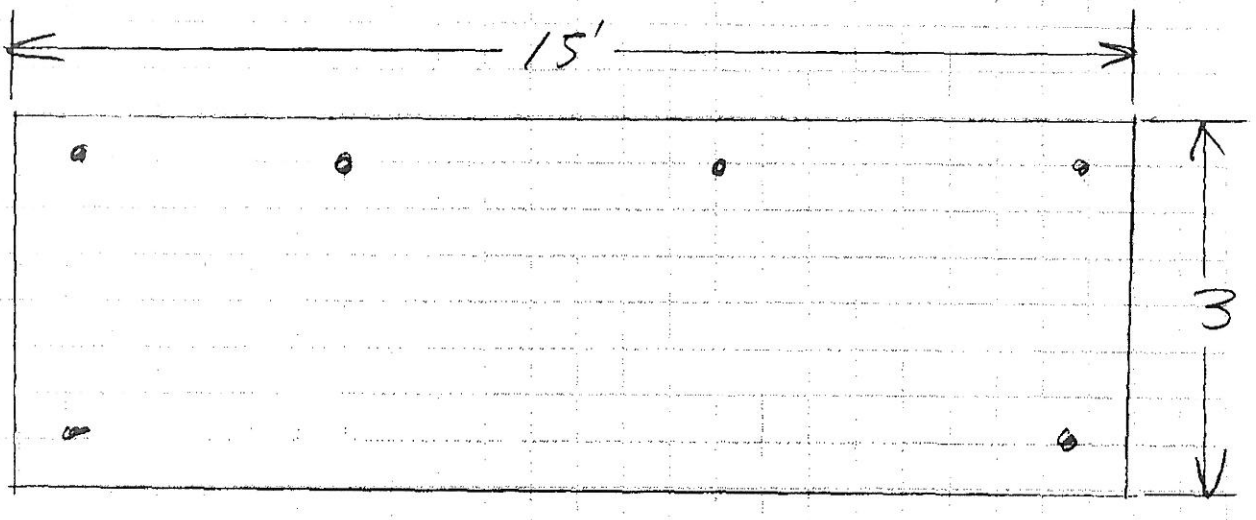


FILE COPY

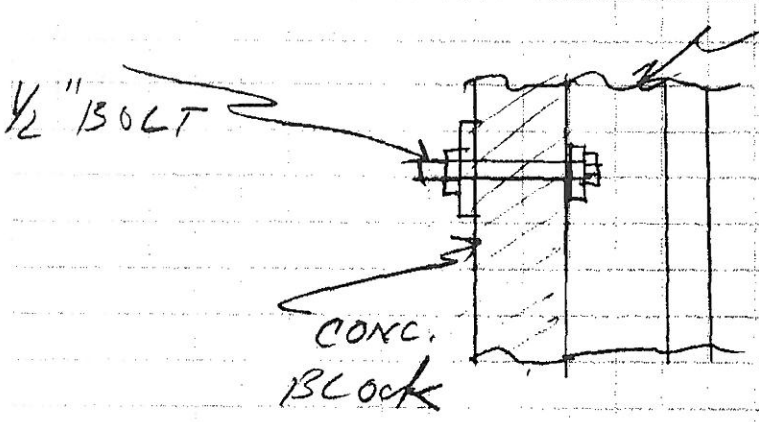
LIGHT BULBS — TUBES — BALLASTS — REPAIRS — MAINTENANCE CONTRACTS — ENERGY STUDIES — FIXTURES
16406 - 90th Avenue N.E. • Telephone: (206) 488-3166 • Bothell, Washington 98011

JONES
Lighting Maintenance, Inc.
SERVING PUGET SOUND SINCE 1948
"WE DO LIGHT WORK"

MOUNTING OF BCDG. SIGN



SIGN HELD TO WALL WITH 6 - 1/2" BOLTS WITH LARGE FLAT WASHERS ON FRONT SIDE & 4" SQ. STEEL WASHERS ON BACK SIDE.



