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February 10, 2014
G-Logics File 01-0739-F

BV Holdings, LLC
Mr. Michael Nielson
10672 NE 9th Pl
Bellevue, WA 98004

Subject: Operation and Monitoring Summary Memo 4th Quarter 2013
Former Drycleaner Location
10610 NE 8th Street
Bellevue, WA

Dear Mr. Nielson:

This summary memo is intended to provide you with the 2013 fourth-quarter monitoring and vapor sampling results conducted at the subject property (Figure 1). This work has been performed in accordance with our authorized *AS/SVE Continued Operation Workplan*, dated July 9, 2013. Operation of the AS/SVE system was extended as a recommended measure to continue the contaminant removal from the on-property soils and groundwater. With this effort, monthly site visits have been made to monitor the system and its operational components, specifically to assess if the system was operating within design parameters.

System Configuration

The AS/SVE system primarily consists of one regenerative blower, one rotary-vane compressor, related electrical equipment, and a moisture-reduction tank (K/O tank). The equipment is housed in a wood-framed building identified as the Equipment Shed (Figure 2). The regenerative blower produces a vacuum that removes subsurface vapors from the vadose zone. The rotary-vane compressor injects air into the subsurface to volatilize contaminants contained in the saturated soil and groundwater.

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A vacuum line extends from the blower in the equipment shed to the north vault, where a manifold directs vacuum to SVE Wells 1 through 4. Similarly, a vacuum line extends from the blower in the equipment shed to the south vault, where a manifold directs vacuum to SVE Wells 5 through 9. Additionally, Underground piping that originates in the equipment shed directs compressed air to a manifold system that feeds the three AS Wells installed in the south vault (Figure 2).

During the monthly visits, vacuum pressures were observed and record at the K/O tank and at the two vacuum lines before they reach the K/O tank. Likewise, air-pressures were observed and recorded from the supply piping. Observed pressures during the third-quarter were within normal (designed) operating ranges.

Vapor Removal Discussion

On December 23, 2013, vapor samples were collected (using Tedlar bags) from the exhaust-stack and all nine SVE Wells. The vapor samples were analyzed by EPA Method 8260. Analytical results demonstrate that vapor-contaminants continue to be removed from the soil and groundwater on the property (see Table 1). The most significant concentrations of contaminant removal were observed in SVE Wells 4, 5, 6, and 7. These wells are located in the area that was mapped as having elevated concentrations of Tetrachloroethene (PCE) in the soil (Figure 3).

Though the reported concentrations of PCE vapor-contaminants are still significant, the analytical results from the 2013 4th quarter show concentrations of PCE are lower than the concentrations that were recorded during the 2013 3rd Quarter sampling event (Samples collected on September 12, 2013). As shown on Table 2, an approximate 12 pounds of PCE vapor-contaminants were removed during the 2013 4th quarter. To date, approximately 73 pounds of PCE has been removed during the system operation.

Groundwater Elevations

Groundwater levels were measured on December 20, 2013. Recorded groundwater levels can be reviewed on the attached Table 3. On average, the recorded shallow groundwater elevations during this period are lower than the elevations recorded during the 2013 3rd quarter.

Summary Discussion

With this latest round of sampling, analytical results indicate that the system is continuing to remove PCE and other contaminants from the soil and groundwater. Based on the analytical results of this this work, and the understood objective to reduce PCE concentrations, continued operation of the AS/SVE system is recommended. G-Logics will conduct an additional round of vapor sampling and groundwater elevation measuring in March of 2014 to record and assess the effectiveness of the system.

Closing

We appreciate this opportunity to provide our services to you. Please contact us at your convenience with any questions regarding our work or findings.

