

**SUPPLEMENTAL SOIL &
GROUNDWATER SAMPLING/TESTING**

Smith Brothers Dairy
27441 - 68th Avenue South
Kent, Washington

CARPINITO BROTHERS

ENVIRONMENTAL ASSOCIATES, INC.

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December 11, 2012

JN-32115-2

Carpinito Brothers
c/o Mr. Dave Dunn
Andover Company
415 Baker Boulevard, Suite 200
Tukwila, Washington 98188

Subject: **PHASE-II SOIL & GROUNDWATER EXPLORATION
Smith Brothers Dairy
27441 - 68th Avenue South
Kent, Washington**

Gentlemen:

The contents of this report are confidential and are intended solely for your use and the use of your representatives. A single copy of this report is being distributed to you. No other distribution or discussion of these findings will take place without your prior approval in writing.

Background

On September 5, 2012, Environmental Associates, Inc (EAI) completed a Phase-I Environmental Assessment of the above-referenced farm property. That report identified the following potential “recognized environmental conditions” (RECs) which appeared to warrant Phase-II soil and groundwater sampling and testing:

- Historic and current operation of an above-ground storage tank (AST) used to dispense petroleum products;
- Operation of an on-site equipment and vehicle maintenance shop, and;
- Former gasoline underground storage tank (UST), which was removed in 2011. This particular REC appears to be somewhat mitigated by the findings of a site assessment performed by others in conjunction with the tank removal which suggested that soil and groundwater were in compliance at the time of closure at the localities sampled and tested.



Initial Subsurface Exploration

On October 1, 2012, Environmental Associates, Inc (EAI) observed the completion of six (6) borings at the approximate locations depicted as SP1 through SP6 on Plate 2, Site Plan Overview. Boring SP1 was positioned off the concrete apron of the facility's vehicle maintenance / service bay. Borings SP2 through SP5 were placed around the perimeter of the currently operational above-ground diesel storage tank. The AST area is also the approximate location of a former heating oil distribution facility. Boring SP6 was placed along the inferred down-gradient (north side) of a former underground tank area as a means to attempt to validate the findings of prior site assessment reports by others that opined that the USTs had been successfully decommissioned with no apparent contamination detected. The former UST area was readily distinguishable by the visible asphalt patch.

The borings were made with a hydraulic direct-push Strataprobe drill rig which advanced a 2-inch diameter continuous soil core in 3 to 4 foot intervals. Upon recovery, each core was opened, sampled and logged.

Subsurface soils consisted of an upper couple feet of sand and gravel fill used to level and grade the site. Underlying the surface fill, soils consisted of clayey-silts and silty-fine-sands with sand content with increasing depth.

Groundwater was encountered at a depth of approximately 8 to 9 feet below the ground surface. Upon completion of each boring a temporary well casing was set and a peristaltic pump was used to extract a groundwater sample.

A shallow soil sample from the upper 1 to 2 feet of soil was selected from boring SP1 to monitor for potential contaminants, where they would conceivably be more likely to accumulate off the edge of the concrete apron to the repair bay.

Petroleum hydrocarbon odors were noted in soil recovered from near ground surface to depths of approximately 6 to 8 feet at borings SP2, SP3, SP4, and SP5, all of which were located around the perimeter of the AST and former heating oil distributor area. Soil samples from the 3 to 4 foot depth interval in all four (4) of these borings were initially selected for laboratory analysis.

A soil sample from 3 to 4 feet below the ground surface was also initially selected from boring B6 to evaluate soil environmental conditions along the northern margin (inferred down-gradient side) of the former UST removal excavation

As with the soil samples from those borings, groundwater recovered from SP2 through SP5 exhibited a petroleum odor and produced a characteristic iridescent “sheen” on the surface of the “purge-water” pumped from the borings prior to sampling. Of this group, groundwater from Borings SP1 and SP6 were also selected for initial laboratory analysis.

Initial Laboratory Analysis & Results

The six (6) initial soil samples and the six (6) groundwater sample were submitted to the project laboratory and analyzed for petroleum hydrocarbons, including gasoline, BTEX (benzene, toluene, ethylbenzene, xylene), diesel, and heavy oil, by Washington State test methods NWTPH-G with BTEX, and NWTPH-Dx (diesel and oil). Additionally, the soil sample and groundwater sample from SP1 were both analyzed for chlorinated volatile organic compounds (cVOCs) by EPA method 8260B.

As presented in Tables 1 and 2, from the initial six (6) soil samples and six (6) groundwater samples analyzed, impacts by diesel range petroleum hydrocarbons were detected in both the selected soil and groundwater samples from borings SP2 through SP4, around the perimeter of the AST / former heating oil distributor location. No environmental impairments were detected in the select soil / groundwater samples from SP1 or SP6.

Of the four (4) preliminary soil samples containing detectable concentrations of diesel, two (from SP4 and SP5) contained diesel at a concentration above the WDOE’s target compliance level of 2,000 parts per million (ppm). Sample SP4-4 contained 3,700 ppm diesel while SP5-5 contained 10,600 ppm diesel. The remaining soil samples from SP2 and SP3, contained diesel at concentrations ranging between 870 to 1,800 ppm.

In regard to groundwater, three (3) of the AST perimeter samples contained dissolved diesel at concentrations between 540 and 830 parts per billion, which are all above the WDOE’s target compliance level of 500 ppb. The groundwater sample from SP5 only contained 280 ppb diesel.

“Interim” Conclusions & Recommendations to the Client

The following “interim” summary of findings and recommendations were originally offered to the Client in an email dated and distributed on October 9, 2012.

EAI has received the laboratory results for the Phase-II soil and groundwater exploration performed last week at the Smith Brothers facility in Kent, Washington.

Attached are draft copies of lab results in Table format along with two site plans depicting boring locations.