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LIGHT BULBS — TUBES — BALLASTS — REPAIRS — MAINTENANCE CONTRACTS — ENERGY STUDIES — FIXTURES
16406 - 90th Avenue N.E. • Telephone: (206) 488-3166 • Bothell, Washington 98011

JONES
Lighting Maintenance, Inc.
SERVING PUGET SOUND SINCE 1948
"WE DO LIGHT WORK"

LOAD CALCULATIONS

LOAD ON BOLTS HOLDING SIGN TO POLE

3/4" BOLT $A = (3.14)(.375)^2 = .4416 \text{ IN}^2$

$S = \frac{F}{A}$

ASSUME WORST CASE 4000 # LOAD ON 1 BOLT

$S' = \frac{4000}{.4416} = 1766 \text{ LBS/IN}^2$

USE SAFETY FACTOR OF 2

$S = (2)(1766) \longrightarrow 3532 \text{ LBS/IN}^2$

FILE COPY

JONES
Lighting Maintenance, Inc.
SERVING PUGET SOUND SINCE 1948
"WE DO LIGHT WORK"

LOAD CALCULATIONS

LOAD ON POLE

ASSUME MAX WIND 80 M.P.H.

USE 150 #/FT² FORCE FROM WIND

SIGN AREA = (8.17')(3.25') = 26.55 FT²

FORCE = (26.55)(150) = 3,982 lbs.

$$\text{STRESS} = \frac{(F)(L)}{Z}$$

Z = 8.481 FOR 6" PIPE

Z = 3.209 FOR 4" PIPE

STRESS AT BOTTOM OF POLE:

$$S_1 = \frac{(3,982)(15.625)}{8.481} = 7,336 \text{ P.S.I.}$$

$S_1 = (7,336)(2) = 14,672$ P.S.I

USE SAFETY FACTOR OF 2

MILD STEEL: 36,000 #/IN², P.S.I.

POLE IS 600D

STRESS IN MIDDLE OF POLE:

$$S_2 = \frac{(3,982)(8.625)}{3.209} = 10,702$$

$S_2 = (2)(10,702) = 21,405$ P.S.I.

MOUNTLAKE TERRACE

June 28, 2004

Property Owner at:
24311 – 56th Ave W.
Mountlake Terrace, WA.

COPY

Dear Property Owner:

PRELIMINARY NOTICE OF CODE VIOLATION:

We need to let you know of some apparent code violations at 24311 – 56th Ave W. It has come to our attention that the attic space at this location is being used for sleeping quarters. This building is not permitted as a sleeping space. In addition, we have reviewed a report from the Fire Marshal's office. The report lists deficiencies that include improper electrical wiring. The City requires electrical wiring and construction to meet building and fire codes.

The premises must be vacated for sleeping purposes no later than July 8, 2004. Also, you will need to call Kevin Kennedy, Building/Electrical Inspector, at 425.744.6268 to arrange for an inspection of the electrical wiring to take place by the same date. If the wiring or other building components do not meet building codes, you will be allowed an opportunity to make any necessary corrections.

If you have questions about this notice, please call Kevin Kennedy at the above phone number. Thanks for your prompt attention to this matter.

Sincerely,

Shane Hope
Planning and Development Director/ Building Official

CC: Kevin Kennedy, Building/Electrical Inspector
CC: Steve Sherman, Fire Marshall

ENVIRONMENTAL CHECKLIST FORM

I. BACKGROUND

1. Name of Proponent Patrick L. Herman

2. Address and Phone Number of Proponent:
24311-56 W Mountlake Terrace Wa 98043
774-3804 or 363-8037

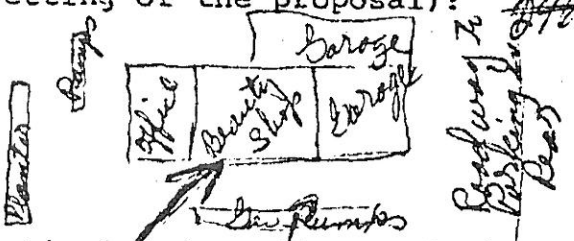
3. Date Checklist Submitted Sept 2, 1980

4. Agency Requiring Checklist City of Mountlake Terrace

5. Name of Proposal, if applicable:

6. Nature and brief description of the Proposal (including but not limited to its size, general design elements, and other factors that will give an accurate understanding of its scope and nature):
(1.) Beauty Shop in the Front-central area of Building - Requires 2 Shampoo trays + 1 Dispensary sinks - also 10 extra wall plugs for electricity. - No additions to building are required - Just minor re-arranging of 12×12 front room + 12×12 back room - no alteration in draftn pattern. Also 3 Rest areas in ½ Story above Building - Repair plumbing + extra wiring - 3 Showers 3 Sinks 9 plugs