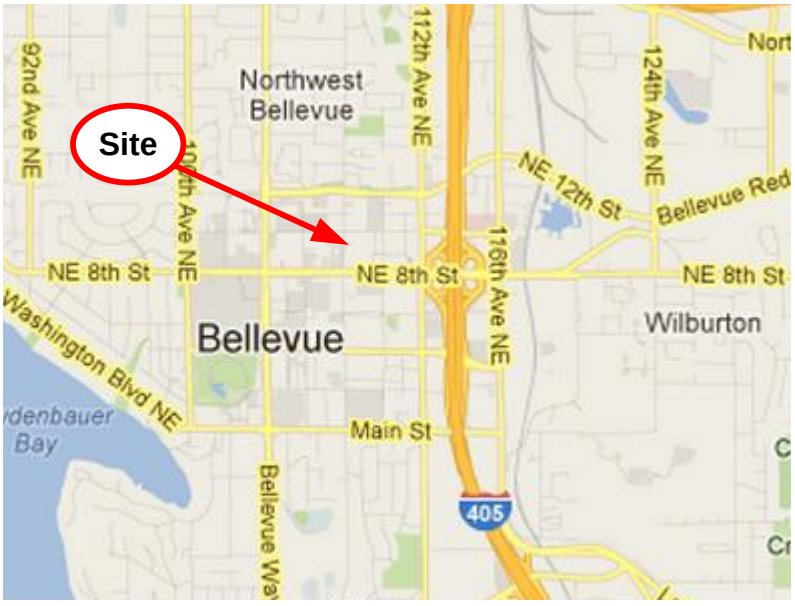
Sincerely,
G-Logics, Inc.

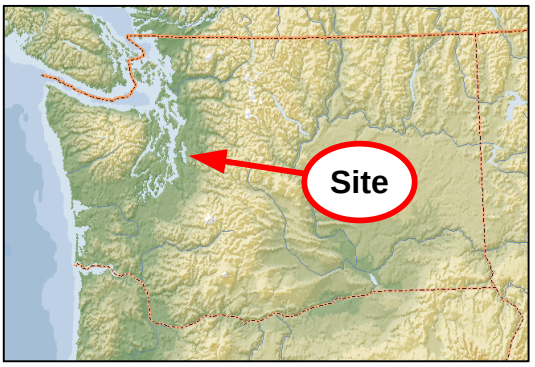
Rory L. Galloway, LG, LHG
Principal

Dan Hatch, PMP
Remediation Manager

Attachments:

Figure 1 – Site Location Maps
Figure 2 – Property Diagram, AS/SVE System Layout
Figure 3 – AS/SVE System Layout with PCE Mapping
Table 1 – Vapor Sample Analyses, Volatile Organic Compounds
Table 2 – Vapor Contaminant Removal Summary Calculations
Table 3 – Groundwater Elevation Measurements