Essentially, it would appear that both soil and groundwater around the current above-ground diesel tank fueling area / former heating oil distributor have been impacted by diesel range petroleum. The following are some tentative conclusions/discussions:

Confirmed Environmental Impairment: *The results of this current environmental assessment of soil and groundwater confirms that past and/or currently on-going storage and use of petroleum products has resulted in confirmed impacts to both soil and groundwater, with concentrations of diesel exceeding Washington State Department of Ecology (WDOE) target compliance levels for unrestricted land use.*

Source of the Release: *As discussed in our recently completed Phase-I this same general area was historically occupied by petroleum storage tanks and loading rack associated with a heating oil distributorship. Heating oil is essentially diesel, therefore at present it is not known if the encountered subsurface impairment is due to the historic heating oil distributor or the current fueling facility and/or a combination of both. The concrete around the current fueling area is heavily cracked and damaged therefore any periodic overfilling of vehicles could result in diesel penetrating into the subsurface.*

Extent of the Impact: *Acknowledging the preliminary nature of the recently completed Phase-II, the lateral extent of the release is unknown, though the southern extent is partially constrained by the "non-detection" at boring SP1 to the south near the maintenance shop. Additional explorations to the west, north, and east would be necessary to further delineate the limits of the impairment. Further delineation of the extent of the impact would be a necessary component of developing and evaluating remediation feasibility options. Given the location of the AST area and the overall size of the subject property it may be reasonable to speculate that the impairment does not likely extend off the property, thus reducing potential 3rd party liability to adjacent landowners. Further exploration would obviously be required to verify this preliminary supposition.*

Groundwater Environmental Conditions: *Groundwater sampling and testing to date has been by means of collecting and analyzing one-time "grab" samples from temporary soil borings. Contaminant concentrations in such sample can be significantly higher than concentrations that might be observed in groundwater extracted from the same location through a permanently installed monitoring well, that is allowed time to equilibrate to the surrounding environment and intakes groundwater from a larger cross-section of the aquifer. Any future remediation feasibility study would likely benefit from the installation of some permanent monitoring wells.*

Release Reporting & Regulatory Compliance: *Landowners and facility operators who have knowledge that contamination exists at the property/facility are advised to report their findings to the WDOE within 90 days of discover per Washington States Model Toxic Control Act (MTCA; WAC 173-340). Submission of a copy of our final report would satisfy this requirement. EAI has no direct obligation to report the findings, but can assist the Client*

in this regard if requested. Upon receiving the report, the WDOE may elect to add the subject property to its database of known or suspected contaminated sites list (CSCSL) and will eventually assign the site a priority "ranking of 1 to 5, with 1 representing high-priority and 5 representing low priority. Typically, fueling facility sites impacted by petroleum are often ranked a 4 or 5. Such lower ranked sites are generally allowed to independently manage the environmental impairment with no direct agency involvement or oversight. Based solely on the present information, it may be reasonable to consider that the release at this site would be such a lower ranked site. At any time a property owner and/or facility operator could elect to seek advise from the WDOE on a planned or completed independent cleanup action through the WDOE's "Voluntary Cleanup Program" (VCP).

Based upon the above findings and tentative conclusions the following recommendations are offered under the assumption that the current parties desire to proceed with the pending transaction and furthermore desire to proceed with a remediation feasibility study that would outline potential remediation and/or management approaches for addressing the currently known environmental impairment.

- Presently the project laboratory has additional soil samples that were collected from deeper depths from the four borings placed around the AST. EAI would recommend having the lab analyze these additional samples, the results of which may be useful in evaluating the vertical extent of impacted soil and estimates on the overall volume of impacted soil and groundwater.*
- Consider additional exploration to the west, north, and east of the AST area to further constrain the lateral limits of the impact. To provide a means for long-term observation and monitoring, it may be prudent to complete some of the additional borings as permanent groundwater monitoring wells.*
- In regard to continued use of the current above-ground fueling facility, it may be prudent to consider re-paving the fueling area to provide better spill control so that current fueling operations are not continuing to contribute to the present subsurface impairment.*

Following receipt of the status update the Client authorized EAI to instruct the project laboratory to analyze the additional soil samples as recommended above. EAI also prepared and submitted to the client a detailed proposal to implement the above recommendations.

On October 23, 2012, EAI met with the Client and representatives of Smith Brothers to review the findings to that date and to further discuss the recommendations presented above and in our supplemental proposal. Upon the conclusion of that meeting the Client expressed a desire to have EAI return the site and complete an additional day of exploration further afield from the AST area in an effort to define the lateral extent of the petroleum impacted soil and groundwater. Optional tasks outlined in our supplemental proposal, for the installation of permanent groundwater monitoring wells and initiating a periodic groundwater monitoring program would be reevaluated by the Client at a later date.

Supplemental Soil & Groundwater Exploration

On November 19, 2012, EAI returned to the site and observed the drilling of six (6) additional borings at the approximate locations of SP7 through SP12, on Plate 3, Detailed Exploration Plan. Borings SP7 through SP10 were originally made to further evaluate the lateral extent of the previously discovered soil and groundwater contamination by diesel range petroleum. Borings SP11 and SP12 were completed based upon field observations that suggested that contaminants may still be present at some of the interim locations, particularly SP7, SP8, and SP9.

The above borings were completed using the same hydraulic, direct-push, Strataprobe rig as described earlier in this report. As before, discrete soil samples were recovered from each core. Borings SP7 through SP-12 were completed to depths to 10 to 12 feet below the ground surface. Groundwater was generally encountered at a dept of approximately 7 feet. Groundwater samples were recovered from all six borings utilizing the peristaltic pump, low-flow methodology presented earlier.

Consistent with the outcome of the preliminary round of soil sampling, EAI initially intended to select both a shallow (upper 3 to 4 feet of soil) and a deeper sample (approximately 7 to 8 feet below the ground surface) and did so from borings SP7 through SP10. At SP 11 and SP12, poor soil recovery resulted in only a single soil sample being submitted from each of those boring locations.

Supplemental Laboratory Analysis & Results

The selected supplemental soil and groundwater samples were submitted to the project laboratory to be analyzed for diesel range (heating oil) range petroleum hydrocarbons by WDOE test method NWTPH-Dx.

As presented in Table 1, of the 10 soil samples submitted from borings SP7 through SP12, only one (from SP8) contained diesel at a concentration above the laboratory detection limit. The deeper soil sample selected from SP8 contained 400 ppm diesel, which is well below the 2,000 ppm WDOE target compliance level.

In regard to the groundwater results included in Table 2, dissolved concentrations of diesel were detected in the groundwater “grab” samples from SP7 and SP8. The remaining groundwater samples obtained in this series did not contain diesel range petroleum at concentrations above the minimum laboratory detection limit.

Conclusions

Relying upon the site assessment data collected to date, it would appear that the former operation of a heating oil distributor on the subject property along with operation of the current above-ground private diesel fueling station have resulted in the environmental impairment of both soil and shallow groundwater. The specific mechanisms for the release are unknown, particularly in regard to the former heating oil distributor. The currently operational AST is located in a solid roof-covered concrete containment berm. The concrete fueling pad off the east end (dispenser end) of the AST is in very poor condition and likely provides minimal protection to the subsurface from spills and periodic tank overfills during vehicle and equipment fueling. Such incidental releases appears to be at least one logical explanation as to where the currently operational AST system may potentially be contributing to the current subsurface impairment.