7. Location of Proposal (describe the physical setting of the proposal, as well as the extent of the land area affected by any environmental impacts, including any other information needed to give an accurate understanding of the environmental setting of the proposal): ~~24045~~ 24311 -56 W Mtlke Terrace



8. Estimated date for completion of the Proposal:
Beauty Shop → Hopefully Oct 15, 1980
Rest areas → Spring of 1981
(For completion - Hvacuer) will start soon - just will take longer to finish

9. List of all permits, licenses or government approvals required for the Proposal (federal, state and local, including rezones):

— Plumbing + Wiring only —

— Beauty Operators are required to have professional license — but this is personal in nature.

10. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain: no plans for future additions beyon what is required here —

11. Do you know of any plans by others which may affect the property covered by your proposal? If yes, explain:

no

12. Attach any other application form that has been completed regarding the proposal; if none has been completed, but is expected to be filed at some future date, describe the nature of such application form:

none

II. ENVIRONMENTAL IMPACTS
(Explanation of all "yes" and "maybe" answers are required.)

	YES	MAYBE	NO
(1) Earth. Will the proposal result in:			
(a) Unstable earth conditions or in changes in geologic substructures? Explanation:			no

II. ENVIRONMENTAL IMPACTS
(Explanation of all "yes" and "maybe" answers are required.)

Earth (cont'd)

	YES	MAYBE	NO
(b) Disruptions, displacements, compaction or overcovering of the soil?			no

Explanation:

Does not apply

(c) Change in topography or ground surface relief features?			no

Explanation:

Does not apply

(d) The destruction, covering or modification of any unique geologic or physical features?			no

Explanation:

Does not apply

(e) Any increase in wind or water erosion of soils, either on or off the site?			no

Explanation:

Does not apply

(f) Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?			no

Explanation:

Does not apply

II. ENVIRONMENTAL IMPACTS
(Explanation of all "yes" and "maybe" answers are required.)

	YES	MAYBE	NO
(2) Air. Will the proposal result in:			
(a) Air emissions or deterioration of ambient air quality?	____	____	no

Explanation:

no - Does not apply

(b) The creation of objectionable odors?	____	____	no

Explanation:

None

(c) Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	____	____	no

Explanation:

none
Does not apply

(3) Water. Will the proposal result in:			
(a) Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	____	____	no

Explanation:

Does not apply

(b) Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	____	____	____

Explanation:

Does not apply

II. ENVIRONMENTAL IMPACTS
(Explanation of all "yes" and "maybe" answers are required.)

	YES	MAYBE	NO
(3) Water. (cont'd)			
(c) Alterations to the course or flow of flood waters?	___	___	___
Explanation: Does not apply			
(d) Change in the amount of surface water in any water body?	___	___	___
Explanation: Does not apply			
(e) Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	___	___	___
Explanation: Does not apply			
(f) Alteration of the direction or rate of flow of ground waters?	___	___	___
Explanation: Does not apply			
(g) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	___	___	___
Explanation: Does not apply			

II. ENVIRONMENTAL IMPACTS
(Explanation of all "yes" and "maybe" answers are required.)

	YES	MAYBE	NO
(3) Water (cont'd)			
(h) Deterioration in ground water quality, either through direct injection, or through the seepage of leachate, phosphates, detergents, waterborne virus or bacteria, or other substances into the ground waters?			
Explanation: Does not apply			
(i) Reduction in the amount of water otherwise available for public water supplies?			
Explanation: Does not apply — unless You count water used for apx 30 shampoos + apx 3 showers a day.			
(4) Flora. Will the proposal result in:			
(a) Change in the diversity of species, or numbers of any species of flora (including trees, shrubs, grass, crops, microflora and aquatic plants)?			no
Explanation: No change			
(b) Reduction of the numbers of any unique, rare or endangered species of flora?			no
Explanation: Does not apply			