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Site Location Maps

Former Thinker Toy Property

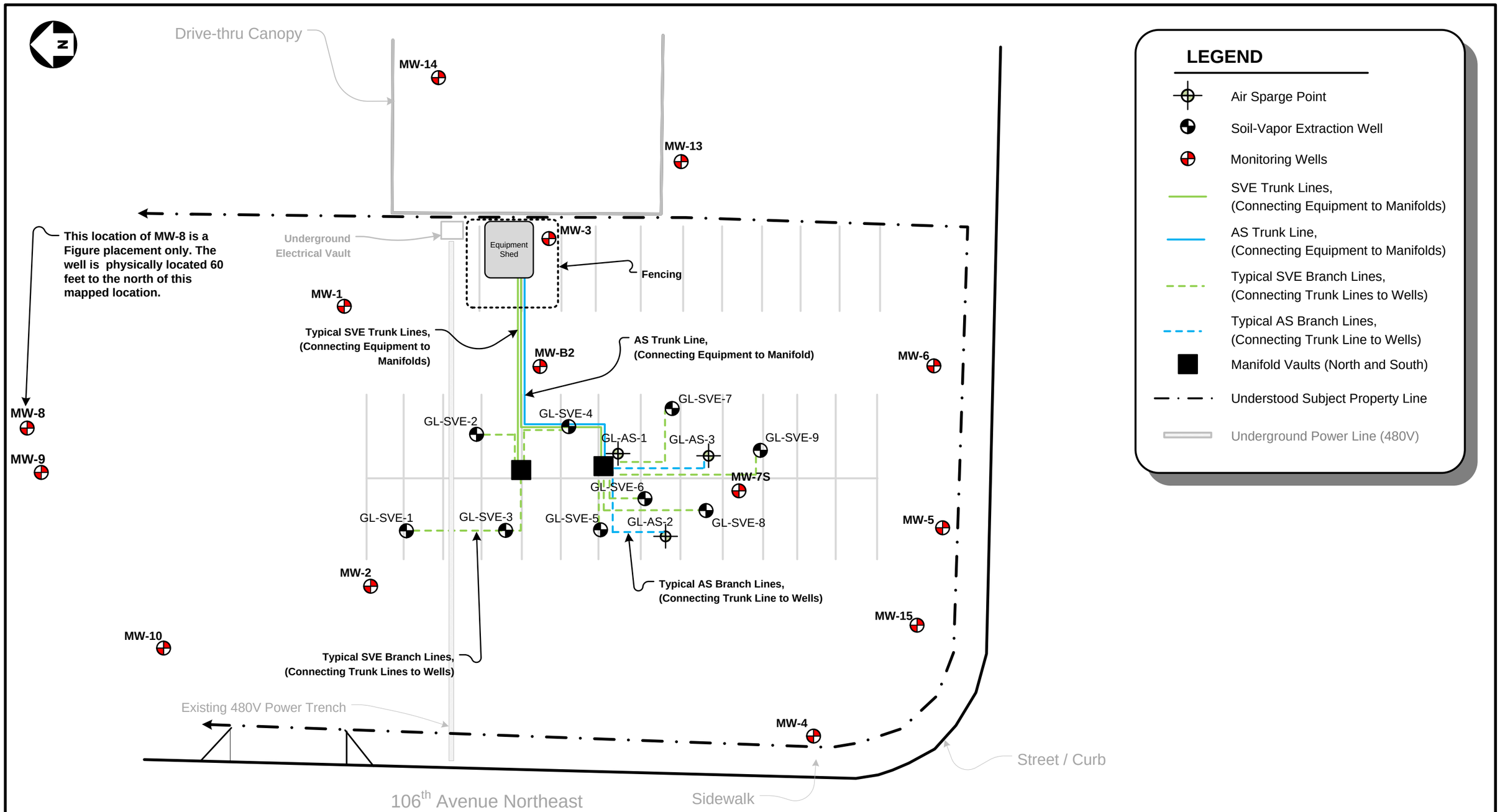
10610 NE 8th Street

Bellevue, Washington

Figure 1

Project File: 01-0739-B F1.vsd

Mapping Reference: Google, Bing Maps



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This figure contains information in color. Black & white photocopies may not be suitable for review. Buildings are shown for reference only and may not be to scale.

Approximate Drawing Scale: 1" = 20'

0 ft. 12 ft. 20 ft. 40 ft.

