January 12, 2015

Mr. Matt Couch
Mr. Mike Couch
Couch Investments LLC
560 Oxford Avenue, Suite 3
Palo Alto, California 94306

RE: Focused Subsurface Investigation
Daniel Apartments (Former Broadview Service Station)
12250 Greenwood Avenue North
Seattle, King County, Washington 98133
RGI Project No. 2011-708C
Ecology VCP No. NW2795

Dear Sirs:

The Riley Group, Inc. (RGI) is pleased to present our Focused Subsurface Investigation for the above-referenced Daniel Apartments property (also known as the former Broadview Service Station property) located at 12250 Greenwood Avenue North, Seattle, Washington (hereafter referred to as the Site). Authorization for this project was provided on October 9, 2014.

The purpose of this focused subsurface investigation was to specifically evaluate soil and shallow groundwater quality located at a depth of approximately 13 feet below ground surface (bgs) on the west side of the Site (beneath the sidewalk right-of-way). Based on previous environmental reports, this area of interest was where previous soil and/or groundwater contamination was identified during the 1995 completed cleanup. During a recent and routine review of the Site by Ecology, Ecology raised concerns regarding the soil and/or groundwater quality in this area beneath the right-of-way. As a result, Ecology placed the Site on Ecology's Hazardous Sites List (HSL).

In April 2014, Couch Investments LLC entered Ecology's Voluntary Cleanup Program (VCP) with the goal of obtaining an unconditional or unrestricted No Further Action (NFA) upon establishing that no soil or groundwater contamination to get the Site removed from the HSL and any other contaminated sites-related database.

The scope of work performed during this project was in accordance with our Ecology-approved Work Plan for Limited Subsurface Investigation (Work Plan), dated August 19, 2014. A copy of the Work Plan is included in Appendix A for reference.

PROPOSED SCOPE OF WORK

In summary, the scope of work for this project included the following:

- Performed public and private utility locate.
- Obtained a street use and parking permits from the City of Seattle.
- Advanced one test probe to 14 feet below ground surface (bgs).

- Collected soil and groundwater grab samples for chemical analysis.
- Compared analytical results to the routine Washington State Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Method A Soil Cleanup Levels for Unrestricted Land Uses (WAC 173-340-740) and Method A Cleanup Levels for Ground Water (WAC 173-340-720).
- Prepared this report presenting our observations, findings, conclusions, and recommendations.

SUBSURFACE INVESTIGATION AND SAMPLING

Private and Public Utility Locate

At least 48 hours prior to commencing our subsurface investigation, RGI contacted One-Call to locate known public underground utilities near or on the Site. Public underground utilities located included electric, natural gas, telecommunications, water, sewer, and cable.

Based on the utility locate and clearance, a vac-truck service provider was not needed to air knife the probe hole prior to drilling.

Street Use and Parking Permit

RGI obtained a Utility and Street Use permits from the City of Seattle on December 9, 2014. These permits authorized RGI to load and unload its drill rig and park its field vehicles on the City right of way for the duration of the project. In addition, RGI filed an application for a Traffic Control Plan (TCP) in order to route pedestrian traffic safely around the work area.

Copies of the street use and parking permits obtained for this project are included in Appendix B.

Subsurface Investigation

On December 16, 2014, a single soil test probe (P1) was advanced to 14 feet below ground surface (bgs). The test probe was located in the City of Seattle sidewalk. The concrete sidewalk was cored (6-inch diameter core) for drilling. The test probe was advanced using a Geoprobe™ 7730 track-mounted, direct push soil drill. Test probe location is shown on Figure 2 and described below.

Soil and Groundwater Sampling

Soil conditions encountered were described using the Unified Soil Classification System (USCS). Subsurface soils generally consisted of over-consolidated moist to wet, fine sandy silt interbedded with silty fine sand. A lens of silty fine sand was encountered from approximately 13 to 13.5 feet bgs before becoming over-consolidated silt again at approximately 13.5 feet bgs.

Discrete soil samples were collected at depths of 5, 10, 11.5 and 13 feet bgs. All soil samples were screened in the field for VOCs using a portable photoionization detector (PID). All discrete soil samples had essentially non-detectable PID results.

Groundwater was encountered during test probing at approximately 12.5 feet bgs. A temporary 3/4-inch-diameter SCH 40 PCV well screen was installed from approximately 9 feet to 14 feet bgs for the purpose of collecting a groundwater grab sample. The temporary well was installed down the open probehole, following the removal of the probe tooling. Since the probehole stayed open (for example, soils did not cave-in), a silica sand pack was placed around the well screened interval.

Following the temporary well installation, and prior to collecting a groundwater grab sample, RGI

purged approximately 2 gallons of initially turbid water from the temporary well using a peristaltic pump. A water sample was collected that was relatively silt free. Groundwater samples were collected using the peristaltic pump under low-flow conditions. The test probe log is included in Appendix C.

Sampling Protocols

All samples were collected in accordance with our standard operating and decontamination procedures. Prior to advancing the test probe and between each sampling attempt, the sampling equipment and sampling tools were decontaminated by washing in an aqueous detergent solution consisting of a non-phosphate detergent and potable water, and then rinsing with potable water. Samples were placed in preconditioned, sterilized containers provided by an Ecology-accredited analytical laboratory. The soil samples collected for VOC analysis were collected using the Environmental Protection Agency's (EPA's) Method 5035 sampling method. The samples were placed in a chilled cooler throughout the field program, with all subsequent transportation and transfer accomplished in strict accordance with RGI's chain-of-custody procedures. Analytical test certificates, including quality control, data, and chain-of-custody documentation for all samples submitted to the analytical testing laboratory by RGI as part of this investigation are included in Appendix D.

Site Restoration

The test probe was abandoned using hydrated bentonite chips and ready mix concrete to match the existing concrete sidewalk.

Since no contamination was detected in the field, any drummed soil or decontamination/purge water was removed from the Site and ultimate disposed of as clean.

REGULATORY FRAMEWORK

Washington's hazardous waste cleanup law, the Model Toxics Control Act (Chapter 70.105D RCW), mandates the necessity for site cleanups to protect human health and the environment. The MTCA Cleanup Regulation (Chapter 173-340 WAC) defines the approach for establishing cleanup requirements for individual sites, including the establishment of cleanup standards and selection of cleanup actions.

The MTCA Cleanup Regulation provides three options for establishing generic and site-specific cleanup levels for soil and groundwater. Method A cleanup levels have been adopted for specific purposes and are intended to provide conservative cleanup levels for sites undergoing routine site characterization or cleanup actions or those sites with relatively few hazardous substances. Method B and C cleanup levels are set using a site risk assessment, which focus on the use of "reasonable maximum exposure" assumptions based on site-specific characteristics and toxicity of the contaminants of concern.

Soil and groundwater analytical data obtained during this project were compared to stringent soil and groundwater screening levels established under MTCA. The default screening levels in this selection process were the MTCA Method A soil and groundwater table values (Tables 740-1 and 720-1, respectively). For soil, these values are protective of both the Direct Contact and Leaching to Groundwater exposure pathways. For groundwater, these cleanup levels are considered conservative and most protective of human health and the environment.

ANALYTICAL LABORATORY ANALYSIS

Soil and groundwater grab samples were submitted to Friedman & Bruya, Inc. (FBI), an Ecology-accredited, third-party analytical laboratory for the requested analyses.

Two soil samples and one groundwater grab sample were submitted for laboratory analysis. The samples were analyzed for one or more of the following contaminants of concern:

- Gasoline-range TPH using Northwest test method NWTPH-Gx
- Benzene, toluene, ethylbenzene, and xylenes (BTEX) using EPA Method 8021

Note: samples were not analyzed for lead, since no petroleum contamination was detected.

ANALYTICAL RESULTS

Analytical results and the respective MTCA Method A cleanup levels are summarized in the attached Tables 1 and 2, and are discussed below.

No contaminants of concern were detected in either soil sample P1-13 or groundwater grab sample P1-W above the method detection limits (none detected).

CONCLUSIONS AND RECOMMENDATIONS

Based on our investigation, no contaminants of concern were detected in either the soil or groundwater grab samples (none detected). No further investigation is warranted.

This investigation was designed to obtain soil and groundwater data from beneath the Greenwood Avenue right-of-way in an area from which the soil and groundwater quality was uncertain following the 1995 remedial action.

On behalf of Couch Investments LLC, RGI requests that the Site be removed from Ecology's HSL (and any other contaminated site-related database) and be granted an unconditional or unrestricted NFA.

PROJECT LIMITATIONS

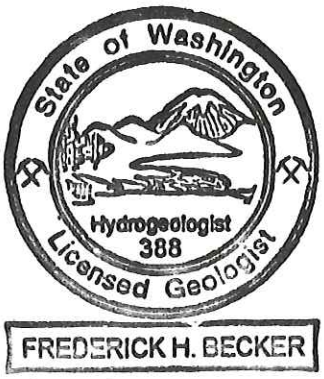
This report is the Site of RGI, Couch Investments LLC and their authorized representatives or affiliates and was prepared in a manner consistent with the level of skill and care ordinarily exercised by members of the profession currently practicing in the same locality and under similar conditions. This report is intended for specific application to 12250 Greenwood Avenue, Seattle, Washington. No other warranty, expressed or implied, is made.

The analyses and recommendations presented in this report are based upon data obtained from our review of available information at the time of preparing this report, our test pits excavated or test borings drilled on the Site, or other noted data sources. Conditional changes may occur through time by natural or human-made process on this or adjacent properties. Additional changes may occur in legislative standards, which may or may not be applicable to this report. These changes, beyond RGI's control, may render this report invalid, partially or wholly. If variations appear evident, RGI should be requested to reevaluate the recommendations in this report.

If you have any questions, or need additional information, please contact us at (425) 415-0551.

Sincerely,

The Riley Group, Inc.