II. ENVIRONMENTAL IMPACTS
(Explanation of all "yes" and "maybe" answers are required.)

	YES	MAYBE	NO
(4) Flora. (cont'd)			
(c) Introduction of new species of flora into an area, or in a barrier to the normal replenisment of existing species?			no
Explanation: Does not apply			
(d) Reduction in acreage of any agricultural crop?			no
Explanation: Does not apply			
(5) Fauna. Will the proposal result in:			
(a) Changes in the diversity of species, or numbers of any species of fauna (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?			no
Explanation: Does not apply			
(b) Reduction of the numbers of any unique, rare or endangered species of fauna?			no
Explanation: Does not apply			

II. ENVIRONMENTAL IMPA
(Explanation of all "yes" and "maybe" answers are required.)

	YES	MAYBE	NO
(5) Fauna (cont'd)			
(c) Introduction of new species of fauna into an area, or result in a barrier to the migration or movement of fauna?	____	____	no

Explanation:

Does not apply

(d) Deterioration to existing fish or wildlife habitat?	____	____	no

Explanation:

Does not apply

(6) Noise. Will the proposal increase existing noise levels?	____	____	no

Explanation:

Does not apply

(7) Light and Glare. Will the proposal produce new light or glare?	____	____	no

Explanation:

none

(8) Land Use. Will the proposal result in the alteration of the present or planned land use of an area?	____	____	no

Explanation:

no

II. ENVIRONMENTAL IMPACTS
(Explanation of all "yes" and "maybe" answers are required.)

	YES	MAYBE	NO
(9) Natural Resources. Will the proposal result in:			
(a) Increase in the rate or use of any natural resources? Explanation: none + Does not apply	____	____	no
(b) Depletion of any non-renewable natural resource? Explanation: none - Does not apply	____	____	no
(10) Risk of Upset. Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemcials or radiation) in the event of an accident or upset conditions? Explanation: no none	____	____	no
(11) Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area? Explanation: no - Does not apply	____	____	no
(12) Housing. Will the proposal affect existing housing, or create a demand for additional housing? Explanation: no - Does not apply	____	____	no

II. ENVIRONMENTAL IMPACT
(Explanation of all yes and maybe answers are required)

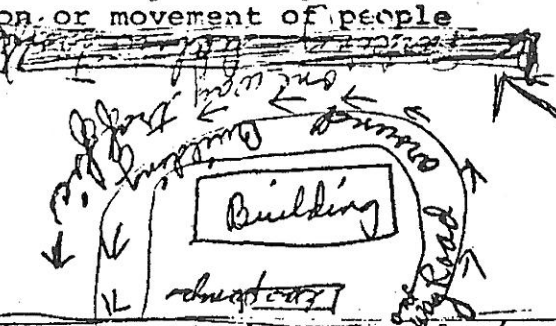
	YES	MAYBE	NO
(23) Transportation/Circulation. Will the proposed result in:			
(a) Generation of additional vehicular movement? Explanation:			

(b) Effects on existing parking facilities, or demand for new parking? Some 3 to 5 cars at a
Explanation:
We already have enough parking-in Black top. Should not be more than 3 to 5 cars at any one time & all parking will be in back of building & customers walk to front.

(c) Impact upon existing transportation systems? no
Explanation:

none

(d) Alterations to present patterns of circulation or movement of people and/or goods?
Explanation:



all parking to be beyond traffic pattern

(e) Alterations to waterborne, rail or air traffic? no
Explanation:

Does not apply-

II. ENVIRONMENTAL IMPACTS
(Explanation of all "yes" and "maybe" answers are required.)

	YES	MAYBE	NO
(13) Transportation/Circulation (cont'd)			
(f) Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?			no

Explanation:
Very Small increase in traffic for Beauty Shop - none at all for Rest areas. Beauty Shop parking to be beyond & out of Way of Service Station parking.

(14) Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
(a) Fire protections?			no
(b) Police protection?			no
(c) Schools?			no
(d) Parks or other recreational facilities?			no
(e) Maintenance of public facilities including roads?			no
(f) Other governmental services?			no

Explanation:
Self Explanatory -

(15) Energy. Will the proposal result in:			
(a) Use of substantial amounts of fuel or energy?			