The lateral extent of the petroleum impact appears to be limited to an approximate 80 to 100 foot radius from the center of the current AST area. As depicted on Plate 3, the red tinting and hatched area represent a conceptualization of the impacted area. The inner “hatched” area represents the approximate lateral area where the impact includes both diesel-impacted soil above and in contact with the water table. The remaining tinted area represents that part of the “plume” where the diesel is primarily detected in the groundwater above WDOE action levels, but does not appear to be significantly present in soil, either sorbed to soil at the groundwater interface or present in soil above the water table.

Given the large size of the subject parcel and the location of the impacted area, it appears very unlikely that adjacent property has been exposed to any significant risk from this known environmental impairment.

Recommendations

During the October on-site meeting with the client various remediation approaches and strategies were discussed. These ranged from a “minimalist” to “maximum effort” approaches.

1. Minimalist Approach: Acknowledging that the extent of the impact appears reasonably localized and not likely to present a current or future threat to neighboring property, the “minimalist” approach that would also conform to minimal WDOE guidelines would be as follows:

- Repair current AST fueling pad to prevent/minimize any ongoing/future releases to the subsurface. Or decommission and remove the AST fueling station if it is no longer desired.
 - With no new contributing sources, it may be reasonable to suspect that over time, the mass of contamination within the study area would decline due to natural biologic and chemical degradation. It should be noted however that such processes, when unaided may require years or decades to achieve significant improvement.
 - Install a minimal number of monitoring wells (3 to 4) within and around the perimeter of the impacted area and initiate a periodic groundwater monitoring program to build a preponderance of data to support the present supposition that the area of impact appears to be stable and contained.
2. *Intermediate / Balanced Approach* In addition to the first bullet point of the “minimalist” approach, a limited independent cleanup action could be performed to excavate and remove from the ground the bulk of the petroleum-impacted soil (approximate hatched area) on Plate-3. The excavated soil could either be shipped off-site for treatment and disposal or could potentially be stockpiled on site to be bio-remediated for subsequent reuse on the subject property. The “hatched area” on Plate 3, if excavated to a depth of 6 feet, would yield approximately 600 cubic yards of soil (or approximately 900 tons).
- Following the excavation of the impacted soil, the exposed ground water could also be treated and/or pumped for off-site disposal. Under this scenario the impacted groundwater quality farther down-gradient would then be allow to continue to naturally improve.
 - A network of monitoring wells along with the associated groundwater monitoring program could be implemented to provide a means of monitoring the longer term improvement of the residual groundwater impact.
3. *Maximum Effort Approach*. As the name implies, under this approach, the implemented remedial action would not only focus on performing an active cleanup of the core area “hatched are on Plate 3, but would also consider the implementation of some form of active remediation of the down-gradient groundwater plume. This could include implementing a “grid” injection of remediation products to help stimulate and enhance either biological and/or chemical oxidation of the petroleum, or other approaches.

In discussing the above various approaches with the Client, it is EAI's present understanding that the Client has expressed interest in decommissioning the current AST fueling area and may elect to implement a limited cleanup action (i.e. Intermediate Approach), potentially during an upcoming late summer / early fall, when dry-weather conditions favor such excavation projects. The Client is encouraged to contact EAI to discuss such options and/or other potential remediation approaches in greater detail.

Regulatory Requirements

As presented to the Client in our October "interim" summary email, landowners and facility operators who have knowledge that contamination exists at the property/facility are advised to report their findings to the WDOE within 90 days of discover per Washington States Model Toxic Control Act (MTCA; WAC 173-340). Submission of a copy of this report would satisfy this requirement. EAI has no direct obligation to report the findings, but can assist the Client in this regard if requested.

Limitations

This report has been prepared for the exclusive use of the Carpinito Brothers and their several representatives for specific application to this site. Our work for this project was conducted 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, and in accordance with the terms and conditions set forth in our proposals dated September 11, 2012, and October 24, 2012. The opinions expressed in this report are based upon interpretations, observations and testing made at a separated locations and conditions may vary between or at other locations, depths, and/or media. EAI makes no warranty as to the accuracy or reliability of the opinions rendered by other parties. No other warranty, expressed or implied, is made. If new information is developed in future site work which may include excavations, borings, studies, etc., Environmental Associates, Inc., must be retained to reevaluate the conclusions of this document and to provide amendments as required.

Carpinito Brothers
December 11, 2012

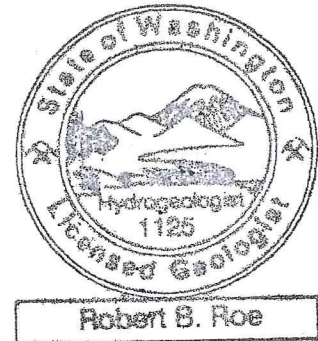
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We appreciate the opportunity to be of service on this assignment. If you have any questions or if we may be of additional service, please do not hesitate to contact us.

Respectfully submitted,
ENVIRONMENTAL ASSOCIATES, INC.



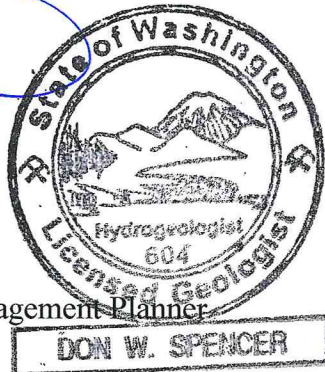
Robert B. Roe, M.Sc., LHG.
Senior Hydrogeologist



License: 1125 (Washington)



Don W. Spencer, M.Sc., P.G., R.E.A.
Principal



EPA-Certified Asbestos Inspector/Management Planner
I.D. # AM 48151

EPA/HUD Certified Lead Inspector (Licensed)

Registered Site Assessor/Licensed UST Supervisor
State Certification #0878545-U7

License: 604 (Washington)
License: 11464 (Oregon)
License: 876 (California)
License: 5195 (Illinois)
License: 0327 (Mississippi)

ENVIRONMENTAL ASSOCIATES, INC.