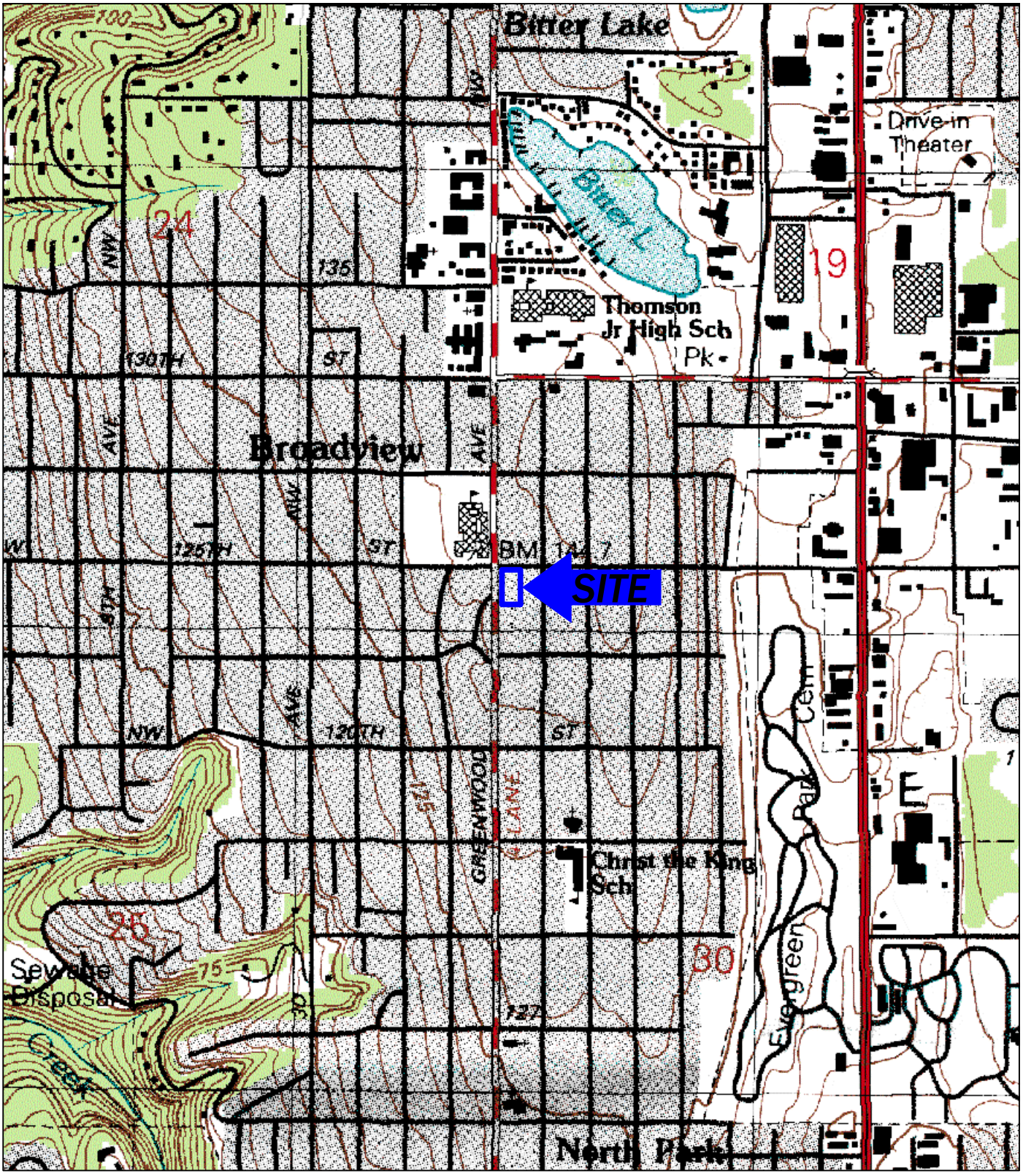


Frederick H. Becker, LG, LEG, LHG
Senior Geologist

Paul D. Riley, LG, LHG
Principal

cc: Mr. Roger Nye, Ecology, NWRO (one bound and PDF copy)

Attachments:
Figure1, Site Vicinity Map
Figure 2, Site Plan and Test Probe Location
Table 1, Summary of Soil Sample Analytical Laboratory Data
Table 2, Summary of Groundwater Sample Analytical Laboratory Data
Appendix A, Work Plan
Appendix B, City of Seattle Permits
Appendix C, Test Probe Log
Appendix D, Analytical Laboratory Report



USGS, 1983, Seattle North, Washington
7.5-Minute Quadrangle

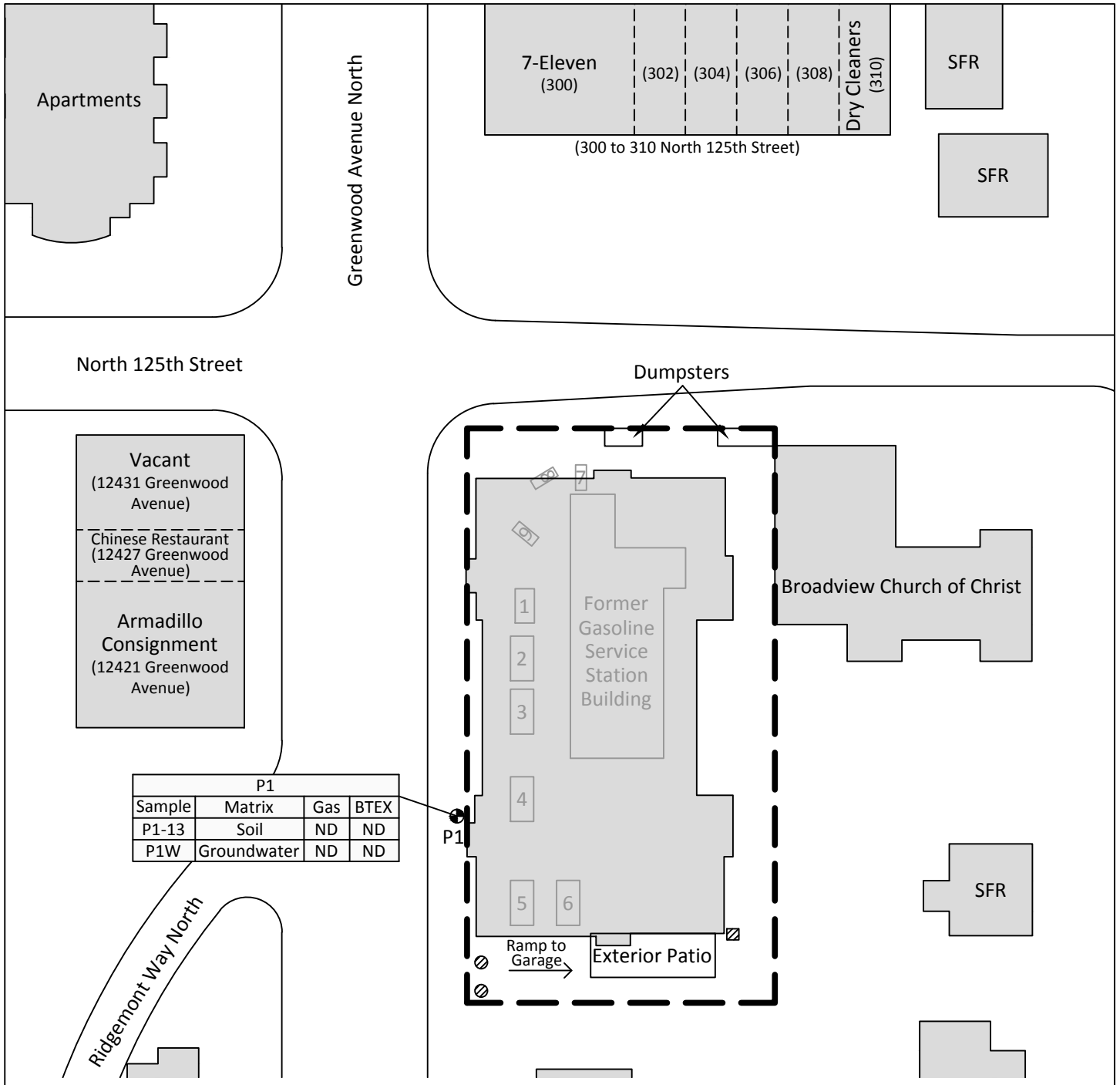
Approximate Scale: 1"=1000'

0 500 1000 2000

N

RILEYGROUP
Corporate Office
17522 Bothell Way Northeast
Bothell, Washington 98011
Phone: 425.415.0551
Fax: 425.415.0311

The Daniel Apartments/Broadview Service		Figure 1
RGI Project Number 2011-708C	Site Vicinity Map	Date Drawn: 01/2015
Address: 12250 Greenwood Avenue North, Seattle, Washington 98133		



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The Daniel Apartments/Broadview Service		Figure 2
RGI Project Number 2011-708C	Site Plan with Test Probe Location and Analytical Results	Date Drawn: 01/2015
Address: 12250 Greenwood Avenue North, Seattle, Washington 98133		

RILEYGROUP

August 19, 2014

Mr. Roger Nye
Ecology NWRO
Bellevue, WA 98004

Email: Rnye461@ecy.wa.gov

RE: Work Plan for Limited Subsurface Investigation
Former Broadview Service Station
12250 Greenwood Avenue North
Seattle, King County, Washington 98133
RGI Project No. 2011-708B

Dear Roger:

The Riley Group, Inc. (RGI) is pleased to present our proposed work plan for a Limited Subsurface Investigation for the above-referenced Former Broadview Service Station (also known as the Daniel Apartments) property located at 12250 Greenwood Avenue North, Seattle, Washington (herein referred to as the Property). The layout of the Property is shown on the attached Figure.

On August 8, 2013, Ecology notified Couch Investments LLC that the Daniel Apartments property also known as Broadview Service, was subject to a site hazard assessment as required under MTCA. Ecology's listing was based on soil sampling conducted in 1990. One soil sample collected from the western sidewall the remedial excavation was found to contain elevated concentrations of gasoline range total petroleum hydrocarbons (TPH) and benzene, ethylbenzene, toluene and xylene (BETX). Additional reporting (EMCON 1995) indicated that the area had been remediated. However, conformational soil sampling was apparently not conducted.

At the request of Ecology, RGI has prepared this Work Plan for a Limited Subsurface Investigation to address the data gap and bring closure to the Site listing.

PROPOSED WORK PLAN

TASK 1.0. PROJECT SET-UP AND MANAGEMENT

RGI will provide the project management services required for this project, which include: (1) strategic planning, (2) Client notification of schedules and any special requirements in order to complete the project; (3) allocation of RGI personnel and equipment, and (4) correspondence with the Client for the duration of the project.