Explanation:
- 19 wall plugs for Electricity
  10 for Beauty Shop -
  9 for Rest areas - (practically no use on these)
- Plumbing Required
  6 sinks - 2 Shampoo sinks only ones using much water
  {4 Regulars
  {2 Shampoos

II. ENVIRONMENTAL IMPACTS
(Explanation of all "yes" and "maybe" answers are required.)

	YES	MAYBE	NO
(15) Energy. (cont'd)			
(b) Demand upon existing sources of energy, or require the development of new sources of energy?			no

Explanation:

Does not apply

(16) Utilities. Will the proposal result in a need for new systems or alterations to the following utilities:			
(a) Power or natural gas?			no
(b) Communications systems?	1 Telephone only		
(c) Water?	2 Shampoo sinks - 4 for Washing Hands		
(d) Sewer or septic tanks?	4 Sewer Services		
(e) Storm water drainage?	none		
(f) Solid waste and disposal?	none		

Explanation:
4 Sinks for washing hands
3 Showers - (app. 3 Showers daily)
2 Sinks for Shampoos.

(17) Human Health. Will the proposal result in the creation of any health hazard or potential health hazard (excluding mental health)?			no

Explanation:

none

II. ENVIRONMENTAL IMPACTS

(Explanation of all "yes" and "maybe" answers are required.)

	YES	MAYBE	NO
(18) Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?			no

Explanation:

no change in appearance

(19) Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?			no

Explanation:

no - Does not apply

(20) Archeological/Historical. Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building?			no

Explanation:

Does not apply

III. SIGNATURE

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration or non-significance that it might issue in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

Proponent: Patricia Lee Hermes

Level 1	Level 2	Level 3	Number	Type	Sub Type	Status	Date	Name
			2440	HISTORY	BLDG	FINAL	03/12/1992	JONES LIGHTING
			BU04-016	CBVIO	BLDGVIO	OPEN	05/10/2004	TERRACE TRANSMISSION
			E-1700	HISTORY	BLDG	RENEWAL	03/30/1992	JONES, R L
			FPC-00-035	F-FPC	COM	FINAL	12/14/2000	LEE MORSE GENERAL CONSTR INC
			GR-00-006	E-GRADE	COM	ISSUED	12/14/2000	LEE MORSE GENERAL CONSTR INC

Total Rows: 5

June 08, 2007

Case #: BU04-016

TERRACE TRANSMISSION
24311 56 AVENUE WEST
MOUNTLAKE TERRACE, WA 98043

Subject: Zoning Code Notice of Noncompliance
Address: 24311 56 AVENUE WEST
Location: 24311 56 AVENUE WEST

Dear Resident / Owner:

This letter is to inform you that municipal violations have been reported or observed on your property. Specifically, the violations are:

These violations must be remedied. To bring your property into compliance, you must follow the remedies as described above.