Property Diagram, AS/SVE System Layout

Former Thinker Toy Property

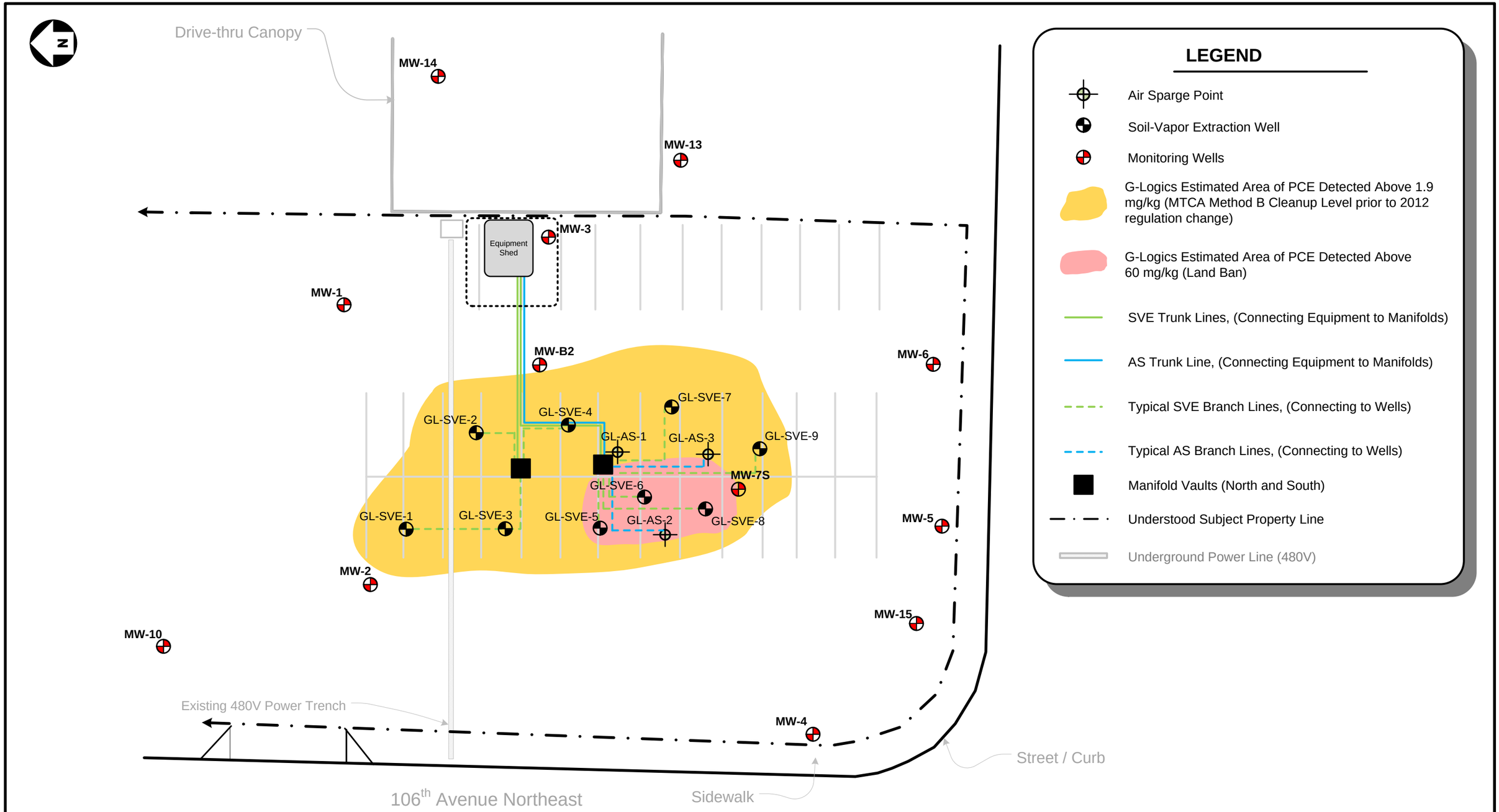
NE. 8th St.

Bellevue, Washington

Figure 2

Project File: 01-0739-F F2.vsd

Mapping Reference: SES RI/FS (2011), G-Logics Site Measurements



Project File: 01-0739-F F3.vsd

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This figure contains information in color. Black & white photocopies may not be suitable for review. Buildings are shown for reference only and may not be to scale.

Approximate Drawing Scale: 1" = 20'

0 ft. 12 ft. 20 ft. 40 ft.

AS/SVE System Layout with PCE Mapping

Former Thinker Toy Property

NE. 8th St.

Bellevue, Washington

Figure 3

Mapping Reference: SES RI/FS (2011), G-Logics Site Measurements

TABLE 1
Vapor Sample Analyses, Volatile Organic Compounds (1)
Former Thinker Toys (Bellevue)