TASK 2.0 PUBLIC AND PRIVATE UTILITY LOCATE

Prior to advancing test probes, efforts to locate publicly and privately owned underground utilities include the following:

- Each test probe will be cleared by the Washington Utilities Coordinating Council (WUCC) or One-Call of publicly-owned underground utilities (for example, electric, natural gas, and telecommunications). RGI personnel will visit the Property at least one day prior to contacting One-Call and mark the test probe location(s) with white paint.
- RGI will subcontract a private utility locating service to locate other metallic underground utilities such as water (on the Property) and other privately-owned utilities (electrical).
- Review any readily available sanitary sewer cards for the Property.
- A sanitary sewer subcontractor will be used to verify the location of any sanitary side sewers. During this work, the subcontractor will need and obtain access to cleanouts located inside or outside the building.
- A vacuum-truck subcontractor will be used to verify clearance for test probe(s) located near underground improvements not identified through the WUCC or the private utility locating service. During this work, up to 5 feet (non-critical areas) or 10 feet (critical areas) of each test probe will be cleared to a diameter of 3 inches larger than the lead probe using an air-knife.

Neither RGI nor its subcontractors will be held responsible for the repair or damage to any unmarked marked public or private underground utilities. This work plan and cost does not include locating underground sanitary sewer lines, but can be done at additional effort and expense.

TASK 3.0. SITE SAFETY HEALTH PLAN

RGI will prepare a Site-Specific health and safety plan to protect RGI's workers in the field. The plan will be reviewed and signed by each worker in the field and kept on the Property during all field activities.

TASK 4.0. SUBSURFACE INVESTIGATION AND SAMPLING

RGI will advance one test probe on the Property to a maximum depth of 20 feet bgs. This work plan will require one half day of drilling. The test probe boring will be advanced in approximately the same location where Sample 8 was collected March 19, 1990. The approximate test probe location is shown on the attached Figure.

Test probes will be advanced by our drilling subcontractor using a Ford 550 pickup truck or track-mounted strataprobe.

The purpose of the limited subsurface investigation is to evaluate vadose zone soil quality (soil above the water table) and shallow groundwater (if any). Based on our review of the prior reports, RGI anticipates shallow groundwater to occur approximately 12 feet bgs.

The actual number and/or location of test probes completed will ultimately depend on

conditions encountered during the subsurface investigation, access conditions, and other unknown or unforeseen variables.

Soil Sampling

Soil samples will be collected from the test probe location(s), inspected and field screened for the presence of volatile organic compounds (VOCs) using a gas analyzer equipped with a photoionization detector (PID) and for diesel- and oil-range total petroleum hydrocarbons (TPH) using a water sheen test. At least one discrete soil sample from each test probe will be collected every 2.5- to 5-foot sampling depth interval. Soil samples from each sampling interval will be collected for potential petroleum hydrocarbon, volatile organic compound (VOC), and other contaminant of concern analysis. Samples collected for potential VOC will be collected using the Ecology-required 5035 sampling method

Soil conditions encountered will be described using the Unified Soil Classification System (USCS).

Groundwater Grab Sampling

Based on field observations, RGI will attempt to collect a groundwater grab sample.

The shallow groundwater grab sample will be collected down hole (either through the drive rods or through a temporarily installed 1-inch PVC well screen) using a peristaltic pump and disposable polyvinyl tubing under low-flow conditions.

Prior to collecting groundwater grab samples, field personnel will purge groundwater in an effort to remove turbid water from the probe bore. RGI will purge each probe hole until a maximum of 1 gallon of water has been removed or until the purge water is visually clear, whichever comes first. Purge water and groundwater grab samples will be collected using a peristaltic pump and polyethylene tubing. New tubing will be used for each groundwater sample.

Note: shallow groundwater grab samples collected from test probes will not considered representative of groundwater conditions or quality (due to the increased sample turbidity associated with the sampling method). To obtain samples that are definitively representative of shallow groundwater would require the installation, development, and sampling of shallow groundwater monitoring wells.

TASK 5.0. ANALYTICAL LABORATORY ANALYSIS

Soil and groundwater grab samples collected during this project will be submitted to an Ecology-accredited third-party analytical laboratory, for laboratory testing as outlined below. Samples showing the highest field screening result or evidence of contamination will be selected for one or more of the following laboratory analyses.

- Gasoline-range TPH using Ecology Test Method NWTPH-Gx
- Diesel and oil-range TPH using Ecology Test Method NWTPH-Dx
- Benzene, ethylbenzene, toluene, xylenes (BTEX) using EPA Test Method 8021
- Total and dissolved lead using EPA Test Method 200.8/1631

TASK 6.0. DATA ANALYSIS AND REPORTING

RGI will prepare a report presenting our findings, conclusions, and recommendations (if any). Soil and groundwater analytical results will be compared to the following regulation:

- Washington State Department of Ecology Model Toxics Control Act (MTCA) Method A Cleanup Levels for Unrestricted Land Uses (WAC 173-340-900, Table 740-1) and the MTCA Method A Cleanup Levels for Ground Water (WAC 173-340-900, Table 720-1).

PROJECT LIMITATIONS

The project limitations or exclusions are as follows:

- Neither RGI nor its subcontractors will be held responsible for the repair or damage to any unmarked public or private underground utility or any grass or lawn or landscaped areas.
- This work plan is not meant to address soil or groundwater quality beneath building(s).
- This work plan is not necessarily meant to definitively determine the nature and extent of any contamination and does not include the installation or sampling of any groundwater monitoring wells. If groundwater contamination is encountered during this limited subsurface investigation, the installation and sampling of groundwater monitoring wells will likely be necessary. The results of this limited subsurface investigation will help determine the appropriateness of installing any monitoring wells, and their location(s).
- The drilling and sampling locations and methods, as proposed herein, should suffice to complete the above-described objectives and work plan. However, if additional or other drilling equipment is required to complete the investigation (for example, a larger rig is required due to dense soil, cobbles or bedrock) this would be performed at additional cost (as approved by the Client in advance).
- This work plan does not include any contamination cleanup, preparing a conceptual site model, groundwater monitoring well installation, asphalt pavement replacement, nor restoring and damaged landscaping of any kind.
- This work plan does not include performing a feasibility study or providing cleanup estimates of any kind.
- Other work not specifically stated in the preceding work plan is not included in the work plan.

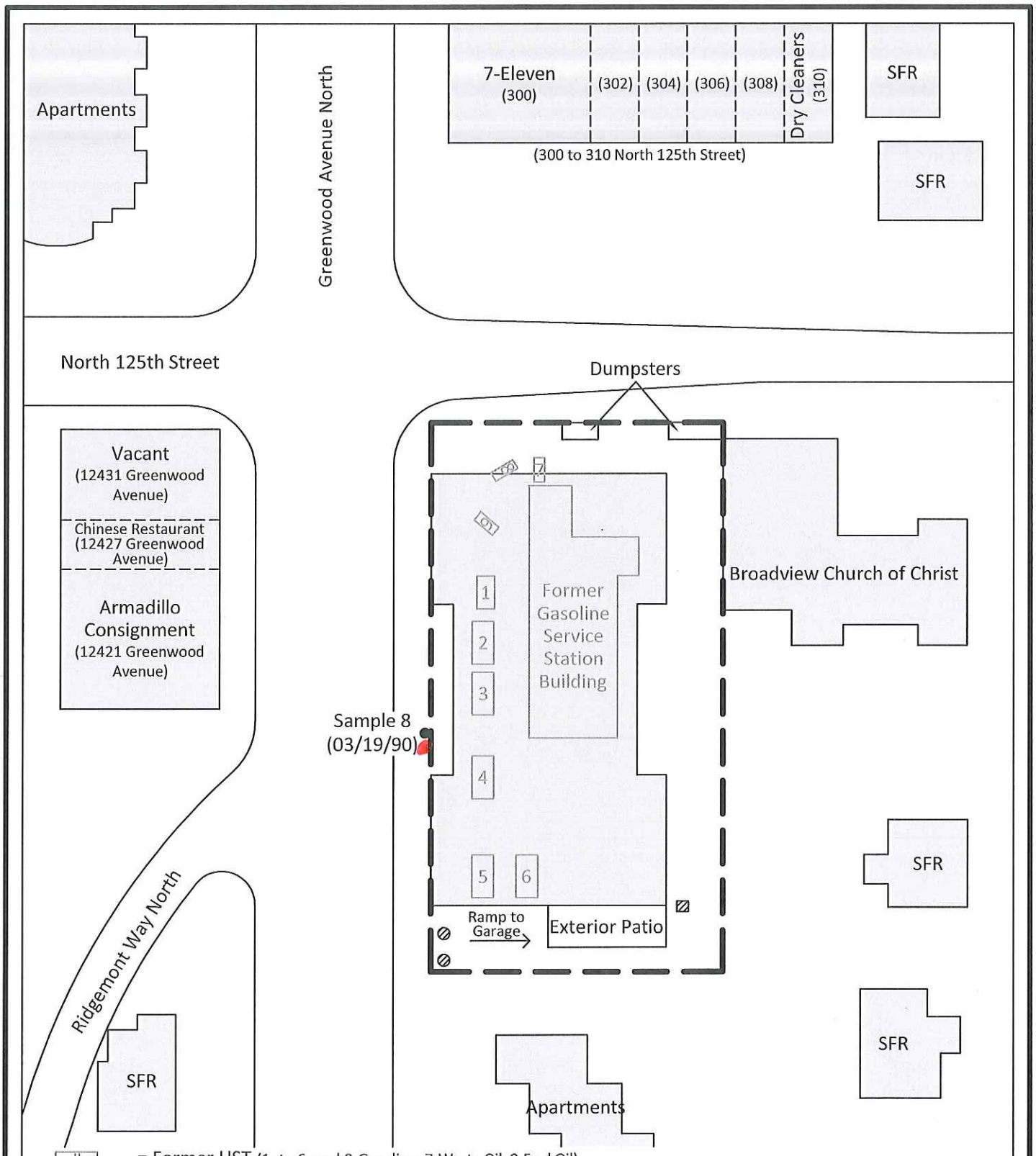
If you have any questions, or need additional information, please contact us at (425) 415-0551.

Sincerely,
THE RILEY GROUP, INC.