TABLE 1 - Petroleum Hydrocarbons - Soil Sampling Results
All results and limits in parts per million (ppm)

Strataprobe Boring	Gasoline (TPH)	Diesel	Heavy Oil	Benzene	Toluene	Ethylbenzene	Total Xylenes
SP1-2	<10	<50	<100	<0.02	<0.05	<0.05	<0.15
SP2-4	<10	1,800	<100	<0.02	<0.05	<0.05	<0.15
SP2-8		660					
SP3-4	<10	870	<100	<0.02	<0.05	<0.05	<0.15
SP3-8		90					
SP4-4	<10	3,700	170	<0.02	<0.05	<0.05	<0.15
SP4-8		260					
SP5-4	<10	10,600	<100	<0.02	<0.05	<0.05	<0.15
SP5-8		110					
SP6-4	<10	<50	<100	<0.02	<0.05	<0.05	<0.15
SP7-4	NA	<50	<100	NA	NA	NA	NA
SP7-7	NA	<50	<100	NA	NA	NA	NA
SP8-4	NA	<50	<100	NA	NA	NA	NA
SP8-7	NA	400	<100	NA	NA	NA	NA
SP9-4	NA	<50	<100	NA	NA	NA	NA
SP9-7	NA	<50	<100	NA	NA	NA	NA
SP10-4	NA	<50	<100	NA	NA	NA	NA
SP10-7	NA	<50	<100	NA	NA	NA	NA
SP11-7	NA	<50	<100	NA	NA	NA	NA
SP12-4	NA	<50	<100	NA	NA	NA	NA
Reporting Limit ³	10	50	100	0.02	0.05	0.05	0.15
WDOE Target Compliance Level⁴	30 or 100⁵	2000	2000	0.03	7	6	9

Notes:
 1 - "ND" denotes analyte not detected at or above listed Reporting Limit.
 2- "NA" denotes sample not analyzed for specific analyte.
 3- "Reporting Limit" represents the laboratory lower quantitation limit.
 4- Method A soil cleanup levels as published in the Model Toxics Control Act (MTCA) 173-340-WAC.
 5- The MTCA gasoline TPH cleanup level is 30 ppm for soils with benzene otherwise it is 100 ppm.

Bold and Italics denotes concentrations above MTCA Method A soil cleanup levels.

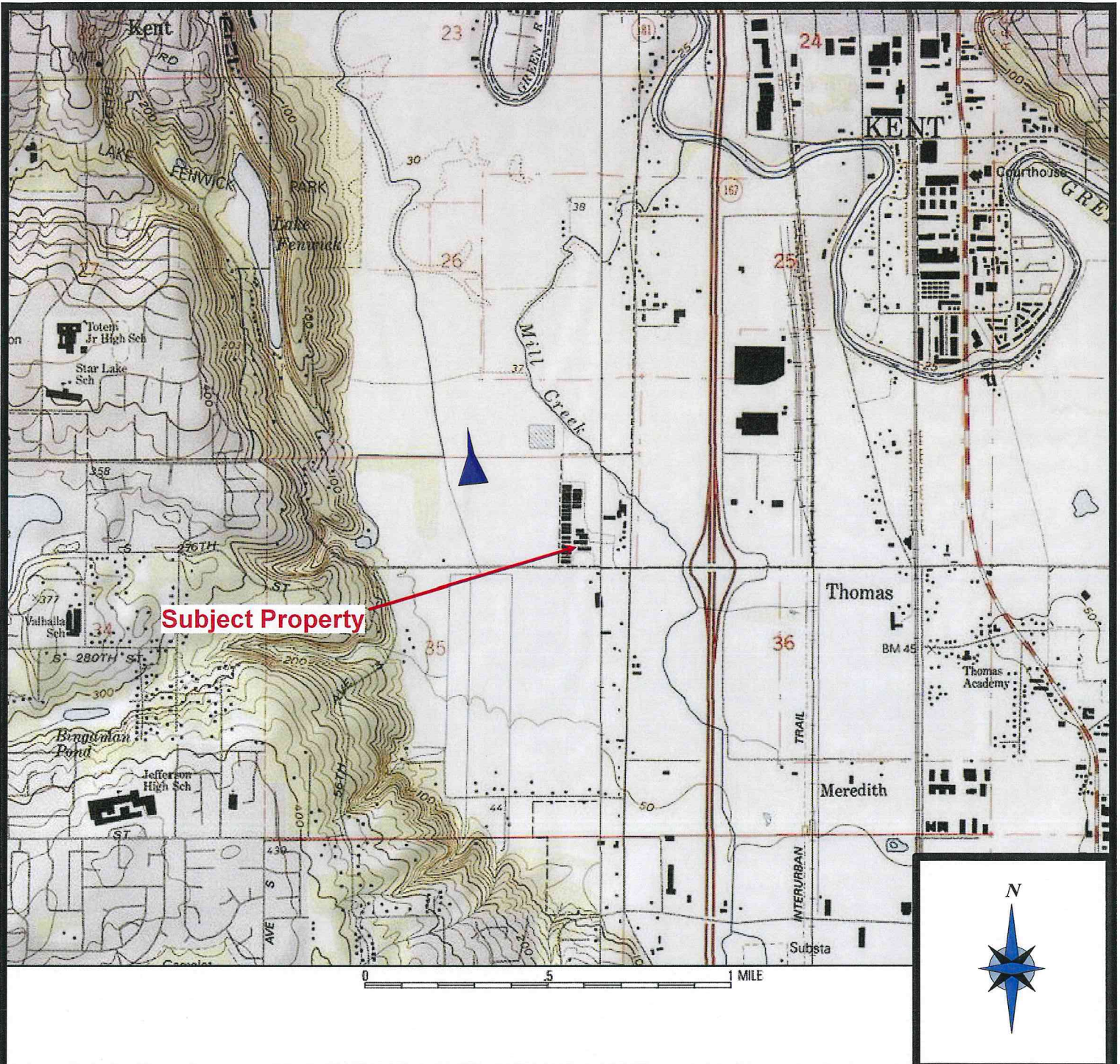
TABLE 2 - Petroleum Hydrocarbons - Groundwater Sampling Results
All results and limits in parts per billion (ppb)

Strataprobe Boring	Gasoline (TPH)	Diesel (TPH)	Heavy Oil (TPH)	Benzene	Toluene	Ethylbenzene	Total Xylenes
SP1	<100	<250	<500	<1	<1	<1	<3
SP2	500	830	<500	<1	<1	<1	<3
SP3	100	620	<500	<1	<1	<1	<3
SP4	400	540	<500	<1	<1	<1	<3
SP5	<100	280	<500	<1	<1	<1	<3
SP6	<100	<250	<500	1.4	<1	<1	<3
SP7	NA	12,000	<500	NA	NA	NA	NA
SP8	NA	1,400	<500	NA	NA	NA	NA
SP9	NA	<250	<500	NA	NA	NA	NA
SP10	NA	<250	<500	NA	NA	NA	NA
SP11	NA	<250	<500	NA	NA	NA	NA
SP12	NA	<250	<500	NA	NA	NA	NA
Reporting Limit ³	100	250	500	1	1	1	3
MTCA-Method-A Cleanup Levels⁴	800 or 1000⁵	500	500	5	1000	700	1000

Notes:

- 1 - "ND" denotes analyte not detected at or above listed Reporting Limit.
- 2 - "NA" denotes sample not analyzed for specific analyte.
- 3 - "Reporting Limit" represents the laboratory lower quantitation limit.
- 4 - Method A groundwater cleanup levels as published in the Model Toxics Control Act (MTCA) 173-340-WAC.
- 5 - The MTCA gasoline TPH cleanup level is 800 ppb for groundwater with benzene. Otherwise, the cleanup level is 1000 ppb.