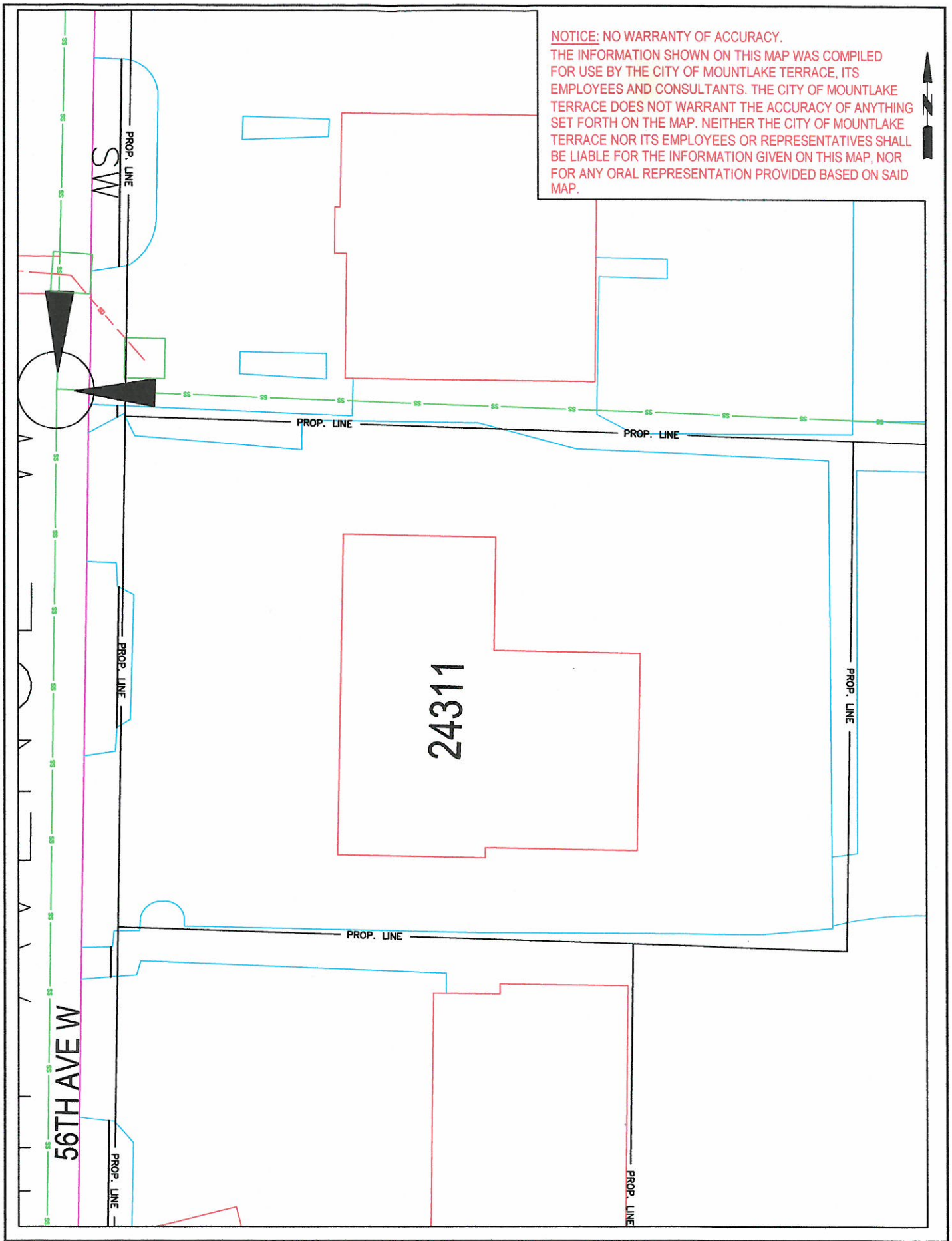
We would like to work with you to resolve these issues in a timely manner, but you must contact our office at (425)744-62686270 within 10 days of receipt of this notice to avoid further actions by the city.

Thank you for your cooperation.

Sincerely,

Kevin Kennedy
Building/Electrical Inspections

Barbella Magas



CITY OF MOUNTLAKE TERRACE
DEPARTMENT OF COMMUNITY DEVELOPMENT

DWG TITLE: PLOT
24311 56th Ave W

Scale: 1" = 30'

PLAN No. NA

REV. DATE: 6/12/2007

APPENDIX C
BORING LOGS

APPENDIX D
LABORATORY ANALYTICAL REPORTS

SOIL ANALYTICAL REPORTS

GROUNDWATER ANALYTICAL REPORTS

APPENDIX E
TERRESTRIAL ECOLOGICAL EVALUATION FORM

Terrestrial Ecological Evaluation Process- Simplified or Site-Specific Evaluation?

Documentation Form

	Terrestrial Concern	Response (Circle One)
*1	Is the site is located on or directly adjacent to an area where management or land use plans will maintain or restore native or semi-native vegetation?	Yes / **No**
*2a	Is the site used by a threatened or endangered species?	Yes / **No**
*2b	Is the site used by a wildlife species classified by the state department of fish and wildlife as a "priority species" or "species of concern" under Title 77 RCW?	Yes / **No**
*2c	Is the site used by a plant species classified by the Washington state department of Natural Resources natural heritage program as "endangered," "threatened," or "sensitive" under Title 79 RCW.	Yes / **No**
*3	Is the site (area where the contamination is located) located on a property that contains at least ten acres of native vegetation within 500 feet of the area where the contamination is located?	Yes / **No**
4	Has the department determined that the site may present a risk to significant wildlife populations?	Yes / **No**

*1 This includes for example, green-belts, protected wetlands, forestlands, locally designated environmentally sensitive areas, open space areas managed for wildlife, and some parks or outdoor recreation areas. This does not include park areas used for intensive sport activities such as baseball or football.