Sample Location	Sample Date	Sample Number	trans-1,2-Dichloroethene	Chloroethane	Toluene	cis-1, 2-Dichloroethene	Trichloroethene (TCE)	Tetrachloroethene (PCE)	Chloroform	m, p-Xylene	1,1,1-Trichloroethane
(Units reported in ug/L)											
Exhaust Stack	12/7/2012	Ex Stack (T)	nd	nd	nd	**1.32**	**1.29**	**21.4**	nd	nd	nd
	12/28/2012	Ex Stack	nd	nd	nd	**0.110**	nd	**28.0**	nd	**0.106**	nd
	1/5/2013	Ex Stack	nd	nd	nd	**0.103**	nd	**26.5**	nd	nd	nd
	1/14/2013	Ex Stack (H)	nd	nd	nd	**0.231**	**0.203**	**54.6**	nd	nd	nd
	1/22/2013	Ex Stack	nd	nd	nd	**0.169**	**0.169**	**64.7**	nd	nd	nd
	1/31/2013	Ex Stack	nd	nd	nd	**0.453**	**0.475**	**40.4**	nd	nd	nd
	3/8/2013	Ex Stack	nd	nd	nd	nd	nd	**19.4**	nd	nd	nd
	4/10/2013	Ex Stack	nd	nd	nd	nd	nd	**9.85**	nd	nd	nd
	5/30/2013	Ex Stack	nd	nd	nd	nd	nd	**8.0**	nd	nd	nd
	6/11/2013	Ex Stack	nd	nd	nd	**0.113**	**0.145**	**21.8**	nd	nd	nd
	9/12/2013	Ex Stack	nd	nd	nd	nd	**0.127**	**15.7**	nd	nd	nd
	12/23/2013	Ex Stack	nd	nd	nd	nd	nd	**4.65**	nd	**0.143**	nd
SVE-1	1/31/2013	SVE-1	nd	nd	**0.123**	**1.06**	**0.445**	**10.8**	nd	nd	nd
	3/8/2013	SVE-1	nd	nd	nd	nd	**0.147**	**14.0**	nd	nd	nd
	4/10/2013	SVE-1	nd	nd	nd	**0.271**	**0.289**	**22.8**	nd	nd	nd
	5/30/2013	SVE-1	nd	nd	nd	**0.333**	nd	**16.4**	nd	nd	nd
	6/11/2013	SVE-1	nd	nd	nd	**0.313**	**0.363**	**37.7**	nd	nd	nd
	9/12/2013	SVE-1	nd	nd	nd	**0.133**	**0.176**	**18.4**	nd	nd	nd
	12/23/2013	SVE-1	nd	nd	nd	nd	nd	**12.8**	nd	nd	nd
SVE-2	1/31/2013	SVE-2	nd	nd	**0.132**	**1.04**	**0.466**	**5.64**	nd	**0.190**	nd
	3/8/2013	SVE-2	nd	nd	nd	nd	nd	**6.82**	nd	nd	nd
	4/10/2013	SVE-2	nd	nd	nd	nd	nd	**6.55**	nd	nd	nd
	5/30/2013	SVE-2	nd	nd	nd	nd	nd	**6.27**	nd	nd	nd
	6/11/2013	SVE-2	nd	nd	nd	nd	nd	**10.6**	nd	nd	nd
	9/12/2013	SVE-2	nd	nd	nd	nd	nd	**4.82**	nd	nd	nd
	12/23/2013	SVE-2	nd	nd	nd	nd	nd	**7.04**	nd	nd	nd
SVE-3	1/31/2013	SVE-3	nd	nd	**0.125**	**1.03**	**0.460**	**15.8**	nd	nd	nd
	3/8/2013	SVE-3	nd	nd	nd	**1.07**	**0.553**	**13.6**	nd	nd	nd
	4/10/2013	SVE-3	nd	nd	nd	**0.340**	**0.426**	**14.2**	nd	nd	nd
	5/30/2013	SVE-3	nd	nd	nd	**1.08**	**0.494**	**14.8**	nd	nd	nd
	6/11/2013	SVE-3	nd	nd	nd	**3.14**	**1.74**	**36.7**	nd	nd	nd
	9/12/2013	SVE-3	nd	nd	nd	**0.989**	**0.495**	**15.8**	nd	nd	nd
	12/23/2013	SVE-3	nd	nd	nd	nd	**0.261**	**21.2**	nd	nd	nd
SVE-4	1/31/2013	SVE-4	nd	nd	**0.125**	**0.981**	**0.546**	**18.3**	nd	nd	nd
	3/8/2013	SVE-4	nd	nd	nd	**0.853**	**3.380**	**70.5**	nd	nd	nd
	4/10/2013	SVE-4	nd	nd	nd	**1.29**	**12.1**	**191**	nd	nd	nd
	5/30/2013	SVE-4	nd	nd	nd	**0.40**	**2.52**	**78.2**	nd	nd	nd
	6/11/2013	SVE-4	nd	nd	nd	**0.240**	**1.70**	**21.0**	nd	nd	nd
	9/12/2013	SVE-4	nd	nd	nd	**2.74**	**15.3**	**493**	nd	nd	nd
	12/23/2013	SVE-4	nd	nd	nd	**0.890**	**10.8**	**199**	nd	nd	nd
SVE-5	1/31/2013	SVE-5	nd	nd	**0.147**	**0.62**	**1.06**	**45.0**	nd	nd	nd
	3/8/2013	SVE-5	nd	nd	nd	**0.46**	**0.66**	**55.2**	nd	nd	nd
	4/10/2013	SVE-5	nd	nd	nd	**0.934**	**1.40**	**38.1**	nd	nd	nd
	5/30/2013	SVE-5	nd	**0.222**	nd	nd	**0.473**	**33.3**	nd	nd	nd
	6/11/2013	SVE-5	**0.458**	nd	nd	**5.87**	**9.23**	**238**	nd	nd	nd
	9/12/2013	SVE-5	**0.224**	nd	nd	**4.04**	**8.7**	**1,720**	**0.135**	nd	**0.262**
	12/23/2013	SVE-5	nd	nd	nd	**2.26**	**3.5**	**472**	nd	nd	nd
SVE-6	1/31/2013	SVE-6	nd	nd	**0.130**	**0.246**	**0.716**	**77.6**	nd	nd	nd
	3/8/2013	SVE-6	nd	nd	nd	nd	**0.257**	**307**	nd	nd	nd
	4/10/2013	SVE-6	nd	nd	nd	**0.204**	**0.471**	**240**	nd	nd	nd