Bold and Italics denotes concentrations above existing or proposed MTCA Method A groundwater cleanup levels.



**Inferred Direction
of Groundwater Flow**



**ENVIRONMENTAL
ASSOCIATES, INC.**

1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

TOPOGRAPHIC MAP

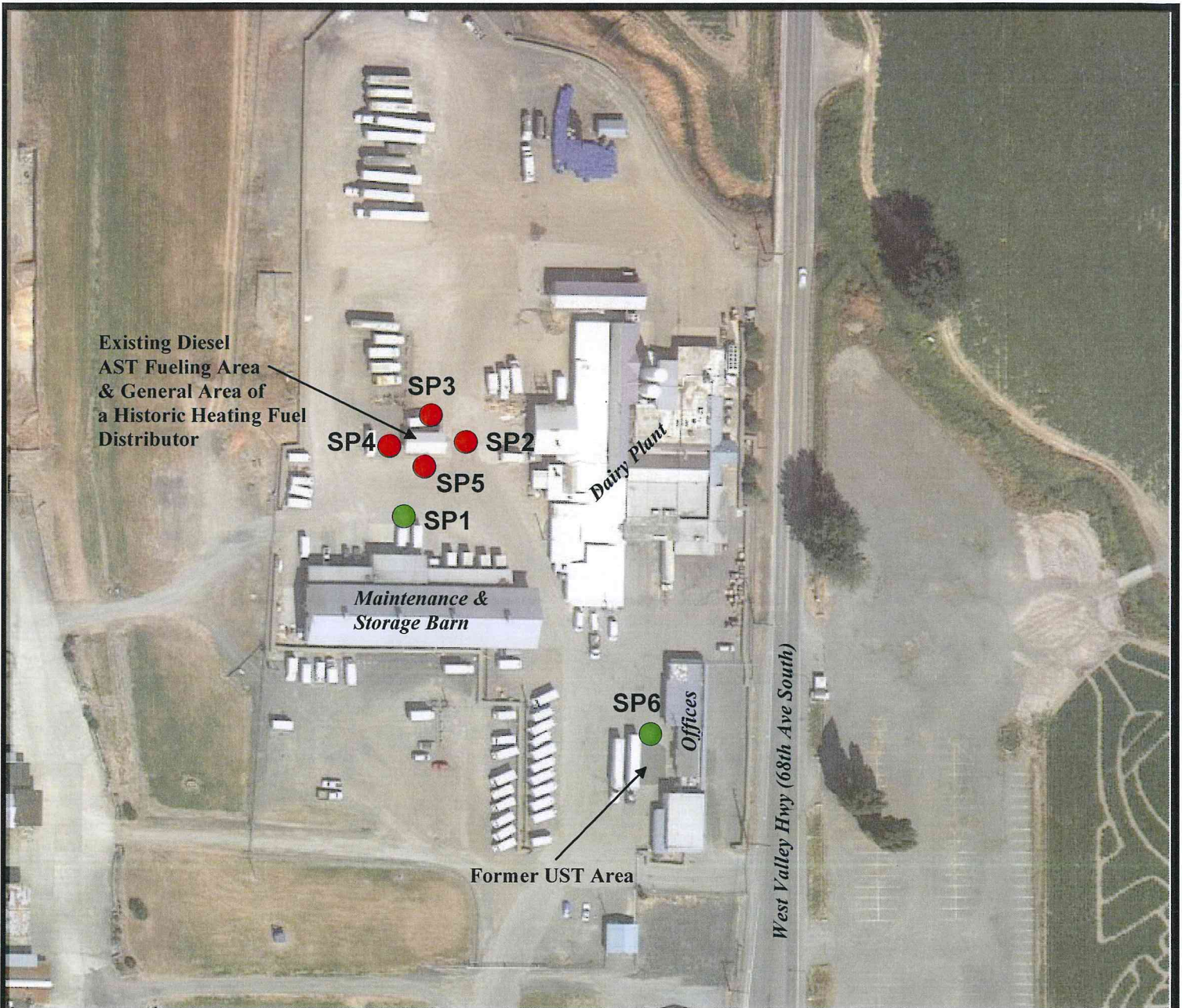
Kent Farm Property
27441 - 68th Avenue South
Kent, Washington, 98032

Job Number:
JN 32115-2

Date:
November 2012

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Plate:
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- Approximate location of soil borings made by EAI in October 2012
- Red denotes locations where soil and/or groundwater contained diesel at concentrations above the WDOE's target compliance levels for unrestricted land use.



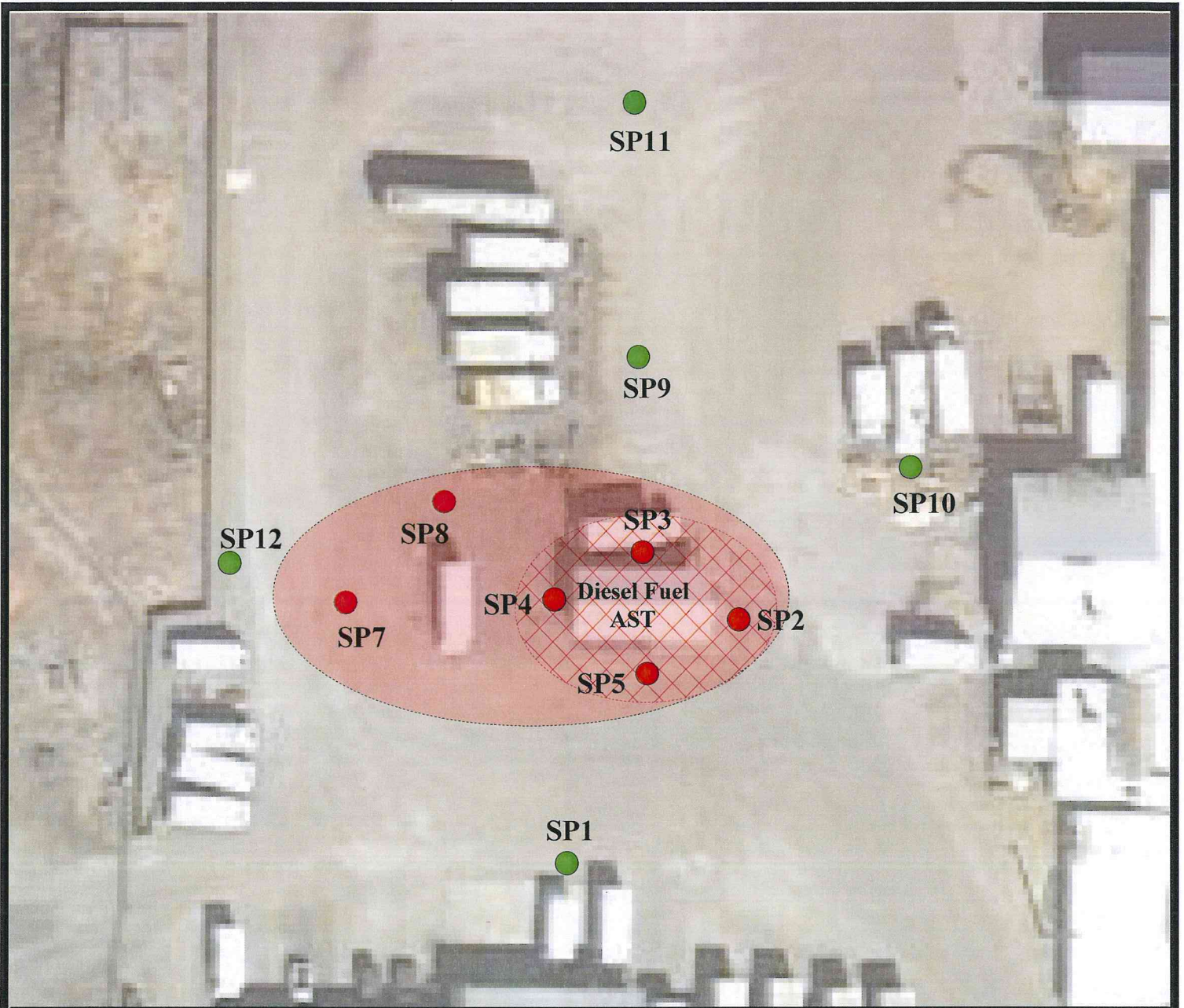
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Bellevue, Washington 98004

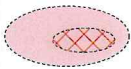
SITE PLAN OVERVIEW

Smith Brothers Farm
27441 - 68th Avenue South
Kent, Washington

Job Number:	Date:		Plate:
JN 32115-1	October 2012		2



- Approximate location of soil borings made by EAI in October 2012
- Red denotes locations where soil and/or groundwater contained diesel at concentrations above the WDOE's target compliance levels for unrestricted land use.



Conceptualization of diesel contamination plume. Cross-hatch area represents approximate area where petroleum-impacted soil may be present above the water table and impacting groundwater. Remaining area represents areas where the contaminant mass appears to be primarily dissolved into the groundwater, down gradient from the soil source area.



ENVIRONMENTAL ASSOCIATES, INC.

1380 - 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

DETAILED EXPLORATION PLAN

Smith Brothers Farm
27441 - 68th Avenue South
Kent, Washington

<i>Job Number:</i>	<i>Date:</i>	<i>Scale:</i>	<i>Plate:</i>
JN-32115-2	November 2012	1"=40'	3

ATTACHMENT-A

Laboratory Report

October 12, 2012

Robert Roe
Environmental Associates
1380 112th Avenue NE, Suite 300
Bellevue, WA 98004

Dear Mr. Roe:

Please find enclosed the analytical data report for the Smith Brothers Farm Project in Kent, Washington. Probe services were conducted on October 1, 2012. Soil and water samples were analyzed for Diesel and Oil by NWTPH-Dx/Dx Extended, Gasoline by NWTPH-Gx, and VOC's by Method 8260, on October 3 - 11, 2012.

The results of these analyses are summarized in the attached tables. All soil values are reported on a dry weight basis. Applicable detection limits and QA/QC data are included. An invoice for this work is also enclosed.

ESN Northwest appreciates the opportunity to have provided analytical services to Environmental Associates for this project. If you have any further questions about the data report, please give me a call. It was a pleasure working with you on this project, and we are looking forward to the next opportunity to work together.

Sincerely,



Michael A. Korosec
President

ESN NORTHWEST CHEMISTRY LABORATORY

Environmental Associates, Inc
SMITH BROTHERS FARM - KENT PROJECT
Client Project #JN 32115-1
Kent, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnw.com

Analysis of Diesel Range Organics & Lube Oil Range Organics in Soil by Method NWTPH-Dx/Dx Extended

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (mg/kg)	Lube Oil Range Organics (mg/kg)
Method Blank	10/2/2012	10/3/2012	73	nd	nd
LCS	10/2/2012	10/3/2012	83	76%	---
SP1-2	10/2/2012	10/3/2012	70	nd	nd
SP1-2 Duplicate	10/2/2012	10/3/2012	94	nd	nd
SP2-4	10/2/2012	10/3/2012	int	1800	nd
SP3-4	10/2/2012	10/3/2012	int	870	nd
SP4-4	10/2/2012	10/3/2012	int	3700	170
SP5-4	10/2/2012	10/3/2012	int	10,600	nd
SP6-4	10/2/2012	10/3/2012	73	nd	nd
Reporting Limits				50	100

"nd" Indicates not detected at the listed detection limits.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

ESN NORTHWEST CHEMISTRY LABORATORY

Environmental Associates, Inc
SMITH BROTHERS FARM - KENT PROJECT
Client Project #JN 32115-1
Kent, Washington

ESN Northwest
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Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnw.com

Analysis of Diesel Range Organics & Lube Oil Range Organics in Soil by Method NWTPH-Dx/Dx Extended

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (mg/kg)	Lube Oil Range Organics (mg/kg)
Method Blank	10/11/2012	10/11/2012	97	nd	nd
LCS	10/11/2012	10/11/2012	86	89%	---
SP2-8	10/11/2012	10/11/2012	111	660	nd
SP3-8	10/11/2012	10/11/2012	82	90	nd
SP4-8	10/11/2012	10/11/2012	90	260	nd
SP5-8	10/11/2012	10/11/2012	91	110	nd
Reporting Limits				50	100

"nd" Indicates not detected at the listed detection limits.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

ESN NORTHWEST CHEMISTRY LABORATORY

Environmental Associates, Inc
SMITH BROTHERS FARM - KENT PROJECT
Client Project #JN 32115-1
Kent, Washington

ESN Northwest
1210 Eastside Street SE Suite 200
Olympia, WA 98501
(360) 459-4670 (360) 459-3432 Fax
lab@esnw.com

Analysis of Diesel Range Organics & Lube Oil Range Organics in Water by Method NWTPH-Dx/Dx Extended

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (ug/L)	Lube Oil Range Organics (ug/L)
Method Blank	10/3/2012	10/3/2012	93	nd	nd
SP1	10/3/2012	10/3/2012	103	nd	nd
SP2	10/3/2012	10/3/2012	108	830	nd
SP3	10/3/2012	10/3/2012	100	620	nd
SP4	10/3/2012	10/3/2012	95	540	nd
SP5	10/3/2012	10/3/2012	96	280	nd
SP6	10/3/2012	10/3/2012	93	nd	nd
Reporting Limits				250	500

"nd" Indicates not detected at the listed detection limits.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

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Analysis of Gasoline Range Organics & BTEX in Soil by Method NWTPH-Gx/8260

Sample Number	Date Prepared	Date Analyzed	Benzene (mg/kg)	Toluene (mg/kg)	Ethylbenzene (mg/kg)	Xylenes (mg/kg)	Gasoline Range Organics (mg/kg)	Surrogate Recovery (%)
Method Blank	10/2/2010	10/3/2012	nd	nd	nd	nd	nd	120
LCS	10/2/2010	10/3/2012	129%	131%	125%	115%	97%	106
LCSD	10/2/2010	10/3/2012	111%	107%	105%	100%	---	106
B1-2	10/2/2010	10/3/2012	nd	nd	nd	nd	nd	115
B2-4	10/2/2010	10/3/2012	nd	nd	nd	nd	nd	113
B3-4	10/2/2010	10/4/2012	nd	nd	nd	nd	nd	124
SP4-4	10/2/2010	10/4/2012	nd	nd	nd	nd	nd	119
SP5-4	10/2/2010	10/4/2012	nd	nd	nd	nd	nd	115
SP6-4	10/2/2010	10/3/2012	nd	nd	nd	nd	nd	113
SP6-4 Duplicate	10/2/2010	10/3/2012	nd	nd	nd	nd	nd	118
Reporting Limits			0.02	0.05	0.05	0.15	10	

"nd" Indicates not detected at the listed detection limits.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (Bromofluorobenzene) & LCS: 65% TO 135%

ESN NORTHWEST CHEMISTRY LABORATORY

Environmental Associates, Inc
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Client Project #JN 32115-1
Kent, Washington

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lab@esnnw.com

Analysis of Gasoline Range Organics, BTEX in Water by Method NWTPH-Gx/8260

Sample Number	Date Analyzed	Benzene (ug/L)	Toluene (ug/L)	Ethylbenzene (ug/L)	Xylenes (ug/L)	Gasoline Range Organics (ug/L)	Surrogate Recovery (%)
Method Blank	10/4/2012	nd	nd	nd	nd	nd	105
LCS	10/4/2012	133%	106%	111%	103%	---	92
LCSD	10/4/2012	84%	84%	88%	83%	---	126
SP1	10/4/2012	nd	nd	nd	nd	nd	98
SP2	10/4/2012	nd	nd	nd	nd	500	92
SP3	10/4/2012	nd	nd	nd	nd	100	101
SP4	10/4/2012	nd	nd	nd	nd	400	111
SP5	10/4/2012	nd	nd	nd	nd	nd	101
SP6	10/4/2012	1.4	nd	nd	nd	nd	113
Reporting Limits		1.0	1.0	1.0	3.0	100	

"nd" Indicates not detected at the listed detection limits.

"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE (Bromofluorobenzene) & LCS: 65% TO 135%

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Analysis of Chlorinated Volatile Organic Compounds in Soil by Method 8260

Analytical Results

8260B Chlorinated		MTH BLK	LCS	LCSD	SP1-2
Matrix	Reporting	Soil	Soil	Soil	Soil
Date extracted	Limits	09/28/12	09/28/12	09/28/12	09/28/12
Date analyzed	mg/kg	10/03/12	10/03/12	10/03/12	10/03/12
Dichlorodifluoromethane	0.05	nd			nd
Chloromethane	0.05	nd			nd
Vinyl chloride	0.05	nd			nd
Chloroethane	0.05	nd			nd
Trichlorofluoromethane	0.05	nd			nd
1,1-Dichloroethene	0.05	nd	175%*	130%	nd
Methylene chloride	0.02	nd			nd
trans-1,2-Dichloroethene	0.05	nd			nd
1,1-Dichloroethane	0.05	nd			nd
cis-1,2-Dichloroethene	0.05	nd			nd
2,2-Dichloropropane	0.05	nd			nd
Chloroform	0.05	nd			nd
Bromochloromethane	0.05	nd			nd
1,1,1-Trichloroethane	0.05	nd			nd
1,2-Dichloroethane (EDC)	0.05	nd			nd
1,1-Dichloropropene	0.05	nd			nd
Carbon tetrachloride	0.05	nd	131%	111%	nd
Trichloroethene (TCE)	0.02	nd	152%*	131%	nd
1,2-Dichloropropane	0.05	nd			nd
Bromodichloromethane	0.05	nd			nd
cis-1,3-Dichloropropene	0.05	nd			nd
trans-1,3-Dichloropropene	0.05	nd			nd
1,1,2-Trichloroethane	0.05	nd			nd
1,3-Dichloropropane	0.05	nd			nd
Dibromochloromethane	0.05	nd			nd
Tetrachloroethene (PCE)	0.02	nd	166%*	134%	nd
Chlorobenzene	0.05	nd	116%	98%	nd
1,1,1,2-Tetrachloroethane	0.05	nd			nd
1,1,2,2-Tetrachloroethane	0.05	nd			nd
1,2,3-Trichloropropane	0.05	nd			nd
2-Chlorotoluene	0.05	nd			nd
4-Chlorotoluene	0.05	nd			nd
1,3-Dichlorobenzene	0.05	nd			nd
1,4-Dichlorobenzene	0.05	nd			nd
1,2-Dichlorobenzene	0.05	nd			nd
1,2-Dibromo-3-Chloropropane	0.05	nd			nd
1,2,4-Trichlorobenzene	0.05	nd			nd
Hexachloro-1,3-butadiene	0.05	nd			nd
1,2,3-Trichlorobenzene	0.05	nd			nd
Surrogate recoveries					
Dibromofluoromethane		106%	101%	100%	102%
Toluene-d8		108%	102%	100%	111%
4-Bromofluorobenzene		120%	106%	106%	115%

Data Qualifiers and Analytical Comments

*high recoveries, no further action was taken due to sample being non-detect
 nd - not detected at listed reporting limits
 Acceptable Recovery limits: 65% TO 135%
 Acceptable RPD limit: 35%

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Analysis of Chlorinated Volatile Organic Compounds in Water by Method 8260

Analytical Results

8260B Chlorinated, µg/L	MTH BLK	LCS	LCSD	SPI	
Matrix	Reporting	Water	Water	Water	
Date analyzed	Limits	10/04/12	10/04/12	10/04/12	
Dichlorodifluoromethane	1.0	nd		nd	
Chloromethane	1.0	nd		nd	
Vinyl chloride	0.2	nd		nd	
Chloroethane	1.0	nd		nd	
Trichlorofluoromethane	1.0	nd		nd	
1,1-Dichloroethene	1.0	nd	130%	83%	
Methylene chloride	1.0	nd		nd	
trans-1,2-Dichloroethene	1.0	nd		nd	
1,1-Dichloroethane	1.0	nd		nd	
cis-1,2-Dichloroethene	1.0	nd		nd	
2,2-Dichloropropane	1.0	nd		nd	
Chloroform	1.0	nd		nd	
Bromochloromethane	1.0	nd		nd	
1,1,1-Trichloroethane	1.0	nd		nd	
1,2-Dichloroethane (EDC)	1.0	nd	135%	88%	
1,1-Dichloropropene	1.0	nd		nd	
Carbon tetrachloride	1.0	nd	147%	96%	
Trichloroethene (TCE)	1.0	nd	118%	79%	
1,2-Dichloropropane	1.0	nd		nd	
Bromodichloromethane	1.0	nd		nd	
cis-1,3-Dichloropropene	1.0	nd		nd	
trans-1,3-Dichloropropene	1.0	nd		nd	
1,1,2-Trichloroethane	1.0	nd		nd	
1,3-Dichloropropane	1.0	nd		nd	
Dibromochloromethane	1.0	nd		nd	
Tetrachloroethene (PCE)	1.0	nd	98%	78%	
Chlorobenzene	1.0	nd	98%	81%	
1,1,1,2-Tetrachloroethane	1.0	nd		nd	
1,1,2,2-Tetrachloroethane	1.0	nd		nd	
1,2,3-Trichloropropane	1.0	nd		nd	
2-Chlorotoluene	1.0	nd		nd	
4-Chlorotoluene	1.0	nd		nd	
1,3-Dichlorobenzene	1.0	nd		nd	
1,4-Dichlorobenzene	1.0	nd		nd	
1,2-Dichlorobenzene	1.0	nd		nd	
1,2-Dibromo-3-Chloroprop	1.0	nd		nd	
1,2,4-Trichlorobenzene	1.0	nd		nd	
Hexachloro-1,3-butadiene	1.0	nd		nd	
1,2,3-Trichlorobenzene	1.0	nd		nd	
Surrogate recoveries					
Dibromofluoromethane		112%	103%	135%	116%
Toluene-d8		84%	91%	121%	84%
4-Bromofluorobenzene		105%	92%	126%	98%

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

Acceptable Recovery limits: 65% TO 135%

Acceptable RPD limit: 35%

November 28, 2012

Robert Roe
Environmental Associates
1380 112th Avenue NE, Suite 300
Bellevue, WA 98004

Dear Mr. Roe:

Please find enclosed the analytical data report for the Smith Brothers Farms Project in Kent, Washington. Probe services were conducted on November 19, 2012. Soil and water samples were analyzed for Diesel and Oil by NWTPH-Dx/Dx Extended on November 20 & 26, 2012.

The results of these analyses are summarized in the attached tables. All soil values are reported on a dry weight basis. Applicable detection limits and QA/QC data are included. An invoice for this work is also enclosed.

ESN Northwest appreciates the opportunity to have provided analytical services to Environmental Associates for this project. If you have any further questions about the data report, please give me a call. It was a pleasure working with you on this project, and we are looking forward to the next opportunity to work together.

Sincerely,



Michael A. Korosec
President

ESN NORTHWEST CHEMISTRY LABORATORY

Environmental Associates Inc.
 SMITH BROTHERS FARM PROJECT
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 Kent, Washington

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 lab@esnnw.com

Analysis of Diesel Range Organics & Lube Oil Range Organics in Soil by Method NWTPH-Dx/Dx Extended

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (mg/kg)	Lube Oil Range Organics (mg/kg)
Method Blank	11/20/2012	11/20/2012	114	nd	nd
LCS	11/20/2012	11/20/2012	120	82%	---
SP7-3-4	11/20/2012	11/20/2012	91	nd	nd
SP7-6-7	11/20/2012	11/20/2012	90	nd	nd
SP8-3-4	11/20/2012	11/20/2012	90	nd	nd
SP8-6-7	11/20/2012	11/20/2012	98	400	nd
SP9-3-4	11/20/2012	11/20/2012	107	nd	nd
SP9-6-7	11/20/2012	11/20/2012	91	nd	nd
SP10-3-4	11/20/2012	11/20/2012	103	nd	nd
SP10-6-7	11/20/2012	11/20/2012	89	nd	nd
SP11-6-7	11/20/2012	11/20/2012	120	nd	nd
SP12-3-4	11/20/2012	11/20/2012	99	nd	nd
Reporting Limits				50	100

"---" Indicates not tested for component.

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ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

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Analysis of Diesel Range Organics & Lube Oil Range Organics in Water by Method NWTPH-Dx

Sample Number	Date Prepared	Date Analyzed	Surrogate Recovery (%)	Diesel Range Organics (ug/L)	Lube Oil Range Organics (ug/L)
Method Blank	11/26/2012	11/26/2012	103	nd	nd
LCS	11/26/2012	11/26/2012	117	87%	---
SP7	11/26/2012	11/26/2012	69	12000	nd
SP8	11/26/2012	11/26/2012	63	1400	nd
SP9	11/26/2012	11/26/2012	55	nd	nd
SP10	11/26/2012	11/26/2012	59	nd	nd
SP11	11/26/2012	11/26/2012	58	nd	nd
SP12	11/26/2012	11/26/2012	52	nd	nd
Reporting Limits				250	500

"---" Indicates not tested for component.

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"int" Indicates that interference prevents determination.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE : 50% TO 150%