*2a What are the threatened or endangered species in Washington state?

*2b Which plant species are classified as threatened, endangered, or sensitive? Where can I find out more information about this topic?

*2c For plants, "used" means that a plant species grows at the site or has been found growing at the site. For animals, "used" means that individuals of a species have been observed to live, feed or breed at the site.

*3 For this analysis, do not include native vegetation beyond the property boundary.

Washington State Department of Ecology
Toxics Cleanup Program

Terrestrial Ecological Evaluation Process- Simplified Evaluation

Documentation Form

Criteria # (Concern)	Criteria	Response (Circle One)
1 (exposure)	Is the total area of soil contamination at the site less than or equal to 350 square feet	**Yes (End TEE) / No**
2 (exposure)	Does land use at the site and surrounding area make substantial wildlife exposure unlikely based on completion of Table 749-1?	**Yes (End TEE) / No**
3 (pathway)	Is there a potential exposure pathway from soil contamination to soil biota, plants, or wildlife?	**Yes / No (End TEE)**
4 (contaminant)	Are the hazardous substances at your site listed in Table 749-2 and is (or will) their location in the soil at your site be at a depth not exceeding the point of compliance, and at concentrations that do not exceed the values provided in Table 749-2.	**Yes (End TEE) / No** **Note: You must perform bioassays for contaminants at your site if no table value is provided.**
5 (contaminant)	Will hazardous substances listed in Table 749-2 be present in the soil at your site within 6 feet of the ground surface at concentrations likely to be toxic, or with the potential to bioaccumulate, based on bioassays using methods approved by the department.	**Yes / No (End TEE)**

[Exclusions Main] [TEE Definitions] [Simplified or Site-Specific?] [Simplified Ecological Evaluation] [Site-Specific Ecological Evaluation] [WAC 173-340-7493] [Index of Tables]

[TEE Home]

Washington State Department of Ecology
Toxics Cleanup Program

Table 749-1

Simplified Terrestrial Ecological Evaluation-Exposure Analysis Procedure

Estimate the area of contiguous (connected) undeveloped land on the site or within 500 feet of any area of the site to the nearest 1/2 acre (1/4 acre if the area is less than 0.5 acre).	
1) From the table below, find the number of points corresponding to the area and enter this number in the field to the right.	5
Area (acres) / Points: 0.25 or less — 4; 0.5 — 5; 1.0 — 6; 1.5 — 7; 2.0 — 8; 2.5 — 9; 3.0 — 10; 3.5 — 11; 4.0 or more — 12	
2) Is this an industrial or commercial property? If yes, enter a score of 3. If no, enter a score of 1	3
3)[a] Enter a score in the box to the right for the habitat quality of the site, using the following rating system[b]. High=1, Intermediate=2, Low=3	1
4) Is the undeveloped land likely to attract wildlife? If yes, enter a score of 1 in the box to the right. If no, enter a score of 2.[c]	1
5) Are there any of the following soil contaminants present: Chlorinated dioxins/furans, PCB mixtures, DDT, DDE, DDD, aldrin, chlordane, dieldrin, endosulfan, endrin, heptachlor, benzene hexachloride, toxaphene, hexachlorobenzene, pentachlorophenol, pentachlorobenzene? If yes, enter a score of 1 in the box to the right. If no, enter a score of 4.	4
6) Add the numbers in the boxes on lines 2-5 and enter this number in the box to the right. If this number is larger than the number in the box on line 1, the simplified evaluation may be ended.	9

Notes for Table 749-1

[a] It is expected that this habitat evaluation will be undertaken by an experienced field biologist. If this is not the case, enter a conservative score of (1) for questions 3 and 4.

[b] **Habitat rating system.** Rate the quality of the habitat as high, intermediate or low based on your professional judgment as a field biologist. The following are suggested factors to consider in making this evaluation:

> **Low:** Early successional vegetative stands; vegetation predominantly noxious, nonnative, exotic plant species or weeds. Areas severely disturbed by human activity, including intensively cultivated croplands. Areas isolated from other habitat used by wildlife.