TABLE 1
Vapor Sample Analyses, Volatile Organic Compounds (1)
Former Thinker Toys (Bellevue)

Sample Location	Sample Date	Sample Number	trans-1,2-Dichloroethene	Chloroethane	Toluene	cis-1, 2-Dichloroethene	Trichloroethene (TCE)	Tetrachloroethene (PCE)	Chloroform	m, p-Xylene	1,1,1-Trichloroethane
(Units reported in ug/L)											
	5/30/2013	SVE-6	nd	nd	nd	nd	nd	**47.4**	nd	nd	nd
	6/11/2013	SVE-6	nd	nd	nd	**0.284**	**1.21**	**370**	nd	nd	nd
	9/12/2013	SVE-6	nd	nd	nd	**0.287**	**0.748**	**238**	nd	nd	nd
	12/23/2013	SVE-6	nd	nd	nd	**0.153**	**0.290**	**55.3**	nd	nd	nd
SVE-7	1/31/2013	SVE-7	nd	nd	**0.139**	**0.388**	**0.712**	**57.2**	nd	**0.187**	nd
	3/8/2013	SVE-7	nd	nd	nd	**0.591**	**7.500**	**165.0**	nd	nd	nd
	4/10/2013	SVE-7	nd	nd	nd	nd	**0.688**	**22.9**	nd	nd	nd
	5/30/2013	SVE-7	nd	nd	nd	nd	nd	**6.0**	nd	nd	nd
	6/11/2013	SVE-7	nd	nd	nd	nd	**1.72**	**89.0**	nd	nd	nd
	9/12/2013	SVE-7	nd	nd	nd	**0.570**	**16.2**	**330**	nd	nd	nd
	12/23/2013	SVE-7	nd	nd	nd	**0.244**	**6.1**	**102**	nd	nd	nd
SVE-8	1/31/2013	SVE-8	nd	nd	**0.134**	**0.349**	**0.373**	**19.7**	nd	**0.203**	nd
	3/8/2013	SVE-8	nd	nd	nd	nd	**0.108**	**6.9**	nd	nd	nd
	4/10/2013	SVE-8	nd	nd	nd	nd	nd	**4.8**	nd	nd	nd
	5/30/2013	SVE-8	nd	nd	nd	nd	nd	**4.75**	nd	nd	nd
	6/11/2013	SVE-8	nd	nd	nd	nd	**0.175**	**31.6**	nd	nd	nd
	9/12/2013	SVE-8	nd	nd	nd	nd	**0.243**	**26.3**	nd	nd	nd
	12/23/2013	SVE-8	nd	nd	nd	nd	nd	**1.3**	nd	nd	nd
SVE-9	1/31/2013	SVE-9	nd	nd	**0.123**	**0.312**	**0.256**	**14.4**	nd	nd	nd
	3/8/2013	SVE-9	nd	nd	nd	nd	nd	**17.2**	nd	nd	nd
	4/10/2013	SVE-9	nd	nd	nd	nd	nd	**6.20**	nd	nd	nd
	5/30/2013	SVE-9	nd	**0.222**	nd	nd	nd	**13.7**	nd	nd	nd
	6/11/2013	SVE-9	nd	nd	nd	nd	nd	**15.2**	nd	nd	nd
	9/12/2013	SVE-9	nd	nd	nd	nd	**0.441**	**39.4**	nd	nd	nd
	12/23/2013	SVE-9	nd	nd	nd	nd	nd	**1.58**	nd	nd	nd
		RL	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100	0.100