Frederick H. Becker, LG, LHG
Senior Geologist

Paul D. Riley, LG, LHG
Principal

Attachments: *Figure*



RILEYGROUP
Corporate Office
17522 Bothell Way Northeast
Bothell, Washington 98011
Phone: 425.415.0551
Fax: 425.415.0311

The Daniel Apartments/Broadview Service		Figure 2
RGI Project Number 2011-708B	Site and Surrounding Area	Date Drawn: 08/2014
Address: 12250 Greenwood Avenue North, Seattle, Washington 98133		

Seattle Dept of Transportation
Street Use Permits, 23rd Floor
700 Fifth Ave, Suite 2300
P O Box 34996
Seattle, WA 98124-4996

UTILITY PERMIT

Permit No.: 245246

☐ Inspector Copy ☐ Permittee Copy ☐ File Copy

Inspector: Sandra Petersen
Inspection District: NORTH

LOCATION

Address: 12250 GREENWOOD AVE N
Details:

Application Date: 12/8/14 9:43 am
Issue Date: 12/9/14 3:22 pm

PARTIES (* Primary Applicant)

Role	Name	Address	Phone	From	To
*24 Hour Contact	BECKER, FRED	17522 BOTHELL WAY NE,,BOTHELL,WA,98011	(206)953-0933		
Permittee	COUCH INVESTMENTS	560 OXFORD AVENUE,SUITE 3,PALO ALTO,CA,94306-			

PERMITTED USES

Right of Way: ARTERIAL **DPD #:** **To Be Restored By:** PERMITTEE

Use	Space	Start Date	Duration	Max Allowed Date	Sq. Ft.	Issued Date	Intended Vacate Date
51I	A	12/16/14	10	12/25/14	330	12/9/14	12/25/14

Use	Space	Description	Conditions
51I	A	Prepatory or exploratory work for upcoming projects, including surveying, installing monitoring wells, and soil sampling	SCOPE: //Customer descrip: Will advance one test probe soil boring in the sidewalk on the east side of Greenwood Avenue.N.@ approxmatly 190'S of N 125th St.See attach plan.

CONDITIONS OF USE

DESCRIPTION OF WORK :

Additional Notes: *SCOPE: //Customer descrip: Will advance one test probe soil boring in the sidewalk on the east side of Greenwood Avenue.N.@ approxmatly 190'S of N 125th St.See attach plan.*

E1.15 :
MULCHING AND MATTING - Apply mulch to protect exposed soils and promote plant establishment.

E1.40 :
PERMANENT SEEDING AND PLANTING - Install temporary surface runoff control measures prior to seeding or planting to protect the surface from erosion until the vegetation is established. Establish permanent vegetation (e.g., grasses, legumes, trees, and shrubs) as rapidly as possible to prevent soil erosion by wind or water.

E1.45 :
SODDING - Establish permanent turf for immediate erosion protection or to stabilize drainage pathways where concentrated overland flow will occur.

E1.50 :
TOPSOILING - Preserve and use topsoil to enhance final site stabilization with vegetation and to provide a suitable growth medium for final site stabilization with vegetation.

E3.25 :
STORM DRAIN INLET PROTECTION - Install storm drain covers on stormwater structures less than 12 inches deep during construction. Install catch basin filter socks in stormwater structures greater than 12 inches deep. Place the storm drain or catch basin grate on top of the catch basin filter sock to hold it in place.

C1.20 :
USE OF CHEMICALS DURING CONSTRUCTION - Use only the recommended amounts of chemical materials and apply them in a proper manner. Neutralize the pH of concrete wash water from concrete mixers, if necessary.

C1.35 :
SAWCUTTING AND PAVING POLLUTION PREVENTION - Vacuum slurry and cuttings during the activity to prevent migration offsite and do not leave slurry and cuttings on permanent concrete or asphalt paving overnight. Dispose of collected slurry and cuttings, waste material, and demolition debris in a manner that does not violate groundwater or surface water quality standards. Implement preventative measures such as berms, barriers, secondary containment, and vactor trucks if observations indicate that a violation of water quality standards could occur.

C1.45 :
SOLID WASTE HANDLING AND DISPOSAL - Remove and dispose of accumulated solid waste at authorized disposal areas. Label waste containers and place them in a covered area with closed lids. Salvage and recycle any useful materials.

BMP5 :
SPILL PREVENTION AND CLEANUP-Keep a spill cleanup kit in a nearby vehicle or next to the work site so that it is easily accessible. Make sure the contents of the spill kit are appropriate for the types and quantities of materials used for this work task. Refill spill kit materials before beginning work.

BMP16 :

Seattle Dept of Transportation
Street Use Permits, 23rd Floor
700 Fifth Ave, Suite 2300
P O Box 34996
Seattle, WA 98124-4996

UTILITY PERMIT

Permit No.: 245246

CONCRETE POURING, CONCRETE/ASPHALT CUTTING, AND ASPHALT APPLICATION - Sweep or shovel loose aggregate chunks and dust for recycling or proper disposal. Place storm drain covers or similarly effective containment devices over all storm drains located downslope or adjacent to the work area. Shovel or vacuum all slurry and remove from the site. Perform cleaning of concrete application and mixing equipment or concrete-delivery vehicles in a designated area where the rinse water is controlled.

BMP20 :
LANDSCAPING AND LAWN VEGETATION MANAGEMENT - Use proper fertilizer and herbicide application techniques to minimize nutrient pollution of stormwater. Implement proper landscaping and mulching techniques to prevent plant material and excess mulch from entering the separate storm drainage system. Do not dispose of collected vegetation in separate storm drainage systems, waterways, water bodies or greenbelt areas.

DAMAGED OR DESTROYED UTILITY :
SDOT makes no representation regarding the safety or integrity of the subject structure. If the structure is damaged or destroyed, SDOT will have no obligation to provide an alternative location for the permit utility.

TREE TRUNK OR ROOTS :
Contact the City Arborist Office (684-8733) a minimum of five working-days prior to digging within any landscaped areas in the street rights-of-way. The edge of all trenching must be at least five feet (5') from any street trees. When trenching near trees with trunks greater than twelve inches (12") in diameter, hand dig all trenching for a distance of ten feet (10'), measured five feet (5') radius from the tree trunk. When encountering tree roots, cut off cleanly with sharp saw (do not leave torn or ripped tree roots unattended). Do not cut roots greater than two inches (2") in diameter (contractor will have to hand tunnel underneath the roots). Do not paint ends of roots. Notify Landscape Maintenance at 684-4121 at least forty eight (48) hours in advance when working in landscaped areas or on trees.

FEES

Description	Date	Amount
ISSUANCE FEE - USE 51I	12/9/2014	$146.00
USE FEE - USE 51I - SPACE A	12/9/2014	$33.00
Totals:		$179.00

STREET USE INSPECTOR Sandra Petersen (206) 615-0897

Permittee _____ Director Per _____

GENERAL REQUIREMENTS

1. ***Nature of permit.*** This permit is issued according to Seattle Municipal Code ("SMC"), Chapter 15.04, for the use or occupancy of the public right of way in a manner consistent with the terms and conditions in this permit. This permit is wholly of a temporary nature, vests no permanent rights, and is revocable according to SMC Section 15.04.070.
2. ***Acceptance of terms, conditions, and requirements.*** The Permittee accepts the terms, conditions, and requirements of this permit and agrees to comply with them to the satisfaction of the Seattle Department of Transportation, Street Use & Urban Forestry Division ("Street Use"), or such other agency as may be designated by the City. The Permittee further agrees to comply with all applicable City ordinances, including but not limited to SMC Title 15, and all applicable state and federal laws.
3. ***Copy of permit.*** A copy of the issued permit and current approved plans shall be on site and available at all times.
4. ***Expiration of permit.*** This permit shall remain valid until revoked according to SMC Section 15.04.070; provided that the permit shall expire automatically if the authorized work does not begin within 6 months from the date the permit is issued. The Permittee is responsible for keeping the permit up to date including submitting updated plans for approval. The Permittee shall submit requests to update a permit in writing or in person, and all requests shall be made to Street Use in a timely manner; otherwise, the Permittee may lose access to requested schedule for continued work in the right of way.
5. ***Superiority of Street Improvement Permits.*** When a Street Improvement Permit exists, rights acquired under the Street Improvement Permit supersede those acquired under any other Street Use or Utility Permits. Work not approved under the Street Improvement Permit shall require separate Street Use or Utility Permits and Permittee shall obtain these permits in advance of work.
6. ***Compliance with technical requirements and standards.*** All work within the public right of way shall be performed and completed according to the current or subsequently-amended requirements in the following technical documents published by the City: Right-of-Way Improvements Manual; Street Tree Manual; Standard Specifications for Road, Bridge and Municipal Construction; Standard Plans for Municipal Construction; Street and Sidewalk Pavement Opening and Restoration Rule; and Traffic Control Manual for In-Street Work.
7. ***Scope of work.*** The Permittee shall stage equipment or materials and construct or install the improvements and infrastructure reflected in and in accordance with this permit and the City-approved construction plans. Any revisions, omissions, or additions to the scope of work shall be reviewed and approved by the City before implementation.
8. ***Street Use notification.*** Construction work may be completed in several phases: site preparation (installing traffic control, saw-cutting, etc.); ground breaking; restoration; or staging of equipment and materials. Before beginning any phase of work in the public right of way, the Permittee shall notify Street Use of each start date. The Permittee shall be responsible for notifying Street Use Job Start at (206) 684-5270 or SDOTJobStart@seattle.gov a minimum of 2 business days before starting work and shall provide the following information:
   - Permit number;
   - Job-site address;
   - Start date - please specify if Job Start date is the same as the excavation or ground breaking date. If the dates are different, please provide both

dates;
- Brief work description; and
- Job-site contact name and phone number.

Failure to notify Street Use Job Start shall result in a $300 penalty or other amounts according to SMC Section 15.04.074. For Street Improvement Permits and Utility Major Permits, a preconstruction meeting is required before starting construction, and the assigned inspector shall be notified a minimum of 2-business days before required inspections. Construction or utility activity occurring with, but not approved under, a Street Improvement or Utility Major Permit shall be permitted under separate Street Use permits. The Permittee shall apply for and obtain these Street Use permits in advance of work. Failure to do so may subject the Permittee to the above-described penalties, and additional permit review charges may apply.

9. ***Underground and overhead utility notification.*** The Permittee shall notify the following entities, as applicable, 2 full business days in advance:
   - Utility Underground Locate Center (811 or 1-800-424-5555) before ground disturbance; and
   - Seattle City Light (206-684-4911) if working within 10 feet of high-voltage lines.
10. ***Olympic Pipe Line Company notification.*** When work in the right of way occurs within 100 feet of an Olympic Pipe Line Company ("OPLC") pipeline, the Permittee shall coordinate the work with OPLC, which may include submitting detailed construction plans to OPLC. The Permittee shall notify OPLC's field coordinator 10-business days in advance of the work (425-235-7767) and an OPLC representative may be required to be onsite during the work.
11. ***Public notification.*** The Permittee shall notify all potentially affected residents and businesses at least 10-business days before starting work in the public right of way, including alleys. If a tree has been approved for removal, the Permittee shall post a "tree removal" public-notice placard at least 10-business days before starting work. If a SDOT public notice comment period is required prior to permitting, the Permittee shall conduct the public notice outreach prior to commencement of the SDOT public notice comment period.
12. ***Alley notification.*** Where this permit authorizes work in an alley, the Permittee shall notify all potentially impacted property owners and businesses prior to any activity occurring in the alley, including and especially those property owners and businesses with tenants using the alley to access parking or for building ingress/egress or deliveries. The Permittee shall schedule work around waste-management-collection days. If this is not possible, the Permittee shall coordinate with waste management services to either provide intermittent alley access during waste pickup or to temporarily establish waste pickup at an alternate location. If an alley is to remain open during permitted work, a minimum 11-foot clear width is required for vehicular access. If an alley is closed to through traffic, the Permittee shall notify the nearest Seattle Fire Department fire station and the Seattle Police Department at the non-emergency number prior to commencing work.
13. ***Coordination of work.*** In performing work authorized by this permit, the Permittee shall coordinate with other contractors working in the public right of way to minimize impact to the public. Documented coordination agreements may be required prior to permit issuance.
14. ***Hours of work.*** Work performed in the public right of way shall only occur during hours authorized under all applicable codes, regulations, rules, and permits.
15. ***Off-hours work.*** Work outside of normal working hours, 8:00 AM - 5:00 PM Monday through Friday, is considered "off-hours work" and requires a minimum of 3-business days advanced notice to the Street Use Inspection Supervisor before the off-hours work commences. Off-hours work may also require a separately-approved traffic control plan. A minimum of 2 hours of inspection time shall be charged for off-hours inspections at the premium rate. A Stop Work order or Citation may be issued for failing to notify Street Use at least 3-business days before the off-hours work.
16. ***Inspection fees.*** The Permittee shall pay for City inspections of work authorized under this permit according to the current fee schedule established by SMC Section 15.04.074 and all other associated costs.
17. ***Billing.*** All fees and costs billed according to this permit shall be paid to the City of Seattle within 30-calendar days from the invoice date. Past due invoices may be subject to interest charges and may be sent to collections.
18. ***Deposits, charges, and future billings.*** The Permittee, also identified as the "Financially Responsible Party" on Street Use permit applications, is responsible and liable for all permit-related charges. If a deposit was made for estimated future Street Use services, any unused portion of the deposit shall be refunded to the Permittee. Any charges in excess of the deposit shall be billed to the Permittee on a monthly basis.
19. ***Corrective work.*** The Permittee is responsible for any additional costs incurred by the City resulting from temporary or corrective measures required to bring the work area into compliance with standards that apply, including but not limited to; temporary traffic control, requirements for temporary structures, temporary stabilization, and temporary restoration when the Permittee is not on site.
20. ***Indemnification.*** The Permittee agrees to defend, indemnify, and hold harmless the City of Seattle, its officials, officers, employees, and agents against: any liability, claims, causes of action, judgments, or expenses, including reasonable attorney fees, resulting directly or indirectly from any act or omission of the Permittee, its contractors, subcontractors, anyone directly or indirectly employed by them, and anyone for whose acts or omissions they may be liable, arising out of the Permittee's use or occupancy of the public right of way; and all loss by the failure of the Permittee to fully or adequately perform, in any respect, all authorizations or obligations under this Permit.

EXISTING IMPROVEMENTS

1. ***Costs of damage to City property and improvements.*** The Permittee shall be responsible for the costs of repairing any damage to City property or improvements, including street trees, resulting from work performed by or on behalf of the Permittee within the public right of way. Damage to street trees is assessed on the value of the tree according to SMC subsection 15.90.018.B.
2. ***Utility protection.*** The Permittee shall be responsible for checking locations and providing adequate protection for all utilities in the work area.
3. ***Utility relocation.*** The Permittee shall be responsible for notifying affected utilities and requesting any necessary relocation.
4. ***Survey monuments.*** Before removing, destroying, disturbing, or covering a survey monument, such that the survey point is no longer visible or readily accessible, the Permittee shall obtain a permit from the Department of Natural Resources according to Washington Administrative Code, Chapter 332-120.
5. ***Protecting, removing, and relocating existing improvements.*** The Permittee, at their own cost and expense, shall be responsible for coordinating the removal and relocation of existing improvements within the public right of way that their construction or permitted project may interfere with. These existing improvements include, but are not limited to trees, bike racks, newsstands, bike-share stations, signs, benches, artwork, and waste receptacles.

   For bike-share stations, the Permittee shall contact the bike-share operator at least 30-calendar days before starting work in order to coordinate

the removal and relocation of the bike-share station.

For all other existing improvements, the Permittee shall contact the improvement owner at least 10-business days before starting work to coordinate the temporary removal of the improvement.

For newsstands, the Permittee shall coordinate temporary relocation during the construction period by posting notice of upcoming construction projects at seattlenewsstands.org at least 10-business days before starting work.

The Permittee shall be responsible for reinstalling the improvements or coordinating the reinstallation in their original location or at a reasonable alternative location approved by the existing improvement owner and meeting all applicable City requirements. The Permittee is further responsible for protecting all trees within the construction project area and shall contact Urban Forestry to disclose and describe any construction impacts to trees.

Failure to contact the improvement owners or Urban Forestry is cause for Street Use to revoke this permit.

6. ***Monorail system proximity requirements.*** The Permittee shall be responsible for coordinating with the Seattle Center when any work, deliveries, or loading/unloading that would occur within 14 feet of a Monorail structure, or 20 feet of a Monorail foundation or below-ground installation. The Permittee shall contact the Seattle Center at 206-905-2601 at least 10-business days before starting construction. Failure to do so is cause for permit revocation.
7. ***Monorail system proximity guidelines.*** Below grade: A restricted digging area shall include a 45-degree cone extending outward and downward from the ground level of all monorail piers. Nearby excavations shall be monitored to assure footing stability. At or above grade: The piers above ground level cannot be moved, nor can any item such as lighting or signage be attached to the piers without prior written consent from the Seattle Center Director. Piers shall not be painted. Landscaping shall not occur adjacent to piers or within 10 feet of a Monorail structure without prior written consent of the Seattle Center Director. Any construction activity in the area of the power rails shall follow OSHA guidelines for working around high voltage. Construction equipment shall be located and operated in awareness of and taking account of beam height and the trains' 14-foot-operational envelope from each side of the beam. Contractors shall string warning lines from pier to pier under the beams as a guide. Spotters shall be employed when any construction activity occurs within 25 feet of the beams.

ENVIRONMENTAL PROTECTION

1. ***Best management practices required.*** The Permittee shall be responsible for the control of surface runoff, erosion and sediment at the construction site, as required by: the Stormwater Code (SMC Title 22, Subtitle VIII); the Standard Specifications for Road, Bridge, and Municipal Construction; and Department of Planning and Development Director's Rule 16-2009, as amended. The site and the surrounding area shall generally be kept clean and free of construction debris or other material, including but not limited to mud, dust, rock, asphalt, and concrete. Waste materials shall be collected and disposed of at an appropriate disposal site. These materials shall be prevented from entering any part of the public sewer and storm drain system, and any surface waters.

TRAFFIC CONTROL REQUIREMENTS

1. ***Compliance with the Traffic Control Manual for In-Street Work.*** In order to provide safe and effective work areas and to ward, control, protect, and expedite vehicular and pedestrian traffic; signage for all construction within the public right of way shall comply with the City of Seattle Traffic Control Manual for In-Street Work, as amended. When required, the conditions on the traffic control plan shall supersede any conflicting provisions or requirements in the City of Seattle Traffic Control Manual for In-Street Work. A copy of the current City of Seattle Traffic Control Manual for In-Street Work and the approved traffic control plan shall be on site at all times.
2. ***Lanes to remain open during peak hours.*** Traffic lanes shall not be closed during the following peak hours: 6:00 AM-9:00 AM and 3:00 PM-7:00 PM in the Central Business District, and 7:00 AM-9:00 AM and 4:00 PM-6:00 PM for arterials elsewhere in the City, unless specifically noted on the approved traffic control plan.
3. ***Maintain access.*** Access shall be maintained or accommodated during construction.
4. ***Width of temporary traffic lanes.*** Temporary traffic lanes created during the permitted work shall be a minimum of 11 feet in width unless otherwise approved on the traffic control plan.
5. ***Working within restricted curb spaces.*** When the project impacts a restricted curb space, such as meters, pay stations, specific use and load zones; the Permittee shall obtain permission from SDOT Traffic Management ("TM") and reserve the spaces with the TM Permit Counter (684-5086) before starting work.
6. ***Temporary No Parking signs and easels.*** In areas without parking pay stations or parking meters, or when Traffic Permits allow reserved parking spaces to be controlled with Temporary No Parking signs, establishing a Temporary No Parking Zone requires placing type R7-T38 (T-38) or R7-T39 (T-39) easels and completing an online verification form in conformance with the Traffic Control Manual for In-Street Work.
7. ***Nighttime illumination.*** Four or more Type B warning lights of sufficient brilliance to be seen from 500 feet shall be maintained at all times during the hours of darkness at the points of obstruction or excavation of any right-of-way.
8. ***Work in alleys.*** For work occurring in alleys that impedes vehicular access, including but not limited to egress, ingress, or through travel, Street Closed signs shall be placed at each end of the alley. Property owners adjacent to the alley shall be contacted, and their concerns shall be addressed and mitigated as possible. This may require alternative work scheduling in the case of Solid Waste collection days and hours.

CVP

City of Seattle
Seattle Department of Transportation
Street Use Division
700 Fifth Avenue, Suite 2300
Seattle, Washington 98104-5043

Permit Number: 245246

Street Use Permit Checklist and Review Transmittal

Project Location: 12250 Greenwood Ave N.

FROM: SDOT, Street Use Division, SMT 39-00
Phone No. (206) 684-5283 Fax No. (206) 684-5347
Email Address: sdotpermits@seattle.gov

Application Acceptance Date: 12/3

If comments are due sooner than 10 business days, please specify the reason for the shortened review period:
SDOT, Don't Log Plans into System Correctly GBrao

APPLICATION INTAKE CHECKLIST (The following information must be verified at application submittal)

- ☐ APPLICATION COMPLETE ☐ ON-LINE PERMIT APPLICATION
- ☐ ENTER APPLICATION INFORMATION INTO HANSEN
- ☐ STREET CLASSIFICATION CORRECT ☐ ARTERIAL ☐ NON-ARTERIAL
- ☐ MOBILITY IMPACTS ARE CORRECT BASED ON SITE PLAN AND TYPE OF WORK
- ☐ FOR NON-ARTERIAL STREETS – ENTER MOBILITY IMPACTS INTO HANSEN
- ☐ GIS SPECIAL CONDITIONS CHECK – ENTER ENDORSEMENTS INTO HANSEN BASD ON GIS
- ☐ PLAN CHECK (CHECK ALL THAT ARE REQUIRED IN THE REVIEW BOX BELOW)
- ☐ PLANS COMPLETE – VERIFY INFORMATION IS COMPLETE ON REQUIRED PLANS. ITEMS MAY INCLUDE:
  - SITE PLAN - TITLE, PERMIT NUMBER, WORK ZONE LOCATION AND DIMENSIONS
  - TCP - TITLE, PERMIT NUMBER, HOURS OF WORK, CONTACT INFORMATION
  - RESTORATION PLAN – REQUIREMENTS PER USE CODE AND PROJECT LOCATION

- ☑ STAGE PROGRESS TO APPLICATION PROCESSED IN HANSEN
- ☐ COLLECT DEPOSIT OR ☐ BILLING
- ☐ COPY COMPLETED REVIEW CHECKLIST FOR FILE AND EACH REVIEWER
- ☐ DISTRIBUTE PERMIT APPLICATION SUBMITTAL PER THE SDOT REVIEW BELOW AND PLACE 1 COPY IN APPROVED DOCUMENTS FILE

PERMIT PLAN REVIEW CHECKLIST

PLANS	RQ'D	REVIEWER	CIRC DATE	DUE DATE	APPRVD	DENIED	DATE
SITE PLAN / FIELD REVIEW	☐						
TCP	☑	M. Vancil	12/3	12/5/14	12/4/14		
RESTORATION PLAN	☐						
OTHER: Bond Permit	☑		12/8/14		12/8/14		
OTHER:	☐						

☑ PERMIT REVIEW COMPLETE INITIALS: GBrao
☑ APPLICANT NOTIFIED DATE 12/8 INITIALS: GB

Bell, George

From: Bell, George
Sent: Monday, December 08, 2014 10:42 AM
To: 'Fred Becker'
Subject: RE: PERMIT #245246

Fred,

Per, earlier phone conversation the fee due is 437.00.And set for 12-15-14 start date.

From: Fred Becker [mailto:FBecker@Riley-Group.com]
Sent: Monday, December 01, 2014 9:16 AM
To: Bell, George
Subject: RE: PERMIT #245246

Good morning George: May I expect my street use permit application to be approved this week?

Fred

Frederick H. Becker, LG, LEG, LHG | Senior Geologist
fbecker@riley-group.com

Environmental & Geotechnical
425-415-0551

Dynamic firm. Creative solutions.

From: Bell, George [mailto:George.Bell@seattle.gov]
Sent: Thursday, November 13, 2014 2:26 PM
To: Fred Becker
Subject: RE: PERMIT #245246

Yes, SDOT has received the info

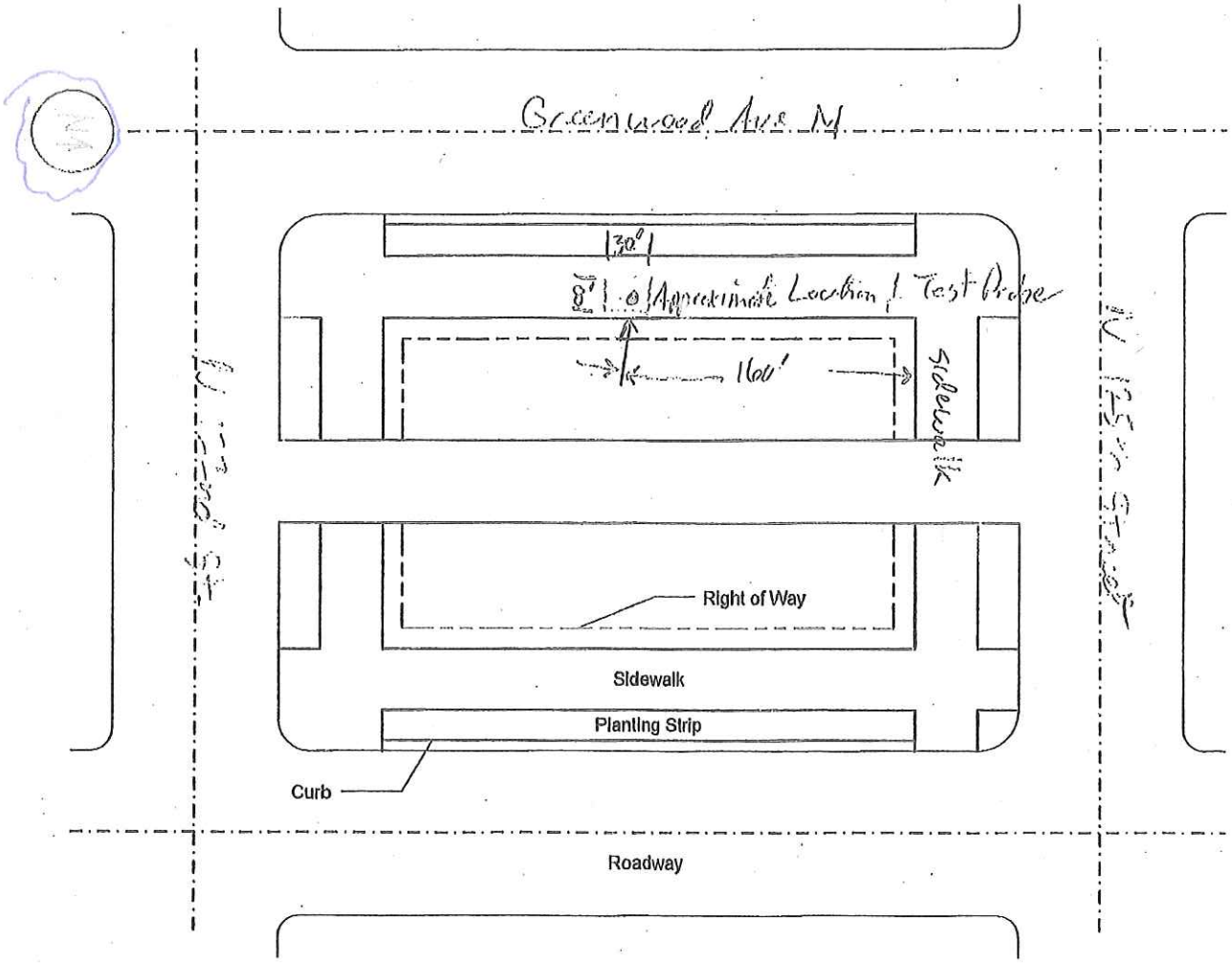
From: Fred Becker [mailto:FBecker@Riley-Group.com]
Sent: Thursday, November 13, 2014 1:55 PM
To: Bell, George
Subject: PERMIT #245246

George: Please acknowledge receipt of the application. Thanks.

Seattle Department of Transportation
Street Use
700 Fifth Avenue, Suite 3700
PO Box 34996
Seattle, Washington 98124-4996

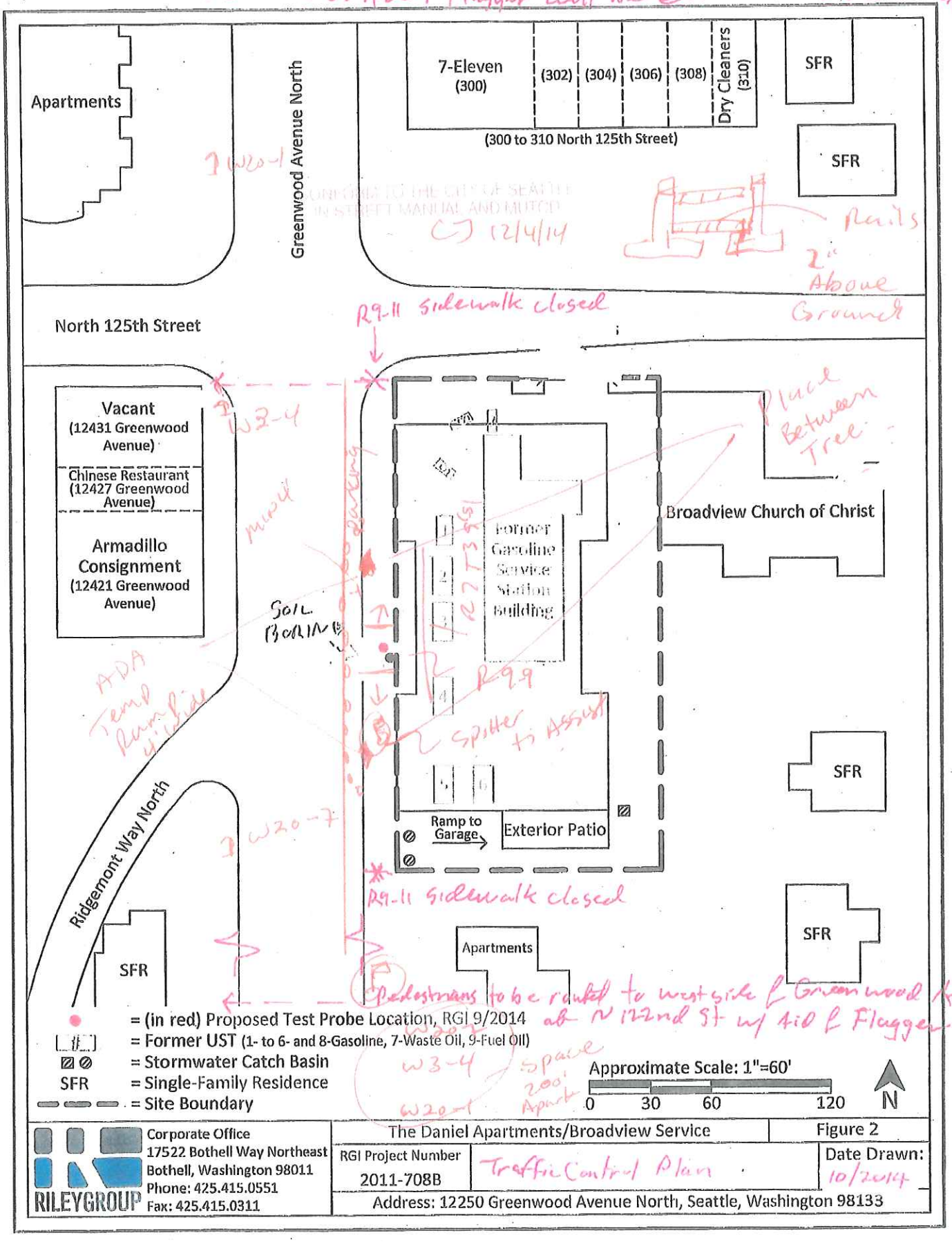
PERMIT NUMBER
245846

SITE PLAN TEMPLATE



Please clearly indicate the following:
1. Street Names
2. North Arrow
3. Exact location of work
4. Work zone (show dimensions)

Sidewalk Closure @ N 125th St. & Greenwood Ave N & N 122nd St. & Greenwood Ave. Flagger will be @ N 122nd & Greenwood Ave



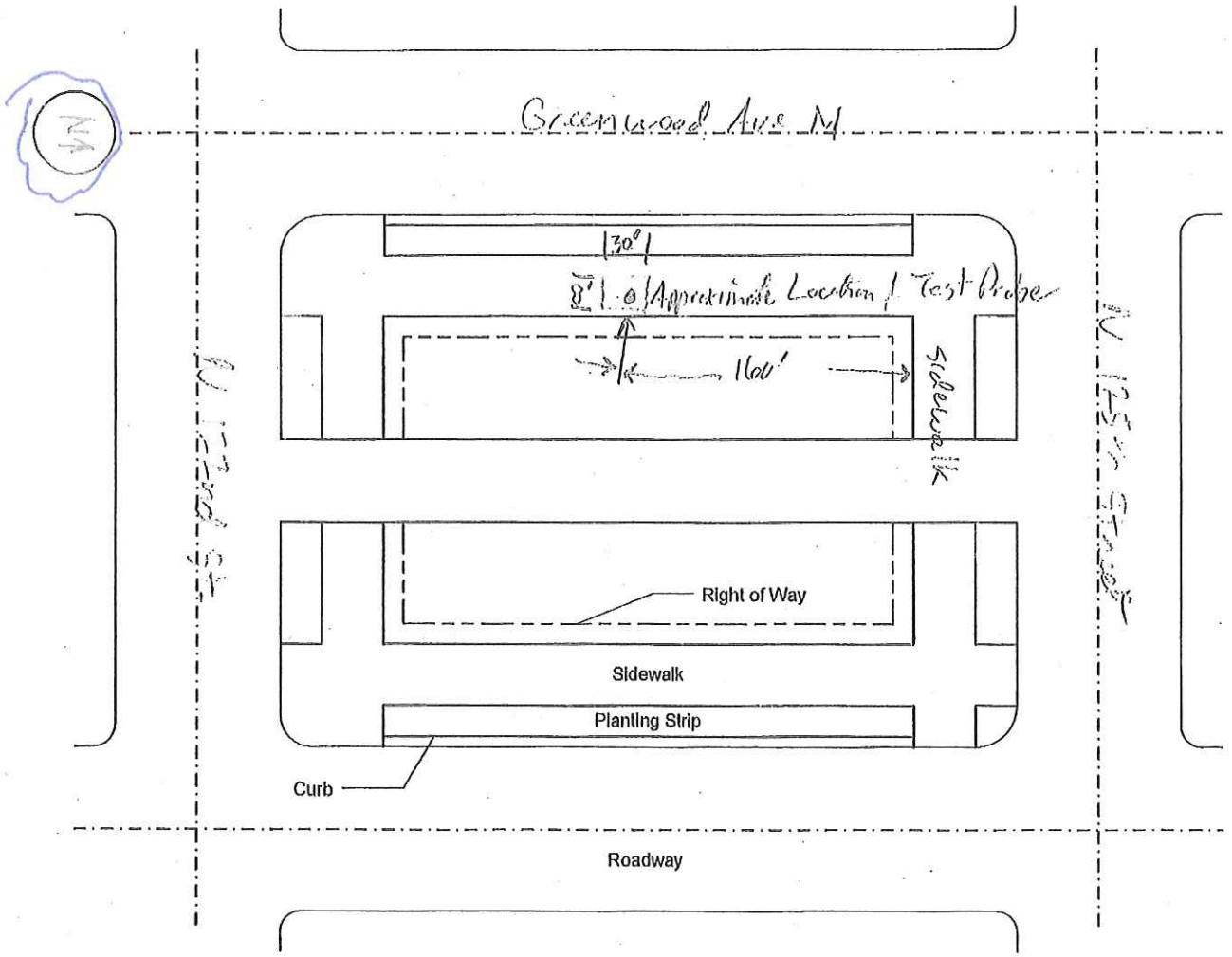
RILEYGROUP
Corporate Office
17522 Bothell Way Northeast
Bothell, Washington 98011
Phone: 425.415.0551
Fax: 425.415.0311

The Daniel Apartments/Broadview Service		Figure 2
RGI Project Number 2011-708B	Traffic Control Plan	Date Drawn: 10/2014
Address: 12250 Greenwood Avenue North, Seattle, Washington 98133		

Seattle Department of Transportation
Street Use
700 Fifth Avenue, Suite 3700
PO Box 34996
Seattle, Washington 98124-4996

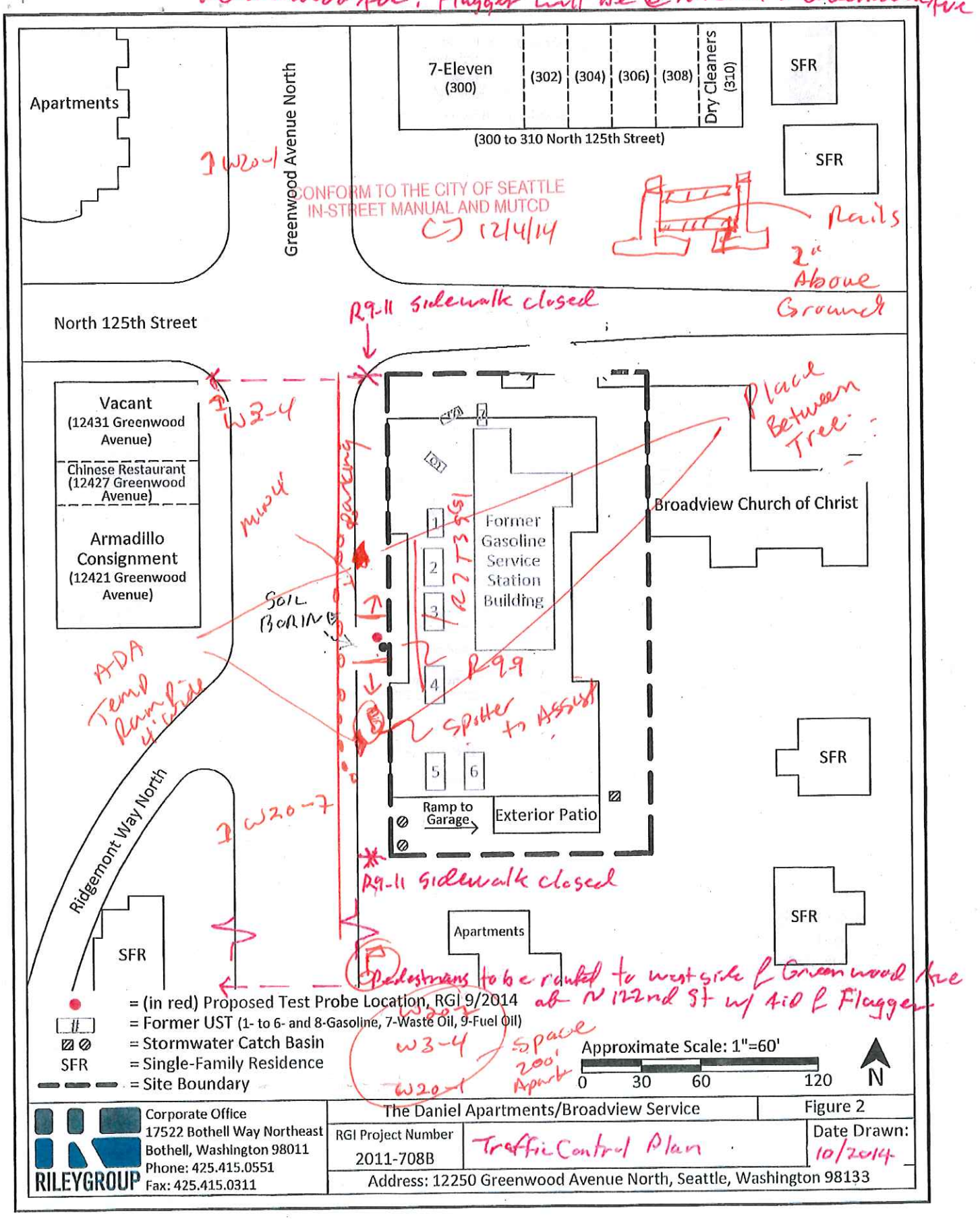
PERMIT NUMBER
245246

SITE PLAN TEMPLATE



Please clearly indicate the following:
1. Street Names
2. North Arrow
3. Exact location of work
4. Work zone (show dimensions)

Sidewalk Closure @ N 125th St. & Greenwood Ave N & N 122nd St. & Greenwood Ave. Flagger will be @ N 122nd & Greenwood Ave



RILEYGROUP
Corporate Office
17522 Bothell Way Northeast
Bothell, Washington 98011
Phone: 425.415.0551
Fax: 425.415.0311

The Daniel Apartments/Broadview Service		Figure 2
RGI Project Number 2011-708B	Traffic Control Plan	Date Drawn: 10/2014
Address: 12250 Greenwood Avenue North, Seattle, Washington 98133		