Notes: Refer to site diagram(s) for sampling locations.

(1) Method EPA 8260B, Other 8260 Compounds not listed were not detected.

H Holding times for preparation or analysis exceeded.

nd The concentration is less than the given laboratory detection limit.

--- Not Analyzed - No Sample Collected

4.8 Bold Number(s) Indicates Contaminant Detected.

RL Laboratory Reporting Limits for EPA Method 8260

(T) Sample analysis performed by EPA Method TO-15 (ug/m3), results were converted to match EPA Method 8260 (µg/L). Detected analytes shown with nd were below typical Method 8260 reporting limits. Other compounds not listed also were below typical Method 8260 reporting limits.

Table 2

Vapor Contaminant Removal Summary Calculations
Former Thinker Toys (Bellevue)
Tetrachloroethene (PCE) Removal

Period Start Date	Period End Date	Pounds Removed During Period	
		Elapsed Days:	Pounds
December 7, 2012	December 28, 2012	**21**	**4.43**
December 28, 2012	January 5, 2013	**8**	**2.27**
January 5, 2013	January 14, 2013	**9**	**3.10**
January 14, 2013	January 22, 2013	**8**	**2.79**
January 22, 2013	January 31, 2013	**9**	**2.96**
January 31, 2013	March 8, 2013	**36**	**10.35**
March 8, 2013	April 10, 2013	**33**	**5.94**
April 10, 2013	May 30, 2013	**50**	**5.58**
May 30, 2013	June 11, 2013	**12**	**2.27**
June 11, 2013	September 12, 2013	**93**	**21.32**
September 12, 2013	December 23, 2013	**102**	**12.41**

Elapsed Days of Operation:	**381**
*Total Pounds Removed:	**73.42**
Average Pounds Per Day Removed:	**0.19**

* Quantity removed from start of operation to last day of sample collection.

TABLE 3

Groundwater Elevation Measurements
Former Thinker Toys Property Properties
10610 Northeast 8th Street Bellevue WA