Project Name: **The Daniel Apartment** Project Number: **2011-708C** Client: **Couch Investments**	RILEYGROUP Test Probe No.: **P1** **Sheet 1 of 1**

Date(s) Drilled: **12/16/14**	Logged By: **MG**	Surface Conditions: **Concrete**
Drilling Method(s): **Direct Push**	Drill Bit Size/Type: **2.25" Diameter**	Total Depth of Borehole: **14 feet bgs**
Drill Rig Type: **Track-Mounted**	Drilling Contractor: **The Riley Group, Inc.**	Approximate Surface Elevation: **n/a**
Groundwater Level and Date Measured: **12.6' ATD**	Sampling Method(s): **Continuous**	Hammer Data : **n/a**
Borehole Backfill: **Bentonite**	Location: **12250 Greenwood Avenue North, Seattle, Washington 98133**	

PID Reading, ppm	Sample ID	Sample Type	Sampling Resistance, blows/ft	GW Depth	Depth (feet)	MATERIAL DESCRIPTION	Graphic Log
					0	Concrete	
						Gray to reddish-black, silty, fine SAND with occasional rounded 5/8" diameter gravel, moist, no odor, no sheen	
0.2	P1-5					Reddish-black, fine to coarse, sandy SILT intercalated with pulvarized asphalt, moist, no odor, no sheen	
						Red, fine, sandy SILT to silty, fine SAND with organics, moist, no odor, no sheen	
					5	Gray, silty, fine to coarse SAND with gravel, moist to wet, 6" pocket of sulfur odor, no sheen	
0.3	P1-10				10		
1.0	P1-11.5						
1.5	P1-13			▽		PEAT	
						Silty SAND	
						SILT	
						Refusal at 14 feet bgs	
					15		
					20		

Project Name: **The Daniel Apartment**

Project Number: **2011-708C**

Client: **Couch Investments**

RILEYGROUP

Boring Log Key

Sheet 1 of 1

PID Reading, ppm	Sample ID	Sample Type	Sampling Resistance, blows/ft	GW Depth	Depth (feet)	MATERIAL DESCRIPTION	Graphic Log
1	2	3	4	5	6	7	8

COLUMN DESCRIPTIONS

1. PID Reading, ppm: The reading from a photo-ionization detector, in parts per million.
2. Sample ID: Sample identification number.
3. Sample Type: Type of soil sample collected at the depth interval shown.
4. Sampling Resistance, blows/ft: Number of blows to advance driven sampler one foot (or distance shown) beyond seating interval using the hammer identified on the boring log.
5. GW Depth: Groundwater depth in feet below the ground surface.
6. Depth (feet): Depth in feet below the ground surface.
7. MATERIAL DESCRIPTION: Description of material encountered. May include consistency, moisture, color, and other descriptive text.
8. Graphic Log: Graphic depiction of the subsurface material encountered.

FIELD AND LABORATORY TEST ABBREVIATIONS

CHEM: Chemical tests to assess corrosivity
COMP: Compaction test
CONS: One-dimensional consolidation test
LL: Liquid Limit, percent
PI: Plasticity Index, percent
SA: Sieve analysis (percent passing No. 200 Sieve)
UC: Unconfined compressive strength test, Qu, in ksf
WA: Wash sieve (percent passing No. 200 Sieve)

MATERIAL GRAPHIC SYMBOLS


Portland Cement Concrete


SILT, SILT w/SAND, SANDY SILT (ML)


Silty SAND (SM)


Silty SAND to Sandy SILT (SM-ML)

TYPICAL SAMPLER GRAPHIC SYMBOLS


Auger sampler


Bulk Sample


3-inch-OD California w/ brass rings


CME Sampler


Continuous


Grab Sample


2.5-inch-OD Modified California w/ brass liners


Pitcher Sample


2-inch-OD unlined split spoon (SPT)


Shelby Tube (Thin-walled, fixed head)

OTHER GRAPHIC SYMBOLS


Water level (at time of drilling, ATD)


Water level (after waiting)


Minor change in material properties within a stratum

Inferred/gradational contact between strata

Queried contact between strata

GENERAL NOTES

1: Soil classifications are based on the Unified Soil Classification System. Descriptions and stratum lines are interpretive, and actual lithologic changes may be gradual. Field descriptions may have been modified to reflect results of lab tests.
2: Descriptions on these logs apply only at the specific boring locations and at the time the borings were advanced. They are not warranted to be representative of subsurface conditions at other locations or times.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
Michael Erdahl, B.S.
Arina Podnozova, B.S.
Eric Young, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

December 30, 2014

Fred Becker, Project Manager
The Riley Group, Inc.
17522 Bothell Way NE
Bothell, WA 98011

Dear Mr. Becker:

Included are the results from the testing of material submitted on December 17, 2014 from the Daniel Apartments 2011-708C, F&BI 412295 project. There are 6 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
TRG1230R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on December 17, 2014 by Friedman & Bruya, Inc. from the The Riley Group Daniel Apartments 2011-708C, F&BI 412295 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	The Riley Group
412295 -01	P1-11.5
412295 -02	P1-13
412295 -03	P1W

All quality control requirements were acceptable.

Date of Report: 12/30/14
Date Received: 12/17/14
Project: Daniel Apartments 2011-708C, F&BI 412295
Date Extracted: 12/19/14
Date Analyzed: 12/19/14

RESULTS FROM THE ANALYSIS OF WATER SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING METHODS 8021B AND NWTPH-Gx

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gasoline Range	Surrogate (% Recovery) (Limit 52-124)
P1W 412295-03	<1	<1	<1	<3	<100	109
Method Blank 04-2515 MB	<1	<1	<1	<3	<100	103

Date of Report: 12/30/14
Date Received: 12/17/14
Project: Daniel Apartments 2011-708C, F&BI 412295
Date Extracted: 12/19/14
Date Analyzed: 12/19/14

RESULTS FROM THE ANALYSIS OF SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES AND TPH AS GASOLINE USING METHODS 8021B AND NWTPH-Gx

Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

Sample ID Laboratory ID	Benzene	Toluene	Ethyl Benzene	Total Xylenes	Gasoline Range	Surrogate (% Recovery) (Limit 50-150)
P1-13 412295-02	<0.02	<0.02	<0.02	<0.06	<2	100
Method Blank 04-2514 MB	<0.02	<0.02	<0.02	<0.06	<2	109

Date of Report: 12/30/14
Date Received: 12/17/14
Project: Daniel Apartments 2011-708C, F&BI 412295

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES, AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Laboratory Code: 412295-03 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	RPD (Limit 20)
Benzene	ug/L (ppb)	<1	<1	nm
Toluene	ug/L (ppb)	<1	<1	nm
Ethylbenzene	ug/L (ppb)	<1	<1	nm
Xylenes	ug/L (ppb)	<3	<3	nm
Gasoline	ug/L (ppb)	<100	<100	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Benzene	ug/L (ppb)	50	99	65-118
Toluene	ug/L (ppb)	50	102	72-122
Ethylbenzene	ug/L (ppb)	50	105	73-126
Xylenes	ug/L (ppb)	150	104	74-118
Gasoline	ug/L (ppb)	1,000	101	69-134

Date of Report: 12/30/14
Date Received: 12/17/14
Project: Daniel Apartments 2011-708C, F&BI 412295

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR BENZENE, TOLUENE, ETHYLBENZENE, XYLENES, AND TPH AS GASOLINE USING EPA METHOD 8021B AND NWTPH-Gx

Laboratory Code: 412318-02 (Duplicate)

Analyte	Reporting Units	Sample Result (Wet Wt)	Duplicate Result (Wet Wt)	RPD (Limit 20)
Benzene	mg/kg (ppm)	<0.02	<0.02	nm
Toluene	mg/kg (ppm)	<0.02	<0.02	nm
Ethylbenzene	mg/kg (ppm)	<0.02	<0.02	nm
Xylenes	mg/kg (ppm)	<0.06	<0.06	nm
Gasoline	mg/kg (ppm)	4	<2	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Benzene	mg/kg (ppm)	0.5	96	66-121
Toluene	mg/kg (ppm)	0.5	98	72-128
Ethylbenzene	mg/kg (ppm)	0.5	102	69-132
Xylenes	mg/kg (ppm)	1.5	101	69-131
Gasoline	mg/kg (ppm)	20	100	61-153

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for the analyte were outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte may be due to carryover from previous sample injections.

cf - The sample was centrifuged prior to analysis.

d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.

dv - Insufficient sample volume was available to achieve normal reporting limits.

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

fc - The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. Variability is attributed to sample inhomogeneity.

hs - Headspace was present in the container used for analysis.

ht – The analysis was performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j - The analyte concentration is reported below the lowest calibration standard. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The laboratory control sample(s) percent recovery and/or RPD were out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the analyte is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc - The sample was received with incorrect preservation or in a container not approved by the method. The value reported should be considered an estimate.

ve - The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.

vo - The value reported fell outside the control limits established for this analyte.

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

412295

SAMPLE CHAIN OF CUSTODY

ME 12-17-14 V1/VS1/AI1

Page # 1 of 1

Send Report To Fredrick Becker

Company The Riley Group, Inc

Address 17522 Bothell Way NE

City, State, ZIP Bothell, WA 98011

Phone # 425-415-0551 Fax # 425-415-0311

SAMPLERS (*signature*) [signature]

PROJECT NAME/NO. Daniel Apartments / Broadview Service

PO# 2011-708 BC

REMARKS

TURNAROUND TIME
☐ Standard (2 Weeks)
☐ RUSH 12/29/14
Rush charges authorized by

SAMPLE DISPOSAL
☐ Dispose after 30 days
☐ Return samples
☐ Will call with instructions

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of containers	TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by8260	SVOCs by 8270	HFS							Notes
P1-5		12/16/14	8:30	S	1													
P1-10		↓	8:50	↓	↓													
P1-11.5	01		9:11		↓													call.
P1-13	02 A-D		9:27	↓	4	⊗	⊗											
P1W	03 A-C	↓	10:35	W	3	⊗	⊗											
																		Samples received at 2 °C

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044

FORMS\COC\COC.DOC

Received: [signature] Nhan Phan F&BI 12/17/14 1230

	SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	[signature]	Mike Gipson	RGI	12/16/14	6:30
Received by:	[signature]	F Becker	↓	12/17/14	832
Relinquished by:	[signature]	↓	↓	↓	832
Received by:	[signature]	Philip Colding	FX office	12/17/14	1155