Location Designation	Measured by	Well Installation Date	Elevation Monument Rim (ft.)	Elevation Top of PVC Casing (ft.)	Depth to Top of Screen (ft.)	Depth to Bottom of Screen (ft.)	Well Diameter (in.)	Date Measured	Depth to Water (ft.)	Calculated Elevations (ft.)
MW-1	Farallon	4/19/10	161.37	161.04	15	30	2	5/3/10	13.58	147.46
	Farallon	4/19/10	161.37	161.04	15	30		08/23/10	14.45	146.59
	G-logics	4/19/10	161.37	161.04	15	30	2	09/13/13	15.92	145.12
	G-logics	4/19/10	161.37	161.04	15	30	2	12/20/13	16.74	144.30
MW-2	Farallon	4/19/10	159.53	159.08	15	30	2	5/3/10	11.70	147.38
	Farallon	4/19/10	159.53	159.08	15	30		08/23/10	13.35	145.73
	G-logics	4/19/10	159.53	159.08	15	30	2	09/13/13	13.75	145.33
	G-logics	4/19/10	159.53	159.08	15	30	2	12/20/13	14.24	144.84
MW-3	Farallon	4/19/10	161.26	160.88	15	30	2	5/3/10	15.80	145.08
	Farallon	4/19/10	161.26	160.88	15	30		08/23/10	16.11	144.77
	G-logics	4/19/10	161.26	160.88	15	30	2	09/13/13	12.20	148.68
	G-logics	4/19/10	161.26	160.88	15	30	2	12/20/13	17.99	142.89
MW-4	Farallon	4/20/10	157.77	157.44	15	30	2	5/3/10	17.01	140.43
	Farallon	4/20/10	157.77	157.44	15	30		08/23/10	17.45	139.99
	G-logics	4/20/10	157.77	157.44	15	30	2	09/13/13	17.38	140.06
	G-logics	4/20/10	157.77	157.44	15	30	2	12/20/13	18.40	139.04
MW-5	Farallon	4/20/10	158.60	158.60	15	30	2	5/3/10	19.54	139.06
	Farallon	4/20/10	158.60	158.60	15	30		08/23/10	20.25	138.35
	G-logics	4/20/10	158.60	158.60	15	30	2	09/13/13	19.98	138.62
	G-logics	4/20/10	158.60	158.60	15	30	2	12/20/13	24.02	134.58
MW-6	Farallon	4/20/10	159.28	159.00	15	30	2	5/3/10	19.55	139.45
	Farallon	4/20/10	159.28	159.00	15	30		08/23/10	20.13	138.87
	G-logics	4/20/10	159.28	159.00	15	30	2	09/13/13	20.02	138.98
	G-logics	4/20/10	159.28	159.00	15	30	2	12/20/13	23.72	135.28
MW-7S	Farallon	8/4/10	159.28	159.51	15	30	2	8/23/10	18.08	141.43
	G-logics	8/4/10	159.28	159.51	15	30	2	09/13/13	18.28	141.23
	G-logics	8/4/10	159.28	159.51	15	30	2	12/20/13	18.77	140.74

Groundwater Elevation Measurements
Former Thinker Toys Property Properties
10610 Northeast 8th Street Bellevue WA

Location Designation	Measured by	Well Installation Date	Elevation Monument Rim (ft.)	Elevation Top of PVC Casing (ft.)	Depth to Top of Screen (ft.)	Depth to Bottom of Screen (ft.)	Well Diameter (in.)	Date Measured	Depth to Water (ft.)	Calculated Elevations (ft.)
MW-8	**Farallon**	8/6/10	160.71	160.25	15	30	2	8/23/10	11.55	148.70
	G-logics	8/6/10	160.71	160.25	15	30	2	09/13/13	13.20	147.05
	G-logics	8/6/10	160.71	160.25	15	30	2	12/20/13	12.74	147.51
MW-9	**Farallon**	8/5/10	160.65	160.08	15	30	2	8/23/10	12.33	147.75
	G-logics	8/5/10	160.65	160.80	15	30	2	09/13/13	13.65	147.15
	G-logics	8/5/10	160.65	160.80	15	30	2	12/20/13	14.00	146.80
MW-10	**Farallon**	8/5/10	160.32	159.93	15	30	2	8/23/10	13.55	146.38
	G-logics	8/5/10	160.32	159.93	15	30	2	09/13/13	14.05	145.88
	G-logics	8/5/10	160.32	159.93	15	30	2	12/20/13	14.46	145.47
MW-13	**Farallon**	8/6/10	162.26	161.71	15	30	2	8/23/10	18.77	142.94
	G-logics	8/6/10	162.26	161.71	15	30	2	09/13/13	19.55	142.16
	G-logics	8/6/10	162.26	161.71	15	30	2	12/20/13	20.24	141.47
MW-14	**Farallon**	8/11/10	163.30	162.96	15	30	2	8/23/10	15.79	147.17
	G-logics	8/11/10	163.30	162.96	15	30	2	09/13/13	18.25	144.71
	G-logics	8/11/10	163.30	162.96	15	30	2	12/20/13	22.23	140.73
MW-15	**Farallon**	8/4/10	158.31	157.76	15	30	2	8/23/10	18.86	138.90
	G-logics	8/4/10	158.31	157.76	15	30	2	09/13/13	19.10	138.66
	G-logics	8/4/10	158.31	157.76	15	30	2	12/20/13	21.21	136.55

Notes: