



Remedial Investigation Report

**Duvall Market
15820 (15802) Main Street Northeast
Duvall, Washington 98019
Facility/Site No.: 7646431
VCP No.: NW0995**

Prepared For:

**Mr. Ted Yi
YHC Enterprise Corporation
P.O. Box 53184
Bellevue, Washington 98015**

April 11, 2015

Project Number: 67802

Prepared By:

Kane Environmental, Inc.
3815 Woodland Park Ave. N., Suite 102
Seattle, WA 98103



**David Rankin, LG, LHG, LEG
Managing Director, Program Manager**

A handwritten signature in blue ink, appearing to read "Eric Nassau", written over a horizontal line.

**Eric Nassau
Staff Environmental Engineer**

TABLE OF CONTENTS

1.0 INTRODUCTION	1
1.1 Background Information.....	1
1.2 Previous Environmental Reports	2
1.3 Scope of Work 2015	4
1.4 Scope of Work 2016	5
2.0 SUBSURFACE CONDITIONS	6
2.1 Geologic Setting.....	6
2.2 Hydrogeologic Setting.....	6
3.0 FIELD METHODOLOGY	8
3.1 Utility Locate	8
3.2 Sampling Locations 2015.....	8
3.3 Groundwater Monitoring Well Installations 2016	9
3.4 Soil Sample Collection Methods	9
3.5 Groundwater Sample Collection Methods	9
4.0 ANALYTICAL METHODS.....	11
4.1 Laboratory QA/QC Procedures.....	11
5.0 RESULTS	12
5.1 Field Screening	12
5.2 Soil Samples	12
5.3 Groundwater Samples	12
6.0 DISCUSSION AND CONCLUSIONS.....	13
6.1 Summary of Findings.....	13
6.2 Conceptual Site Model and Exposure Pathways.....	14
6.3 Ecological Risk.....	14
6.4 Applicable or Relevant and Appropriate Requirements.....	14
6.5 Cleanup Criteria	16
6.5.1 Soil Cleanup Levels	16
6.5.2 Groundwater Cleanup Levels	16
6.6 Data Gaps	16
6.7 Conclusion	17
7.0 REFERENCES	18

8.0 LIMITATIONS..... 19

FIGURES

- Figure 1 – Vicinity Map
- Figure 2 – Site Plan
- Figure 3 – Site Plan Detail with Sample Locations and Results
- Figure 4 – Cross Section A – A' With TPH as Gasoline in Soil (mg/kg)

TABLES

- Table 1 – Summary of BTEX and TPH as Gasoline in Soil
- Table 2 – Summary of Gasoline Additives (EDB, EDC, MtBE, and Pb) in Soil
- Table 3 – Summary of BTEX and TPH as Gasoline in Groundwater

ATTACHMENTS

- Attachment A – Site Photographs
 - Attachment B – 2002 WT Services – Independent Cleanup Action Report (with map from Ecology file)
 - Attachment C – 2008 HWA – Main Street Reconstruction Report
 - Attachment D – 2013 Global 2000 – Phase I ESA
 - Attachment E – 2015 Ecology – VCP Acceptance Letter and Further Action Letter
 - Attachment F – Boring and Well Logs
 - Attachment G – Laboratory Analytical Reports
 - Attachment H – Conceptual Site Model
 - Attachment I – Terrestrial Ecological Evaluation Forms
-

1.0 INTRODUCTION

Kane Environmental, Inc. (Kane Environmental) has conducted Limited and Supplemental Phase II Environmental Site Assessments (ESA), including sampling of soil and groundwater on the Duvall Market Property at 15820 Main Street Northeast, in Duvall, Washington (the Property), and in the City of Duvall right-of-way (ROW) adjacent to the Property to the west. This report includes current data collected in 2016, previous data reported in a Limited Phase II ESA report for the Property completed by Kane Environmental dated April 7, 2015, as well as prior work completed on the Property in 2002 and 2008. The Property vicinity is displayed in Figure 1.

1.1 Background Information

Property Description. The entire Property is located in north Duvall, Washington along the east side of Main Street NE, north of NE Stewart Street and south of NE Virginia Street in the NW quarter Section of Section 13 Township 26 Range 6, King County, Washington. According to Google Earth, the GPS coordinates of the Property are: Latitude 47.7425, Longitude -121.9855. Refer to Figure 1 for a general location.

The entire property consists of three parcels of land (213070-0470, 213070-0460, and 213070-0445) comprising Lots 9 thru 16 inclusive. The entire Property includes the addresses of 15802 and 15820 Main Street NE. According to the King County Department of Assessments, all three parcels included in the Property are owned by YHC Enterprises Corp. Mr. Ted Yi is a representative for the Property ownership group. The Property is zoned Old Town – Mixed Use by the City of Duvall. The improvements on the north half of the Property (15820 Main) consist of a single split level 6,744 sq ft building in a mixed land use zone. The building currently is used as a convenience store, restaurant, and salon.

According to a 2013 Phase I ESA for the Property (Attachment D), the Property was developed and platted by 1917, with indications of automotive fueling in the southwest corner of the Property by 1930. The original structures had been replaced by 1950 with a structure related to the fueling operation. In 1970 the Property appeared to be vacant, with the current retail and restaurant structure constructed in 1974.

The south half of the Property is the subject of this report because the decommissioned underground fuel storage tanks (USTs) were situated near the extreme southwest corner of the Property. This portion of the Property contains no improvements other than asphaltic paving throughout much of the area and a short rock retaining wall lining the south property line. Some of the asphalt paving covers the extent of the former UST excavation.

Figure 2 shows the site plan. Note the “Duvall Market” building in the central portion of the figure. This building resides in the north half of the Property.

Photographs of the Property are presented in Attachment A.

Existing Conditions within Sidewalk and Street Areas. There are several underground utilities at or near the Property within Main Street, including a joint utility vault (containing power, cable and telephone). According to the City, these utilities are considered critical main lines installed during 2008/9 Main Street improvements and are not to be modified by future below grade except at extreme expense. See Attachment A for a photograph showing electrical utility markout in the sidewalk.

Surrounding Land Use. The entire Property is (15802 Main Street) is bordered on the north by a convenience market (shown on Figure 2) with an antique mall further north, northeast by a closed drive-through carwash (with small apartments and single-family homes further east), northwest by vacant land, west by single-family residential and a tavern, and southwest by the Valley C Shell store/station (closed LUST site situated cross/down-gradient of the Property).

1.2 Previous Environmental Reports

The following environmental reports have been incorporated into this assessment of the Property and adjacent City of Duvall ROW.

- Independent Cleanup Action Report, WT Services Company, September 24, 2002. The previous owner, Helmuth Schlueter, entered the Property into the Voluntary Cleanup Program (VCP) through the Washington Department of Ecology (Ecology) in an effort to remove the two UST's from the Property. In 2002, gasoline contaminated soil, including benzene, was found during the removal of the tanks. The contaminated soil was found to extend under the adjacent sidewalk. While gasoline contaminated soils were removed from the eastern portions of the excavation, removal of soil contaminated above MTCA thresholds in the western portion of the excavation was stopped out of concern for destabilizing the sidewalk and possible underlying utilities.

Kane Environmental reviewed Ecology's files. The underground storage tanks were removed in July 2002 by WT Services Company (UST contractor). Native soils consist of "gray sandy silt, dense damp". No groundwater was encountered in the excavation. An estimated 236 tons of soil was removed and sent off-site to a nearby landfill. WT Services reported that the soil remaining in the excavation was sufficiently clean, per Ecology allowable maximum concentrations.

Subsequent discussions between Ecology and WT Services indicated that the southwest corner of the excavation (and beyond the property line to the south and west) was contaminated above Ecology's MTCA Method A Soil Cleanup Levels for Unrestricted land Uses. Although the actual extent of contamination in the ROW to the south and west of the Property was unknown, a review of soil analytical data suggests that a portion of the old sidewalk was removed to access contaminated soil. Also, Ecology's written conclusions in their files indicated a possible "soil only" impact but did not rule out the potential for groundwater impacts.

Mr. Schlueter's communication with Ecology personnel was discontinued after the owner decided to sell the Property. The VCP designated the Property as a contaminated site containing residual benzene and gasoline in the soil.

Refer to Attachment B for the WT Services report, along with a figure with hand-written annotations from Ecology (source: Ecology paper file). Elements of the WT figures are included in Figure 3, including the approximate extents of the remedial excavation, and select analytical results. Regions of accessible contaminated soil on the Property were over-excavated and removed for disposal (729-6), whereas inaccessible regions of contaminated soil were left in place in the southwest corner of the Property (729-05) and adjacent to the Property to the west (808-01, 808-03).

- Supplemental Environmental Sampling for Contaminated Soils, Main Street Reconstruction, Duvall, Washington, HWA Geosciences, October 27, 2008. In preparation for the reconstruction of Main Street, the City of Duvall hired an engineering firm who hired HWA Geosciences to conduct a geotechnical design study for new pavements and utilities. Part of that HWA effort included the excavation and sampling/testing of soil in shallow test pits located in the right of way within Main and Stewart.

The test pits were excavated to depths of four feet in the utility alignment and soil samples were collected at depths of two and four feet in each of the test pits. Shallow soils (less than three feet) typically consisted of mottled brown to gray silty sand fill soils, and deeper soils typically consisted of red-brown to gray silty sand. Root material and organic deposits were observed in some deeper soils.

Lube oil range petroleum was detected in one test pit sample, TP-23+25-2, at two feet below ground surface (110 mg/kg). Gasoline range petroleum was detected in one test pit sample, Joint Trench at four feet below ground surface (5 mg/kg). These concentrations are below the respective MTCA Method A Cleanup Levels for Unrestricted Land Uses for oil and gasoline range petroleum hydrocarbons (2,000 and 30 mg/kg, respectively).

This report is included as Attachment C, and locations of HWA test pits adjacent to the southwest corner of the Property, and the respective soil test results, are plotted on Figure 3.

- Phase I Environmental Site Assessment Report, Global 2000 Environmental Partners, LLC, May 31, 2013. According to the 2013 Phase I ESA report, the:

"Environmental regulatory database indicates that there are no NPL sites, no CORRACTS sites, no TSD/CORRACTS sites and no SPL sites within one mile radius. There are no TSD sites, one LUST sites (closed site), no SWLF sites and no public drinking water wells within one-half mile radius of the subject property. Within one-quarter mile there are no RCRA Violation sites, no TRIS sites and two registered UST/AST sites. There are no ERNS sites, no RCRA Conditionally Exempt Generator, no Small Quantity Generators, no reported SPILLS sites and no RCRIS Notifiers sites within 1/8 miles. There are two Historical Auto Stations and one Historical Cleaners within ¼ mile of the Subject Property. There is no record of environmental contamination related to the historical use of nearby properties. The agency

records for each of the identified sites were reviewed by the consultant who wrote the EA report to determine the environmental impact of the various businesses. In the consultant's opinion, none of the businesses have adversely impacted the Subject Property or the adjacent properties. Furthermore the adjacent properties were inspected during the investigation of property uses and none of these businesses generate hazardous waste or store petroleum hydrocarbon products."

Due to the 2002 UST removal record in Ecology's files, the Property is in the ALLSITES report as a Contaminated or Toxic site that is in the remediation phase and an Open Site for regulatory enforcement action. The Property is also listed in the CSCSL category of contaminated sites which is the State equivalent of the federal CERCLIS designation. The Property is also considered an Open LUST Site for regulatory classification of required actions to close the site and obtain a No Further Action designation.

At the time the 2013 Phase I ESA report was written, Ecology was contacted regarding the status of the file on the Property. Ecology comments that the site was dropped from the LUST program because there were no follow up reports from the owner to advise the agency of new progress on the site remediation and closure. Ecology said that owner or the responsible party must reapply to the agency to participate in the VCP and close the site without state intervention.

The 2013 Phase I ESA (without the regulatory database search report) is included as Attachment D.

- Submittal of VCP Application to Ecology 2015. In February 2015, the current owner of the Property (Mr. Ted Yi of YHC Enterprises Corp) submitted a Voluntary Cleanup Program application to the State Department of Ecology. The site was re-accepted to the VCP program, effective May 22, 2015, under VCP Project Number NW2972. Ms. Tamara Cardona, of the Northwest Regional Office is the VCP project manager assigned to this site.

The VCP acceptance letter is included as Attachment E.

1.3 Scope of Work 2015

Kane Environmental completed a Limited Phase II ESA including collection of soil (groundwater was not encountered) from three locations within the City of Duval ROW adjacent to the Property. The following tasks were performed in 2015 to complete this scope of work:

- **Utility Locate.** A thorough investigation to locate underground utilities in the City of Duvall ROW to the south and west of the Property was undertaken prior to conducting any sub-surface borings.
- **Street Use Permit and Traffic Control Plan.** Kane Environmental worked with City of Duvall Public Works engineers and staff to develop a Street Use Permit and Traffic Control Plan for the completion of three (3) borings in the City of Duvall ROW.

- **Hollow Stem Auger (HSA) Borings.** Borettec, Inc., of Bellevue, Washington, was contracted to advance three (3) borings in the City of Duvall ROW to the south and west of the Subject Property (Figure 3).
- **Chemical Analysis.** Select soil samples (no groundwater was encountered) were analyzed for the following chemical constituents:
 - Benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA Method 8260,
 - Total Petroleum Hydrocarbons (TPH) as Gasoline by Method NWTPH-Gx,
 - Lead by EPA Method 6020.

1.4 Scope of Work 2016

In an Ecology opinion letter dated December 23, 2015 (Attachment E), additional characterization of the groundwater on the Property and adjacent ROW, as part of a Supplemental Phase II ESA, was required.

Kane Environmental proposed to install and test three (3) groundwater monitoring wells, with two located in formerly contaminated regions of the Property and one in the ROW to the west. To ensure that this approach was acceptable to Ecology, we discussed the work in the context of Ecology's and the Property owner's plans for closure under MTCA.

The following tasks were completed in February/March 2016 to complete this scope of work:

- **Utility Locate.** A thorough investigation to locate underground utilities in the southwestern extent of the Property and in the City of Duvall ROW to the west of the Property was undertaken prior to conducting any sub-surface borings.
- **Street Use Permit and Traffic Control Plan.** Kane Environmental worked with City of Duvall Public Works engineers and staff to develop a Street Use Permit and Traffic Control Plan for the installation of one (1) groundwater monitoring well in the City of Duvall ROW.
- **Hollow Stem Auger (HSA) Groundwater Monitoring Well Installations, with Soil and Groundwater Sampling.** Borettec, Inc., of Bellevue, Washington, was contracted to install three groundwater monitoring wells, with two in the southwestern extent of the Property and one in the City of Duvall ROW to the west of the Property (Figure 3). Soil samples were collected at the time of drilling. Groundwater monitoring wells were developed and sampled after installation.
- **Chemical Analysis.** Select soil samples and all groundwater samples were analyzed for gasoline and related chemical constituents (see Section 4.0).

2.0 SUBSURFACE CONDITIONS

2.1 Geologic Setting

The Property is located in the Puget Sound Basin, which had the majority of the solid deposits and land features deposited during the Pleistocene Epoch, which began approximately 1.5 million years ago. The Geologic Map of the Carnation Quadrangle indicates that the site is underlain by Tokul alluvium. The lithology consists of brown, light-brown, inter-bedded gravelly sandy loam. Humic material is common in the upper 1-2 feet and inter-bedded gravel in the lower part (Global 2000 Environmental Partners, LLC, 2013).

Review of available logs of nearby water wells and results of explorations conducted for this report indicates medium dense to very dense (increasing with depth) sandy glacial till soils. Refer to Section 5.0 for the results of explorations performed by Kane environmental for this report.

2.2 Hydrogeologic Setting

The U.S. Geological Survey (USGS) Quadrangle Topographic Map (Figure 1) indicates that the ground surface of in the vicinity of the Property is gently sloping down to the west. The elevation of the Property is approximately 75 feet above mean sea level (msl).

A review of available data regarding depths to groundwater producing aquifers in the area, did not yield any groundwater production wells or monitoring wells in the vicinity of the Property. Results of explorations for this Property (see Boring Logs, Attachment F) suggested no indicators of seasonal or perennial groundwater in the upper 15 feet, except for a small zone of perched water directly under the asphalt slab encountered during installation of KMW-1. Perched zones were not encountered during UST removal (2002), 2015 soil borings, or 2016 groundwater monitoring well installations KMW-2 or KMW-3.

Based on review available information, we conclude that the near-surface groundwater encountered in KMW-1 is likely due to surface water infiltration from the eastern portion of the Property contributing to a seasonal small inconsequential and isolated perched zone in select areas directly underneath the asphalt surface.

In 2016, the continuous aquifer on the Property was encountered during groundwater motoring well installation at depth approximately 45 to 55 feet below ground surface (bgs). Groundwater at these three locations was observed to be flowing artesian, with static water levels at approximately seven feet above ground surface. See Section 3.5 for details regarding the artesian conditions.

Static elevations of groundwater in KMW-1, KMW-2, and KMW-3 measured on February 29, 2016, are presented in the data tables in Figure 3 as feet above mean sea level (msl). Comparison of these elevations yields a calculated direction of groundwater gradient to the west-southwest, towards the Snoqualmie River.

While the artesian conditions, coupled with the slightly different well construction of the three wells, may affect the accurate measurement of static water elevations at each location, the calculated gradient does generally follow local topography and the presumed flow of groundwater in the region.

As detailed in Section 5.0 of this report, no petroleum related groundwater impacts were encountered. Given the above interpretation of groundwater gradients, we reviewed on-line records for regional groundwater-related concerns. County records show that a "Critical Aquifer Recharge Area" is located within the floodplain lowlands on either side of the Snoqualmie River.

Note: "Critical Aquifer Recharge Areas" (CARAs) are one element of the "critical areas" for which Washington's Growth Management Act (RCW 36.70)(GMA) requires local governments to develop policies or regulations to protect their functions and values. Critical Aquifer Recharge Areas are the geographic areas that have a "critical recharging effect on aquifers used for potable water" (RCW 36.70A.030(5)). As of 2004, King County was reviewing and updating its existing ordinances and policies for the protection of CARAs, which were first enacted in 1994 (King County, 2015).

County records also show four 10-year radius Wellhead Protection Areas situated about 2 miles away from the Property. Even though the Property contamination is isolated within soil only, all of these Areas are situated within regions that are highly unlikely to be impacted by contamination from the Property.

Per King County online maps, the closest "groundwater source well" is located about 500 feet north and cross-/up-gradient of the Property. This well was installed to a depth of about 270 feet in 1948 and has not been sampled/tested since then. Also, there are no "Sole Source Aquifers" within the City Duvall.

3.0 FIELD METHODOLOGY

3.1 Utility Locate

Kane Environmental contacted the Washington Utilities Underground Location Center prior to starting the fieldwork to conduct a locating survey for telephone, gas, water, sewer, communication, and electric service for study areas in the City of Duvall ROW adjacent to the Property. Areas identified as utility corridors by Washington Utilities Underground Location Center were marked. Boring locations were chosen following the utility locate. No work occurred in areas marked as containing underground utilities.

3.2 Sampling Locations 2015

Hollow Stem Auger Temporary Borings: On March 24, 2015, hollow stem auger (HSA) borings were advanced in the City of Duvall ROW adjacent to the southwest corner of the Property. Borings were completed to 14 to 16.5 bgs. Most of borings were terminated due to hollow-stem auger drill rig refusal on very dense glacial till and due to the lack of gross indicators of gasoline contamination at final depth.

Soil samples were collected for analysis. No groundwater was encountered during completion of these three borings. No groundwater monitoring wells were installed. Temporary borings were backfilled, sealed, and patched according to Ecology's well drilling regulations and City of Duvall specifications detailed in the Street Use Permit for the project.

See Figure 3 for boring locations. Lithology and field observations are included in Boring Logs presented in Attachment F.

- **B-1** was located in a Main Street Northeast sidewalk planter, west of the southwest Property corner;
- **B-2** was located in the westbound parking lane of Northeast Stewart Street, south of the southwest Property corner;
- **B-3** was located in the central planter between the northbound and southbound lanes of Main Street Northeast, west of the southwest Property corner and west of B-1.

During this initial exploration, additional borings were not advanced because the gasoline contamination was restricted to the upper few feet of soil (Section 5.2), which was determined to be well above the groundwater table. In addition, even if additional borings were needed in order to better define the extent of contamination to the west of the Property, the City of Duvall will not allow borings in the Main Street Northeast sidewalk or traffic lanes.

3.3 Groundwater Monitoring Well Installations 2016

Hollow Stem Auger Monitoring Well Installations: Between February 8 and 10, 2016, HSA borings were advanced in the southwestern portion of the Property and City of Duvall ROW adjacent to the southwest corner of the Property to the west. Borings were completed to 50 to 60 feet bgs, with groundwater monitoring wells installed at all three locations.

Soil samples were collected for analysis. Groundwater monitoring wells were developed approximately two weeks after installation, and sampled approximately three days after development. See Figure 3 for monitoring well locations. Lithology and field observations are included in Well Logs presented in Attachment F.

- **KMW-1** was located in the southwest portion of the Property in the northwest region of the 2002 remedial excavation;
- **KMW-2** was located in the Main Street Northeast sidewalk planter, west of the southwest Property corner adjacent to the 2015 boring B1;
- **KMW-3** was located in the southwest corner of the Property in the southwestern extent of the 2002 remedial excavation.

3.4 Soil Sample Collection Methods

Soil samples from the HSA borings were collected in 18" steel split spoon samplers. Soil samples were logged for physical properties such as grain size, color, and moisture. Soil samples were obtained utilizing the collection, preparation and preservation methods outlined in US Environmental Protection Agency (EPA) Method 5035A for analysis of volatile constituents, as required by the Washington State Department of Ecology (Ecology). Soil samples were placed into 40 ml vials containing 5 ml methanol, as well as 4-ounce pre-cleaned, glass jars with Teflon lids. The samples were immediately placed in an ice filled cooler and transported to Fremont Analytical, Inc. in Seattle, Washington under standard chain-of-custody procedures. Soil sampling nomenclature identified each soil sample with the boring identification number, followed by a number designating the sample depth. For example, soil sample "B-2:4" was from the second soil boring (2015) and the sample was collected at 4 feet bgs.

3.5 Groundwater Sample Collection Methods

No groundwater was encountered from 2015 temporary borings (B-1, B-2, B-3) within the depth of the borings (14 to 16.5 feet) and was anticipated to be at least 10 or more feet below the bottom of all borings. All three 2015 temporary borings were terminated in uncontaminated soil. As a result, no groundwater samples were originally obtained from those locations.

Permanent groundwater monitoring wells KMW-1, KMW-2, and KMW-2 were installed in 2016 under flowing artesian conditions, with the producing aquifer encountered approximately 45 to 55 feet bgs, with static water levels at approximately 7 feet above the ground surface. The presence of the artesian conditions necessitated modification of standard well installation, development, and sampling procedures as follows:

- All groundwater monitoring wells were constructed with 2-inch diameter ball valves attached to the upper extent of their 2 inch PVC risers. These valves can be opened when additional riser material is coupled to the top of the risers allowing access to the groundwater in the wells for static elevation measurements and pumping for development and sampling. Two five foot sections of 2-inch diameter PVC riser have been dedicated for each groundwater monitoring well. These risers are being stored by Kane Environmental for use for groundwater measurements and sampling.
- KMW-2 and KMW-3 were developed by manually inserting a submersible pump through the valve to the bottom of the well and pumping at high flow rate while surging with the submersible pump. The pumping rate exceeded the recharge rate, allowing for development without using the additional above ground risers. Approximately nine well volumes were purged for development, assuring that turbidity had been reduced and fine grain sediments had been removed from the wells.
- KMW-1 recharged at a rate exceeding the capacity of the submersible pump. Therefore, the above ground riser extension was required to avoid overflow of groundwater from the well onto the ground surface. The submersible pump could not be lowered through shutoff valve from the riser extension due to the slightly reduced inner diameter of the valve. Therefore, KMW-1 was developed by lowering the submersible pump through the above ground riser to the ground surface. Approximately nine well volumes were purged for development, assuring that turbidity had been reduced and fine grain sediments had been removed from the well.

Groundwater was sampled more than 48 hours after development. Tubing was inserted through the above ground risers, through the shutoff valves, and mid-way into the screened section of each well. Groundwater was withdrawn using a peristaltic pump at a low flow rate until stabilization of physical parameters (temperature, pH, conductivity, and total dissolved solids). Approximately three to four gallons of groundwater were purged from each well prior to parameter stabilization and sample collection.

4.0 ANALYTICAL METHODS

Soil and groundwater samples were submitted to the Fremont Analytical in Seattle, Washington. The following analyses were conducted on selected samples:

- Benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA Method 8260;
- Gasoline additives (EDB, EDC, MtBE) by EPA Method 8260;
- Total Petroleum Hydrocarbons (TPH) as Gasoline by Method NWTPH-Gx;
- Lead by EPA Method 6020.

All analyses were performed in accordance with Fremont Analytical's in-house Quality Assurance/Quality Control Plans. Sample analyses were performed in compliance with EPA analytical methods and Ecology guidelines. Samples were analyzed within specified holding times. All detection limits were within method requirements and no factors appeared to adversely affect data quality.

4.1 Laboratory QA/QC Procedures

Internal test methods run by the laboratory to ensure data accuracy and reproducibility include method blanks, laboratory control standards, sample duplicates, matrix spikes, and matrix spike duplicates.

5.0 RESULTS

Results presented in this section include all 2015 (B-1, B-2, and B-3) soil results, and all 2016 (KMW-1, KMW-2, and KMW-3) soil and groundwater results.

5.1 Field Screening

All soil samples collected during 2015 completion of borings B-1, B-2, and B-3 contained no visual evidence of petroleum contamination or any significant odors indicative of petroleum or related contamination with one exception. Soil samples recovered from the upper 12 feet of Boring B-1 presented high PID readings (over 200 ppm) in the upper 7 feet with near background readings below 12 feet. This depth range and the location of the boring is consistent with conditions revealed during the initial 2002 UST removal on the Property.

All soil samples collected during 2016 installation of groundwater monitoring wells (KMW-1, KMW-2, and KMW-3) contained no visual evidence of petroleum contamination or any significant odors indicative of petroleum with the exception of some of the near-surface soil samples collected from KMW-1. Soil collected between 5 and 6.5 feet bgs contained a fuel odor and created a sheen when introduced to water. Soil collected from 7.5 to 9 feet bgs contained a slight fuel odor and created a slight sheen when introduced to water. All underlying soils from KMW-1 contained no field screening evidence of petroleum contamination. Near surface soil samples were not collected from KMW-2 since the location was adjacent to boring B-1 which was fully evaluated to a total depth of 14 feet bgs in 2015.

5.2 Soil Samples

Figure 3 displays all boring locations and soil test results. Soil sample results are summarized in Table 1 and Table 2. The 2015 and 2016 full analytical reports are included in Attachment G. Soil samples collected at 4 feet and 6.5 feet bgs in Boring B-1, and at 6 feet and 7.5 feet bgs in KMW-1, contained TPH as gasoline at concentrations exceeding the MTCA Method A Soil Cleanup Level for Unrestrictive Land Uses of 30 mg/kg (benzene having been historically present at the site at the time of UST removal in 2002). A sample collected at 4 feet bgs in boring B-3 contained TPH as gasoline below the MTCA Method A Level. No TPH was detected in soils analyzed from boring B-2, or groundwater monitoring wells KMW-2 and KMW-3. No benzene was detected in any 2015 or 2016 soil samples. No gasoline additives were detected above MTCA Cleanup Levels in 2015 soils analyzed (Table 2).

5.3 Groundwater Samples

No groundwater was encountered during completion of temporary HSA borings B-1, B-2, and B-3 in 2015. Groundwater collected from KMW-1, KMW-2, and KMW-3 in February 2016 contained non-detectable concentrations of BTEX and TPH as gasoline. Lead and other gasoline additives were not analyzed.

6.0 DISCUSSION AND CONCLUSIONS

6.1 Summary of Findings

The historic use of the Property (southern half of 15820/15802 Main Street) included vehicle fueling with gasoline. The USTs were removed in 2002. During the UST removal, soils with gasoline and benzene concentrations above applicable MTCA thresholds were left in-place along the extreme southwestern corner of the Property. Similarly contaminated soils were also left in-place in the City of Duvall ROW adjacent to the southwest corner of the Property.

Explorations and testing in March 2015 and February 2016 were conducted to better define the extent of soil contamination remaining in place and to determine if the local groundwater had been impacted. The narrow pocket of gasoline impacted soil reportedly left in-place in 2002 was confirmed to be present in the western portion of the southwestern corner of the Property, and in the City of Duvall ROW west of the southwestern corner of the Property. Based on available soil data, Figure 3 shows the approximate boundary of gasoline impacted soil on and adjacent to the Property to the south and west.

The area of contaminated soil on the Property and beneath the existing ROW (adjacent to the Property) is anticipated to be on the order of 1,000 square feet. The maximum bottom depth of the pocket of contaminated soil is expected to be between 8 and 10 feet bgs. The top of the pocket is expected to be about 2 feet below ground surface and likely increasing in depth with distance west. Figure 4 displays a cross section of the zone of contaminated soil using data from 2002, 2015, and 2016 for samples collected near the southwestern Property boundaries.

No groundwater was encountered or sampled during the 2002 UST removal/excavation to approximately eight (8) feet bgs, or the 2015 HSA borings to a maximum depth of 16 feet bgs. Groundwater collected from three flowing artesian monitoring wells in 2016 contained no evidence of gasoline or related impacts in locations that previously and currently contain soil impacts.

Kane Environmental concludes that while gasoline contaminated soil remains in place in portions of the Property, and adjacent ROW containing main feeder utilities (including the adjacent sidewalk), and in other areas inaccessible for excavation, no groundwater contamination relating to the original leaking underground storage tanks is present. Therefore, Kane Environmental requests closure of the site according to Model Remedy #3 as described in *Model Remedies for Sites with Petroleum Contaminated Soil* (Publication No. 15-09-043) (Ecology 2015).

6.2 Conceptual Site Model and Exposure Pathways

A conceptual site model (CSM) utilizes the physical setting of the Property and the chemical properties of the contaminants to determine potential fate and transport mechanisms at the Site. The CSM considers sources of contaminants, methods of release, transport and exposure pathways, and potential receptors.

The Site CSM (Attachment H) reflects the current and future land use of the Site. Future land use zoning is reportedly intended to remain unchanged for many years. The CSM is also based on reviewed historical information and data gathered from soil and groundwater sampling at the Site. A summary of the CSM is presented in the following paragraphs.

The primary route of potential exposure to contaminated media at the Site is by inhalation of vapor containing elevated concentrations of VOCs that originate from contaminated soil.

On this basis, dermal contact and ingestion with contaminated soil and soil vapor is not considered likely for current site and future site use with one possible exception namely, ROW utility maintenance access to vaults (if any are installed in the area) and/or construction workers if below-grade excavations are needed to redevelop the Property in the future. Other than shallow vault access (using confined space procedures), below-grade work in the right of way is unlikely given that the roadway and all utilities were reconfigured in 2008/9.

Because groundwater is not impacted and it exists at significant depth, there are no human receptors likely to ingest or otherwise contact groundwater at the Property and, given the municipal water supply, also in the region.

6.3 Ecological Risk

Since a release of TPH-Gasoline and related VOCs was discovered in the soil adjacent to and within the right of way at concentrations exceeding the relevant MTCA Method A Cleanup Levels, the MTCA Cleanup Regulations under WAC 173-340-7490 require that the Property be screened to determine if a terrestrial ecological evaluation needs to be completed, since a release of hazardous substances to soil at the Property may pose a threat to the terrestrial environment.

Presented in Attachment I is a completed "Simplified Terrestrial Ecological Evaluation – Exposure Analysis Procedure" which results in termination of the process, not requiring further evaluation.

6.4 Applicable or Relevant and Appropriate Requirements

Cleanup actions under MTCA (WAC 173-340-710) require the identification of all Applicable or Relevant and Appropriate Requirements (ARARs). These requirements are defined as:

"Applicable" requirements are those cleanup standards, standards of control, and other substantive environmental protection requirements, criteria, or limitations promulgated under federal or state

law that specifically address a hazardous substance, pollutant, contaminant, remedial action, location, or other circumstance at a site.

“Relevant and appropriate” requirements means those cleanup standards, standards of control, and other substantive requirements, criteria, or limitations promulgated under federal environmental or state environmental or facility siting laws that, while not “applicable” to a hazardous substance, pollutant, contaminant, remedial action, location, or other circumstance at a site, address problems or situations sufficiently similar to those encountered at the site that their use is well suited to the particular site.

Potential ARARs were identified for each medium of potential concern. The primary ARARs relating to the cleanup action include:

- MTCA, Chapter 70.105D of the Revised Code of Washington (RCW);
- Cleanup Regulations, WAC 173-340; and
- Dangerous Waste Regulations, WAC 173-303.

These primary ARARs are anticipated to be the most applicable to the cleanup action because they provide the framework for the cleanup action, including applicable and relevant regulatory guidelines, cleanup standards, waste disposal criteria, references for additional ARARs, and standards for documentation of the cleanup action.

Other applicable ARARs and guidance documents for cleanup of the Property may include:

- *Guidance for Remediation of Petroleum Contaminated Sites*, State of Washington Department of Ecology, September 2011;
- *Model Remedies for Sites with Petroleum Contaminated Soils*, State of Washington Department of Ecology, September 2015;
- Occupational Safety and Health Act, Part 1910 of Title 29 of the Code of Federal Regulations;
- Safety Standards for Construction Work, WAC 296-155;
- Solid Waste Management, Reduction and Recycling, RCW 70.95;
- Minimum Functional Standards for Solid Waste Handling, WAC 173-304;
- Criteria for Municipal Solid Waste Landfills, WAC 173-351; and
- Accreditation of Environmental Laboratories, WAC 173-50.

6.5 Cleanup Criteria

Currently, the Property is utilized for retail and commercial purposes including convenience store and related parking. Proposed soil and groundwater cleanup levels will follow MTCA Method A Cleanup Levels. The point of compliance for soil and groundwater is defined in WAC 173-340-740(6). The point of compliance for soil and groundwater is throughout the Property and within adjacent ROW that is impacted.

6.5.1 Soil Cleanup Levels

The selected cleanup levels for the identified Constituents of Concern in soil are as follows:

- MTCA Method A Soil Cleanup Levels for Unrestricted Land Uses (WAC 173-340-900, Table 740-1):
 - GRO: 30 ppm (due to the historic presence of benzene)
 - Benzene: 0.03 ppm
 - Toluene: 7 ppm
 - Ethylbenzene: 6 ppm
 - Xylenes: 9 ppm

6.5.2 Groundwater Cleanup Levels

The selected cleanup levels for the identified Constituents of Concern in Groundwater are as follows:

- MTCA Method A Cleanup Levels for Groundwater (WAC 173-340-900, Table 720-1):
 - GRO: 800 ppb (due to the historic presence of benzene)
 - Benzene: 5 ppb
 - Toluene: 1,000 ppb
 - Ethylbenzene: 700 ppb
 - Xylenes: 1,000 ppb

6.6 Data Gaps

Due to restrictions enforced by the City of Duvall and the presence of underground utility corridors, no additional borings could be completed in the ROW adjacent to the southwestern corner of the Property. Kane Environmental originally proposed to complete up to six additional borings in the ROW adjacent to the southwestern portion of the Property to fully characterize the lateral and vertical extent of the gasoline impacted soil in the ROW, specifically to the southwest and northwest of the source area. However, due to restrictions, the nearest boring locations permissible by the City would have been on the west side of Main Street Northeast approximately 90 feet northwest and 75 feet southwest of the source area.

Investigations in these areas are unlikely to provide useful delineation information due to the distance from the known release point on the subject Property.

The locations of borings B-1/KMW-2, B-2, and B-3, were approved by the City of Duvall, due to lack of impacts to paved lanes of travel, crosswalks, or sidewalks (B-3 being located in the parking lane of Stewart Street Northeast). In addition, the City permit mandated patching very large areas (to the nearest seam/joint in some areas) surrounding each boring if drilled in asphalt paving or concrete roadway/sidewalk. Effectively, the City would not allow closure of lanes of Main Street Northeast, not disturbance of the aesthetics of their paved surfaces.

The lack of additional data to the southwest and northwest of the source area on the Property is considered a data gap limiting the accurate determination of the exact size of the region of contaminated soil in the ROW. However, Kane Environmental presents the lack of soil impacts at location B-3 as evidence that soil contamination diminishes at some point between locations B-1/KMW-2 and B-3, and does not extend any farther downgradient from the source area. Therefore, a similar plume boundary is extrapolated to the southwest and northwest of the historic source area (Figure 3). In addition, the 2008 test pit results support this plume boundary.

There are no other data gaps affecting the characterization of the site presented in this report.

6.7 Conclusion

Based on the data collected in 2002, 2008, 2015, and 2016, Kane Environmental concludes that a pocket of gasoline contaminated soil remains in place in the extreme southwestern corner of the Property and in the City of Duvall ROW adjacent to the southwest corner of the Property. This zone of contaminated soil is present in a region which was inaccessible for excavation in 2002 when the remedial excavation was conducted; and remains inaccessible for excavation due to the presence of buried utilities, and the Main Street Northeast ROW. Groundwater, collected from monitoring wells located in the original source area, currently and previously containing gasoline contaminated soil, was determined to contain no gasoline impacts.

Kane Environmental requests that Ecology issue an Opinion Letter for No Further Action with an environmental covenant, under Model Remedy #3 as defined in *Model Remedies for Sites with Petroleum Contamination* (Publication No. 15-09-043) (Ecology 2015). Kane Environmental will prepare the environmental covenant for submission to King County based on Ecology's opinion based on this report.

7.0 REFERENCES

Global 2000 Environmental Partners, LLC, 2013, *Phase I Environmental Site Assessment Report* (prepared for YCH Enterprises, current owner of Property and BBCN Bank) - May 31, 2013.

HWA Geosciences, 2008, *Supplement A1 Environmental Sampling for Contaminated Soils, Main Street Reconstruction; Duvall, Washington* (prepared for WH Pacific, under contract to the City of Duvall) – October 27, 2008.

King County on-line parcel records including maps/records including Critical Aquifer Recharge Areas and Wellhead Protection zones. March 2015 (<http://gismaps.kingcounty.gov/iMap/>)

Washington Dept of Ecology, 2014, (full paper file - Facility/Site No.: 7646431, VCP No.: NW0995) - acquired by Kane Environmental, March 2015 (note: WT Services' 2002 report is included) - March 2014.

Washington Dept of Ecology, 2015, *Model Remedies for Sites with Petroleum Contaminated Soils, Toxics Cleanup Program*, Publication No. 15-09-043, September 2015.

Washington Dept of Natural Resources (water well log records online - <https://fortress.wa.gov/ecy/waterresources/map/WCLSWebMap/default.aspx>), 2015 (January)

WT Services, 2002, *Independent Cleanup Action Report* (prepared for John Schlueter and William Minaglia, previous owners) - September 24, 2002

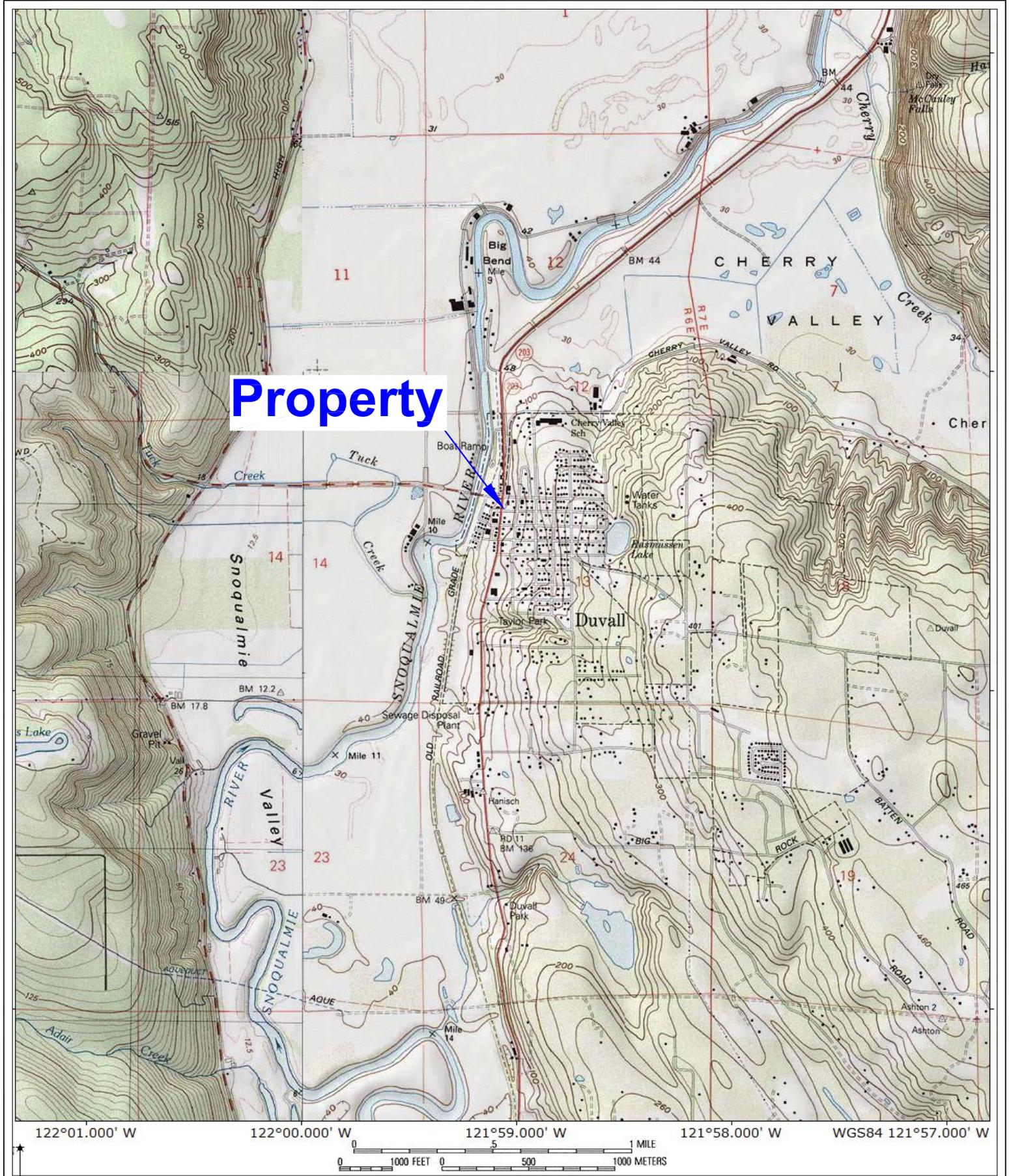
8.0 LIMITATIONS

Kane Environmental has performed this work in general accordance with generally accepted professional practices using the standard of the industry today, for the nature and conditions of the work completed in the same locality and at the same time as the work was performed, and with the terms and conditions as set forth in our proposal.

Kane Environmental shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time the report was prepared. Facts and conditions referenced in this report may change over time and the conclusions and recommendations set forth herein are applicable only to the facts and conditions as described at the time the work was performed. This Limited Phase II Environmental Site Assessment Report does not include other services not specifically described in the scope of work in Sections 1.3 and 1.4 of this report. Conclusions were made within the operative constraints of the scope of work, budget, and schedule for this project.

Our assessment of the property may change as new data become available, either from persons familiar with the site or during additional site studies, exploration or sampling. This report is intended for the exclusive use of Mr. Ted Yi, YHC Enterprise Corporation, and their designated assignees, for specific application to the referenced property. It is not meant to represent a legal opinion. No other warranty, express or implied, is made.

FIGURES



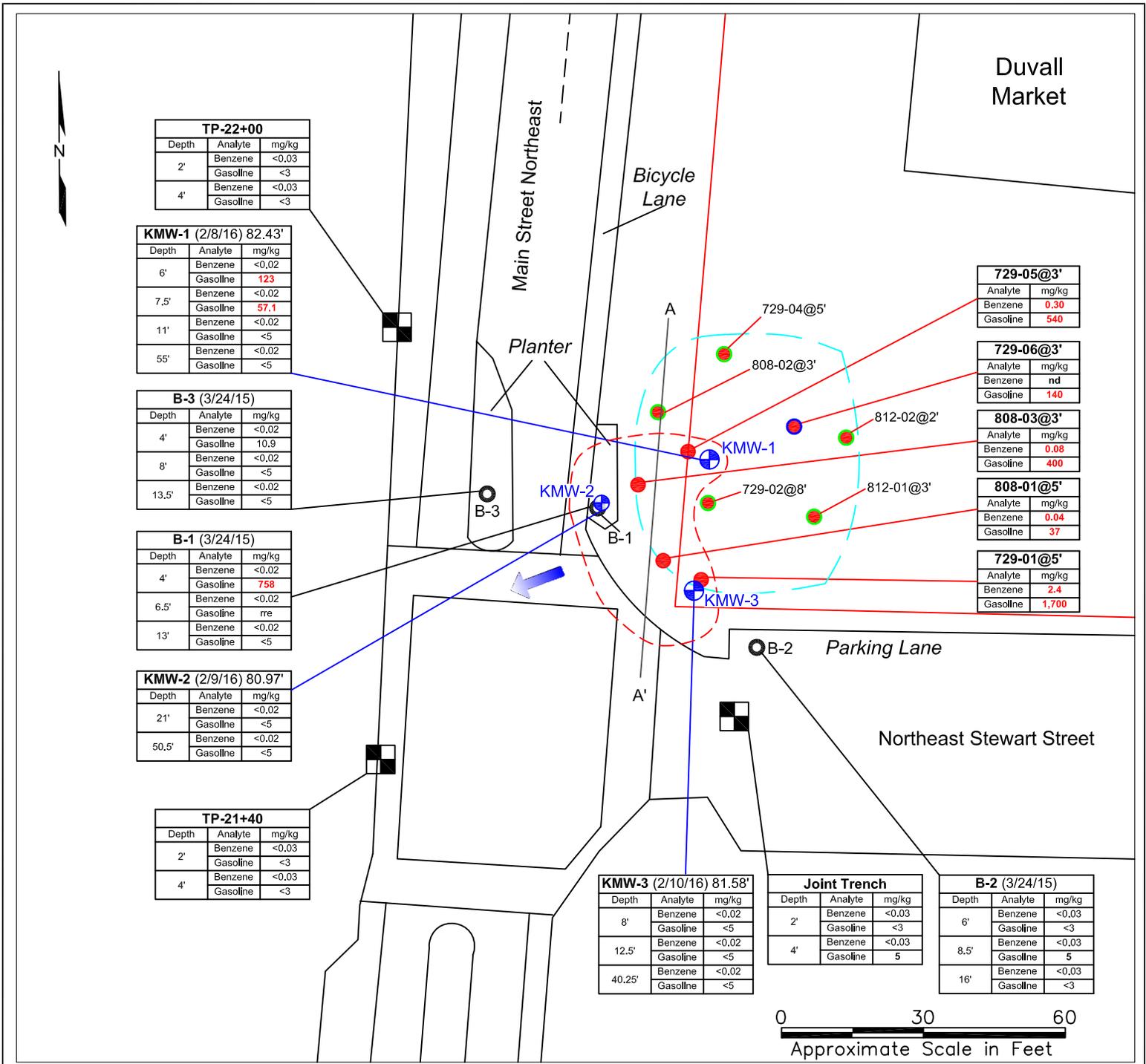


LEGEND

- Approximate location of property line
- - - Approximate Extent of Remedial Excavation (WT Services, 2002)

0 50 100
Approximate Scale in Feet

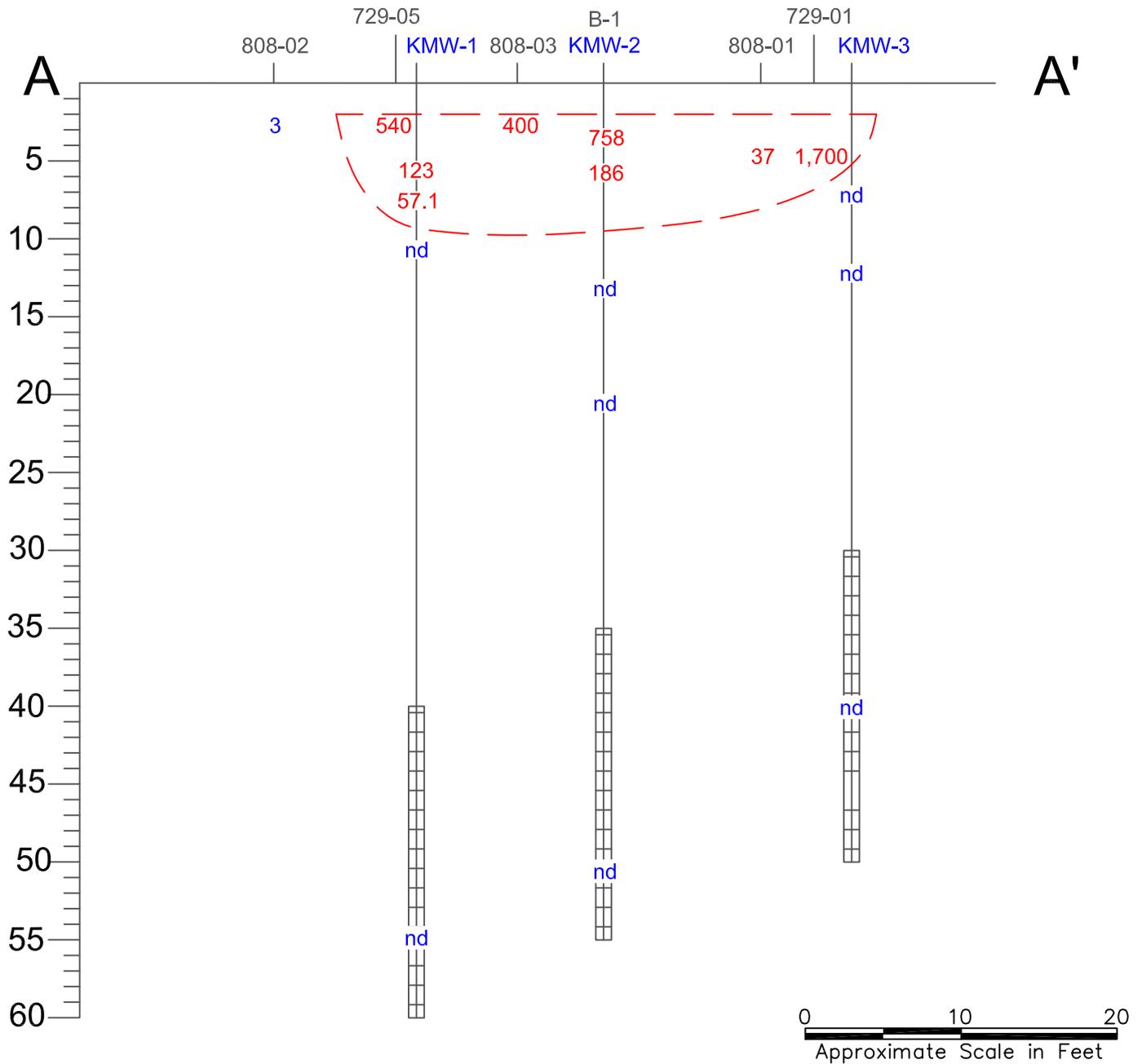




LEGEND

- Approximate Location of Property Line
- Approximate Locations of 2015 Hollow Stem Auger Borings
- ⊕ Approximate Locations of 2016 Groundwater Monitoring Well Installations
- Approximate Locations of 2002 WT Services Sample Collection with Soil with MTCA Method A Exceedances Left In Place
- Green Indicates no MTCA Exceedances ● Blue Indicates Subsequent Over-excavation of Contaminated Soil
- ⊠ Approximate Locations of 2008 HWA Soil Sample Collection
- - - - - Approximate Boundary of 2002 WT Services Excavation
- - - - - Approximate Boundary of Zone of Contaminated Soil
- ← Direction of Calculated Groundwater Gradient (2/29/16)

A—A' Path of Cross Section Displayed in Figure 4
 Soil Data Appearing in Red Exceed the MTCA Method A Soil Cleanup Level for Unrestricted Land Uses



LEGEND

- KMW-1 ← Monitoring Well Identification
- ← Ground Surface
- ← Boring Path (Screen Interval Shown)
- nd, 400, 24 ← Analyte Concentration (Red Indicates Value Exceeding MTCA Method A Cleanup Level for Unrestricted Land Uses for Gasoline of 30 mg/kg)
- - - ← Approximate Boundary of Gasoline Contaminated Soil

Samples 729-02, 729-05, 808-1, 808-2, and 808-3 were collected directly from the 2002 remedial excavation. No boring path is depicted.

TABLES

TABLE 1
Summary of BTEX and TPH as Gasoline in Soil
15820 Main Street Northeast
Duvall, Washington

Sample ID	Sample Depth (in feet)	Sample Date	Benzene mg/kg	Toluene mg/kg	Ethylbenzene mg/kg	Xylenes mg/kg	Total Petroleum Hydrocarbons- Gasoline mg/kg
B-1:4	4	3/24/2015	<0.0148	<0.0148	<0.0221	<0.0148	758*
B-1:6.5	6.5	3/24/2015	<0.00896	<0.00896	<0.0134	<0.00896	186*
B-1:13	13	3/24/2015	<0.00849	<0.00849	<0.0127	<0.00849	<2.12
B-2:6	6	3/24/2015	<0.00785	<0.00785	<0.0118	<0.00785	<1.96
B-2:8.5	8.5	3/24/2015	<0.00822	<0.00822	<0.0123	<0.00822	<2.05
B-2:16	16	3/24/2015	<0.00701	<0.00701	<0.0105	<0.00701	<1.75
B-3:4	4	3/24/2015	<0.0183	<0.0183	<0.0274	<0.0183	10.9
B-3:8	8	3/24/2015	<0.0104	<0.0104	<0.0155	<0.0104	<2.59
B-3:13.5	13.5	3/24/2015	<0.00692	<0.00692	<0.0104	<0.00692	<1.73
KMW-1:6	6	2/8/2016	<0.00988	<0.00988	<0.0148	<0.00988	123
KMW-1:7.5	7.5	2/8/2016	<0.0152	<0.0152	<0.0228	<0.0152	57.1
KMW-1:11	11	2/8/2016	<0.0107	<0.0107	<0.0161	<0.0107	<2.68
KMW-1:55	55	2/8/2016	<0.0184	<0.0184	<0.0276	<0.0184	<4.60
KMW-2:21	21	2/9/2016	<0.00876	<0.00876	<0.0131	<0.00876	<2.19
KMW-2:50.5	50.5	2/9/2016	<0.00949	<0.00949	<0.0142	<0.00949	<2.37
KMW-3:8	8	2/10/2016	<0.0153	<0.0153	<0.0230	<0.0153	<3.83
KMW-3:12.5	12.5	2/10/2016	<0.0166	<0.0166	<0.0250	<0.0166	<4.16
KMW-3:40.25	40.25	2/10/2016	<0.0172	<0.0172	<0.0258	<0.0172	<4.30
MTCA Method A Cleanup Level for Unrestricted Land Uses			0.03	7	6	9	30 ^b /100

Notes:

mg/kg = milligrams per kilogram (equivalent to parts per million [ppm]).

Shaded and Bold concentrations are above MTCA Method A Soil Cleanup Level for Unrestricted Land Uses.

b = Cleanup level used if benzene is present or total of ethylbenzene, toluene and xylenes is greater than 1% of gasoline mixture.

* = reported as Gasoline Range Organics indicating the presence of unresolved compounds eluting from toluene to dodecane.

TABLE 2
Summary of Gasoline Additives (EDB, EDC, MtBE, and Pb) in Soil
15820 Main Street Northeast
Duvall, Washington

Sample ID	Sample Depth (in feet)	Sample Date	1,2-Dibromoethane (EDB) mg/kg	1,2-Dichloroethane (EDC) mg/kg	Methyl t-butyl ether (MtBE) mg/kg	Lead mg/kg
B-1:4	4	3/24/2015	<0.00369	<0.0221	<0.0369	6.51
B-1:6.5	6.5	3/24/2015	<0.00224	<0.0134	<0.0224	2.96
B-1:13	13	3/24/2015	<0.00212	<0.0127	<0.0212	1.90
B-2:6	6	3/24/2015	<0.00196	<0.0118	<0.0196	2.28
B-2:8.5	8.5	3/24/2015	<0.00205	<0.0123	<0.0205	2.07
B-2:16	16	3/24/2015	<0.00175	<0.0105	<0.0175	2.27
B-3:4	4	3/24/2015	<0.00456	<0.0274	<0.0456	10.8
B-3:8	8	3/24/2015	<0.00259	<0.0155	<0.0259	2.25
B-3:13.5	13.5	3/24/2015	<0.00173	<0.0104	<0.0173	2.01
MTCA Method A Cleanup Level for Unrestricted Land Uses			0.005	11*	0.1	250

Notes:

mg/kg = milligrams per kilogram (equivalent to parts per million [ppm]).

Shaded and Bold concentrations are above MTCA Method A Cleanup Level for Unrestricted Land Uses.

* No MTCA Method A Cleanup Level. MTCA Method B Cleanup Level reported.

TABLE 3
Summary of BTEX and TPH as Gasoline in Groundwater
3109 Rainier Avenue South
Seattle, Washington

<i>Sample ID</i>	<i>Sample Date</i>	<i>Benzene</i>	<i>Toluene</i>	<i>Ethylbenzene</i>	<i>Xylenes</i>	<i>Total Petroleum Hydrocarbons-Gasoline</i>
		<i>µg/L</i>	<i>µg/L</i>	<i>µg/L</i>	<i>µg/L</i>	<i>µg/L</i>
KMW-1	2/29/2016	<1.00	<1.00	<1.00	<1.00	<50.0
KMW-2	2/29/2016	<1.00	<1.00	<1.00	<1.00	<50.0
KMW-3	2/29/2016	<1.00	<1.00	<1.00	<1.00	<50.0
<i>MTCA Method A Cleanup Level for Groundwater</i>		5	1,000	700	1,000	800^a /1,000

Notes:

µg/L = micrograms per liter (equivalent to parts per billion [ppb]).

Shaded and Bold concentrations are above MTCA Method A Groundwater Cleanup Levels.

a = Cleanup level used if benzene is present or total of ethylbenzene, toluene and xylenes is greater than 1% of gasoline mixture.

**ATTACHMENT A
SITE PHOTOGRAPHS**

Project: Duvall Market
Site Address: 15820 (15802) Main Street Northeast; Duvall, WA

Photograph 1- From SW corner of Property, looking east



Photograph 2 – From SW corner of Property, looking at Market to NE



Project: Duvall Market
Site Address: 15820 (15802) Main Street Northeast; Duvall, WA

Photograph 3 – From NW corner of Property, looking south



Photograph 4 – From NE corner, looking SW



Project: Duvall Market
Site Address: 15820 (15802) Main Street Northeast; Duvall, WA



Photograph 5 – View southwest showing boring B-3 being advanced in the Main St NE median planter.



Photograph 6 – View northeast showing boring B-2 being advanced in the NE Stewart St parking lane.



ATTACHMENT B
2002 WT SERVICES – INDEPENDENT CLEANUP ACTION REPORT
(WITH MAP FROM ECOLOGY FILE)

WT Services Company

Environmental Consulting

PO Box 239 Seahurst, WA 98062 WTSERCI110CL Fax and Phone 206 242 9477
206 295 6921

September 24, 2002

Independent Cleanup Action Report

Duvall Market Square

Prepared for:
John Schlueter and William Minaglia
PO Box 327
Duvall, WA 98019

Prepared by:
Daniel A. Wright
Certified Washington State Site Assessor

RECEIVED
SEP 24 2002
DEPT OF ECOLOGY

Table of Contents

Page No.	Content
1-3	Report text
4	Vicinity Plan
5	Site Plan
6-14	Lab. Results, QA Data and Chain-of-Custody for samples obtained 7/29/02
15-18	Lab. Results, QA Data and Chain-of-Custody for samples obtained 8/08 & 8/12/02
19	Certificate of Disposal, Rinker Materials
20	Site Assessment Certification, Daniel A. Wright

WT Services Company

Environmental Consulting

PO Box 239 Seahurst, WA 98062 WTSERCI110CL Fax and Phone 206 242 9477

September 24, 2002

John Schlueter and William Minaglia
PO Box 327
Duvall, WA 98019

Subject: Report of Independent Cleanup Action, 15802 Main Street, Duvall, WA.

Attention: John Schlueter, William Minaglia

This report presents a summary of an independent cleanup action performed in the location of 2 former underground storage tanks located at 15802 Main Street, Duvall, Washington.

The Site

Located in the older business commercial area of downtown Duvall, the site consists of a mostly flat parcel, approximately 9600 square feet in size. Prior to the excavation activities described below, the majority of the parcel was covered with concrete pavement, including the floor slab of a former building located in the easterly portion of the parcel. At the east end of the parcel, the land slopes up to a public right of way which is currently a gravel alley. Surrounding parcels are largely retail commercial in nature, as the site is located on State Route 203 (Main Street), a heavily trafficked thoroughfare. This area has been commercially developed for an extended period, dating back to the late 1800's and early 1900's. The location of the site is shown on the Vicinity Plan on page 4.

UST Systems

On July 29, 2002, two underground petroleum storage tanks (UST'S) were decommissioned by removal by Tank Services Northwest, of Woodinville, Washington. The two former gasoline tanks were excavated and removed from the site, one approximately 675 gallons in volume and one approximately 4000 gallons in volume. Anecdotal information indicates that the tanks had last been operated in 1976 or thereabouts, and were not registered with Ecology.

Each tank contained a small amount of water with a trace of gasoline product. The tanks appeared to be in an intact condition, with no apparent holes or significant rust. The location of the tanks is shown on the site plan, page 5.

Soils and Groundwater

The soils encountered during excavation included fills placed around the tanks (brown to gray silty sand with gravel, moist, loose) to undisturbed native soils adjacent and under the tanks (light brown to dark gray sandy silt, dense, damp). No groundwater was encountered in the excavation.

Soil Sampling and Analysis

During excavation of the tanks on July 29, 2002, a layer of soil ranging from 2 to 5 feet in depth exhibited a gasoline-like odor. This material was stockpiled separately under a cover of plastic sheeting. Additional samples were obtained from the four side walls and the base or floor of the excavation below the tanks. In addition a sample was obtained of the general excavation stockpile, to determine its suitability for backfill. The soil samples were obtained as discrete grab samples, placed in clean glass jars, stored in a chilled container and transported to Friedman and Bruya, Inc., Environmental Chemists, 3012 16th Avenue West, in Seattle, Washington. The samples were tested for Benzene, Toluene, Ethylbenzene, Xylenes and Gasoline by Method 8021B/NWTPH-Gx. The samples were also tested for Lead content by Method 6010. One sample was also tested for diesel and heavy oils by method NWTPH-Dx. The sample locations and depths are shown on the site plan, page 5.

The results of the laboratory analyses of samples obtained July 29 showed that significant gasoline contamination existed on the west side of the excavation (under the sidewalk adjacent to the street, sample 729-05), also on the south side of the excavation (at the sidewalk along Stewart Street, sample 729-01) and on the east side of the excavation (sample 729-06).

Laboratory results indicated that no detectable contamination existed at the base of the excavation below the tanks (sample 729-02), and from the north end of the excavation (sample 729-04). Soils selectively stockpiled for use as backfill showed to be uncontaminated and suitable for re-use on the site (sample 720-03).

The result of the analysis for diesel and heavy oils performed on soil sample 729-01 showed 170 parts per million. This result is below Method A cleanup levels, and is the result of spillover of gasoline-range hydrocarbons into the diesel range, due to high concentration of gasoline contamination in that sample.

The laboratory results, chain-of-custody form and quality assurance data are presented on pages 6 through 14. Page numbers for this report are shown in the upper right corner of each page.

Cleanup Action

On August 8 and 9, 2002, excavation and transportation of gasoline-contaminated soils was undertaken. Approximately 236 tons of contaminated soil was transported to Rinker Materials, located at 6300 Glenwood Avenue in Everett, Washington. At this location the soils were remediated by thermal desorption (incineration). Certification of the soil remediation is presented on page 19.

Soils were excavated and transported for treatment from the west side of the excavation under the sidewalk and from the area east of the initial excavation. Additional excavation from the south end of the excavation was not undertaken due to the presence of a corrugated metal storm drain pipe and the risk of undermining the Stewart Street right-of-way.

Additional soil sampling was performed during and subsequent to the excavation operation in order to verify the effectiveness of the cleanup, and to identify any remaining areas of contaminated soil. The limits of the excavation and the locations and depths of the sampling are shown on the site plan, page 5.

The results of the laboratory analyses confirmed that soils with contamination levels above the Model Toxics Control Act (MTCA) Method A cleanup levels had been removed from the area east of the tank locations (samples 812-01 and 812-02), and also from the area west of the tank locations under the sidewalk area (samples 808-01 and 808-02). A sample obtained from the sidewall of the excavation of material remaining under the Main Street right-of-way showed that some significant contamination remained. This material was not removed since it is beyond the property lines of the site, and due to the risk of undermining the Main Street right-of-way.

The laboratory results, quality assurance data, and chain-of-custody form for the samples obtained on August 8 and August 12 are presented on pages 15 - 18.

Summary

Based on observations made during excavation activities and the results of the laboratory analyses, it is our conclusion that soil contamination related to the gasoline underground storage tank systems on the site has been remediated to Method A standards within the approximate property limits of the site.

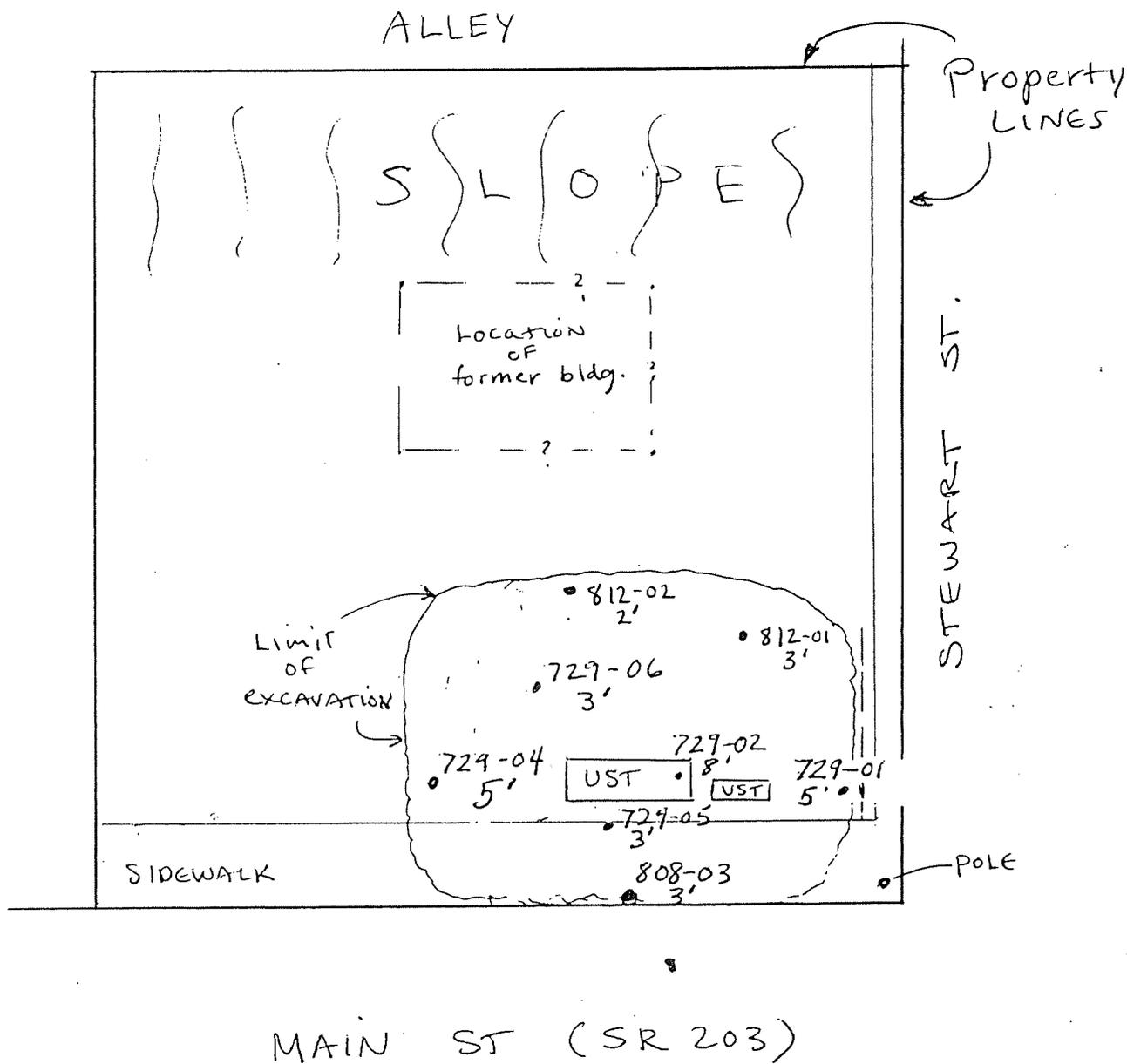
We appreciate the opportunity to assist you in this matter. If you have any questions regarding this report or need additional services, please call.

Respectfully submitted,

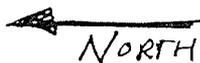


Daniel A. Wright
Certified Site Assessor

Site PLAN



1 IN. = 20 FT.



Legend

• 812-02 = Soil Sample No. 2' $\frac{1}{3}$ depth

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Morrow, M.S.
Yelena Aravkina, M.S.
Bradley T. Benson, B.S.
Kurt Johnson, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
TEL: (206) 285-8282
FAX: (206) 283-5044
e-mail: fbi@isomedia.com

August 9, 2002

Dan Wright, Project Manager
WT Services Company
PO Box 239
Seahurst, WA 98062

Dear Mr. Wright:

Included are the results from the testing of material submitted on July 29, 2002 from your Minaglia-Duvall project. 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 should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures
NAA0809R.DOC

1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 08/09/02

Date Received: 07/29/02

Project: Minaglia-Duvall

Date Extracted: 07/31/02

Date Analyzed: 08/01/02

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

Results Reported on a Dry Weight Basis

Results Reported as µg/g (ppm)

<u>Sample ID</u> Laboratory ID	<u>Benzene</u>	<u>Toluene</u>	<u>Ethyl Benzene</u>	<u>Total Xylenes</u>	<u>Gasoline Range</u>	<u>Surrogate (% Recovery)</u> (Limit 76-118)
729-01 d 207240-01	2.4	12	9.0	31	1,700	ip
729-02 207240-02	<0.02	<0.02	<0.02	<0.02	<1	97
729-03 207240-03	<0.02	<0.02	<0.02	<0.02	<1	97
729-04 207240-04	<0.02	<0.02	<0.02	<0.02	<1	88
729-05 207240-05	0.30	2.1	1.2	8.8 ve	540 ve	ip
729-06 207240-06	<0.02	0.08	0.10	1.7	140	99
Method Blank	<0.02	<0.02	<0.02	<0.02	<1	100
Method Blank	<0.02	<0.02	<0.02	<0.02	<1	98

ve - The value reported exceeded the calibration range established for the analyte. The reported concentration is an estimate.

d - The sample was diluted. Detection limits are raised due to dilution.

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 08/09/02
Date Received: 07/29/02
Project: Minaglia-Duvall
Date Extracted: 07/31/02
Date Analyzed: 07/31/02

**RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLE
FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL
USING METHOD NWTPH-Dx
Extended to Include Motor Oil Range Compounds
Results Reported on a Dry Weight Basis
Results Reported as $\mu\text{g/g}$ (ppm)**

<u>Sample ID</u> Laboratory ID	<u>Diesel Extended</u> (C ₁₀ -C ₃₆)	<u>Surrogate</u> (% Recovery) (Limit 45-147)
729-01 207240-01	170	83
Method Blank	<50	84

Date of Report: 08/09/02
Date Received: 07/29/02
Project: Minaglia-Duvall
Date Extracted: 07/30/02
Date Analyzed: 07/31/02

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES
FOR TOTAL METALS
BY INDUCTIVELY COUPLED PLASMA (ICP)
(METHOD 6010)

Results Reported as $\mu\text{g/g}$ (ppm)

<u>Sample ID</u> Laboratory ID	<u>Total Lead</u>
729-01 207240-01	6.1
729-02 207240-02	2.4
729-03 207240-03	2.6
729-04 207240-04	2.9
729-05 207240-05	5.1
729-06 207240-06	5.9
Method Blank	<2.0

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 08/09/02

Date Received: 07/29/02

Project: Minaglia-Duvall

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: 207150-01 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Benzene	µg/g (ppm)	<0.02	<0.02	nm
Toluene	µg/g (ppm)	<0.02	<0.02	nm
Ethylbenzene	µg/g (ppm)	<0.02	<0.02	nm
Xylenes	µg/g (ppm)	<0.02	<0.02	nm
Gasoline	µg/g (ppm)	<1	<1	nm

Laboratory Code: 207150-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	<i>Blank</i> Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/g (ppm)	0.5	<0.02	98	98	34-136	0
Toluene	µg/g (ppm)	0.5	<0.02	100	100	35-140	0
Ethylbenzene	µg/g (ppm)	0.5	<0.02	101	102	37-150	1
Xylenes	µg/g (ppm)	1.5	<0.02	105	106	36-143	1

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/g (ppm)	0.5	92	94	60-122	2
Toluene	µg/g (ppm)	0.5	94	96	60-126	2
Ethylbenzene	µg/g (ppm)	0.5	95	97	56-130	2
Xylenes	µg/g (ppm)	1.5	99	101	58-128	2
Gasoline	µg/g (ppm)	20	99	100	43-143	1

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 08/09/02
Date Received: 07/29/02
Project: Minaglia-Duvall

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: 207140-02 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Benzene	µg/g (ppm)	<0.02	<0.02	nm
Toluene	µg/g (ppm)	<0.02	<0.02	nm
Ethylbenzene	µg/g (ppm)	<0.02	<0.02	nm
Xylenes	µg/g (ppm)	<0.02	<0.02	nm
Gasoline	µg/g (ppm)	<1	<1	nm

Laboratory Code: 207140-02 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/g (ppm)	0.5	<0.02	60	62	34-136	3
Toluene	µg/g (ppm)	0.5	<0.02	82	86	35-140	5
Ethylbenzene	µg/g (ppm)	0.5	<0.02	92	95	37-150	3
Xylenes	µg/g (ppm)	1.5	<0.02	96	99	36-143	3

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/g (ppm)	0.5	70	68	60-122	2
Toluene	µg/g (ppm)	0.5	96	92	60-126	4
Ethylbenzene	µg/g (ppm)	0.5	104	102	56-130	2
Xylenes	µg/g (ppm)	1.5	110	106	58-128	4
Gasoline	µg/g (ppm)	20	100	99	43-143	1

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 08/09/02
 Date Received: 07/29/02
 Project: Minaglia-Duvall

**QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
 FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL EXTENDED
 USING METHOD NWTPH-Dx**

Laboratory Code: 207207-03 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Diesel Extended	µg/g (ppm)	<50	<50	nm

Laboratory Code: 207207-03 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Percent Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	µg/g (ppm)	500	<50	116	122	60-187	3

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	µg/g (ppm)	500	105	67-140

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 08/09/02
Date Received: 07/29/02
Project: Minaglia-Duvall

QUALITY ASSURANCE RESULTS
FROM TOTAL METALS BY
INDUCTIVELY COUPLED PLASMA (ICP)
(METHOD 6010)

Laboratory Code: 207240-06 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference	Acceptance Criteria
Lead	µg/g (ppm)	5.9	5.0	17	0-20

Laboratory Code: 207240-06 (Matrix Spike)

Analyte	Reporting Units	Spike Level	^{Blank} Sample Result	% Recovery MS	Acceptance Criteria
Lead	µg/g (ppm)	20	5.9	74	50-150

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	% Recovery LCS	% Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Lead	µg/g (ppm)	20	103	101	80-120	2

SAMPLE CHAIN OF CUSTODY

Send Report To WT Services Co
 Company DAN WRIGHT
 Address PO Box 239
 City, State, ZIP Seahurst, WA 98062
 Phone # 206 242 9477 Fax # 206 242 9477

SAMPLERS (signature) Dan Wright
 PROJECT NAME/NO. Minajie-DUKALL
 REMARKS

Page # _____ of _____
 TURNAROUND TIME
 Standard (2 Weeks)
 RUSH
 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	ANALYSES REQUESTED						Notes	
						TPH-Diesel-X	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS		
729-01		7/29/01		Soil	1	X	X	X					
-02				"	1	X	X	X					
-03				"	1	X	X	X					
-04				"	1	X	X	X					
-05				"	1	X	X	X					
-06				"	1	X	X	X					

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
<u>Dan Wright</u>	<u>DAN WRIGHT</u>	<u>WT Services</u>	<u>7/29</u>	<u>4:30</u>
<u>S. O'Brien</u>	<u>S. O'Brien</u>	<u>FJB, Inc</u>		
Relinquished by:				
Received by:				
Relinquished by:				
Received by:				

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Morrow, M.S.
Yelena Aravkina, M.S.
Bradley T. Benson, B.S.
Kurt Johnson, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
TEL: (206) 285-8282
FAX: (206) 283-5044
e-mail: fbi@isomedia.com

August 20, 2002

Dan Wright, Project Manager
WT Services Co.
PO Box 239
Seahurst, WA 98062

Dear Mr. Wright:

Included are the results from the testing of material submitted on August 12, 2002 from your Minaglia-Duvall project. 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 should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC



Michael Erdahl
Project Manager

Enclosures
NAA0820R.DOC

12

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 08/20/02
 Date Received: 08/12/02
 Project: Minaglia-Duvall
 Date Extracted: 08/13/02
 Date Analyzed: 08/13/02 through 08/15/02

**RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES
 FOR BENZENE, TOLUENE, ETHYLBENZENE,
 XYLENES AND TPH AS GASOLINE
 USING EPA METHOD 8021B AND NWTPH-Gx**
 Results Reported on a Dry Weight Basis
 Results Reported as µg/g (ppm)

<u>Sample ID</u> Laboratory ID	<u>Benzene</u>	<u>Toluene</u>	<u>Ethyl Benzene</u>	<u>Total Xylenes</u>	<u>Gasoline Range</u>	<u>Surrogate (% Recovery)</u> (Limit 76-118)
0808-01 208060-01	0.04	0.29	0.13	0.55	37	97
0808-02 208060-02	<0.02	<0.02	<0.02	<0.02	3	108
0808-03 208060-03	0.08	0.81	0.78	2.4	400 ve	98
0812-01 208060-04	<0.02	<0.02	<0.02	<0.02	<1	111
0812-02 208060-05	<0.02	<0.02	<0.02	0.03	13	115
Method Blank	<0.02	<0.02	<0.02	<0.02	<1	112

ve - The value reported exceeded the calibration range established for the analyte. The reported concentration is an estimate.

11

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 08/20/02

Date Received: 08/12/02

Project: Minaglia-Duvall

**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: 207207-12 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Benzene	µg/g (ppm)	<0.02	<0.02	nm
Toluene	µg/g (ppm)	<0.02	<0.02	nm
Ethylbenzene	µg/g (ppm)	<0.02	<0.02	nm
Xylenes	µg/g (ppm)	<0.02	<0.02	nm
Gasoline	µg/g (ppm)	<1	<1	nm

Laboratory Code: 207207-12 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/g (ppm)	0.5	<0.02	112	110	34-136	1
Toluene	µg/g (ppm)	0.5	<0.02	106	104	35-140	1
Ethylbenzene	µg/g (ppm)	0.5	<0.02	103	102	37-150	1
Xylenes	µg/g (ppm)	1.5	<0.02	111	110	36-143	1

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/g (ppm)	0.5	102	100	60-122	2
Toluene	µg/g (ppm)	0.5	98	96	60-126	2
Ethylbenzene	µg/g (ppm)	0.5	96	95	56-130	1
Xylenes	µg/g (ppm)	1.5	103	104	58-128	1
Gasoline	µg/g (ppm)	20	107	116	43-143	8

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

208060

LTVE 8/12/02 CI-2

SAMPLE CHAIN OF CUSTODY

Send Report To WT Services Co
 Company Dan Wright
 Address PO Box 239
 City, State, ZIP Seahurst WA 98062
 Phone # 206 255-6921 Fax # 206 242-9477

SAMPLERS (signature) [Signature]
 PROJECT NAME/NO. Minglia-Duval
 TO #
 REMARKS

Page # 1 of 1
 TURNAROUND TIME
 Standard (2 Weeks)
 RUSH
 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	ANALYSES REQUESTED						Notes
						TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS	
0808-01	01	8/8/02		Soil	1	X	X	X				STD
0808-02	02	"		"	1	X	X	X				STD
0808-03	03	"		"	1	X	X	X				STD
0812-01	04	08/12/02		"	1	X	X	X				STD
0812-02	05	"		"	1	X	X	X				RUSH (24hr)

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
<u>[Signature]</u>	<u>Dan Wright</u>	<u>WT Services</u>	<u>8/12/02</u>	<u>3:30</u>
<u>[Signature]</u>	<u>Eric Young</u>	<u>FBI</u>	<u>8/12/02</u>	<u>3:50</u>
Relinquished by:				
Received by:				
Relinquished by:				
Received by:				

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



Release of Liability/Certificate of Disposal

Kryger Construction is released from liability for all petroleum contaminated soil originating from:

**N.E. Corner of Stewart & Main
Duvall, Wa**

and transported to:

Rinker Materials, Northwest Division.
6300 Glenwood Ave.
Everett WA 98203

From 08/08/2002 through 08/09/2002

A total of 235.65 tons of petroleum contaminated soil were transported to the above facility. The material was treated and disposed of in the following manner:

Thermal Desorption/Landfill for Reclamation

Treatment/Disposal of the contaminated soil was performed in accordance with all applicable federal, state, and local laws and regulations.

Signed:

Date: September 13, 2002

A handwritten signature in cursive script that reads "Diana M. Hutchings".

Diana M. Hutchings

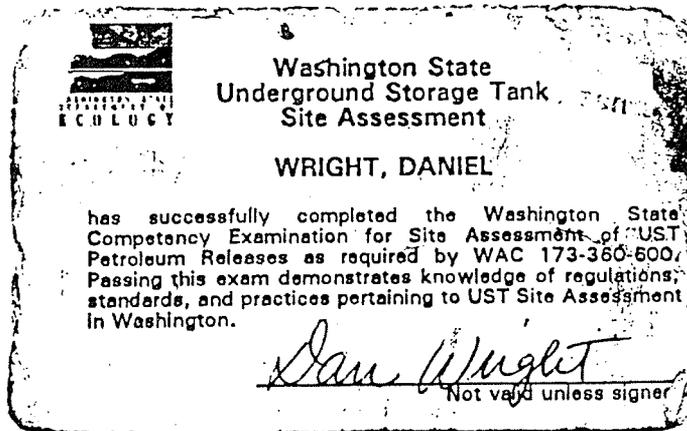
Inside Sales Representative
Soil Remediation Division

JOB 15802 MAIN ST, DUVALL WA

FILE NO. 479-01

BY Dan Wright DATE 9/24/02

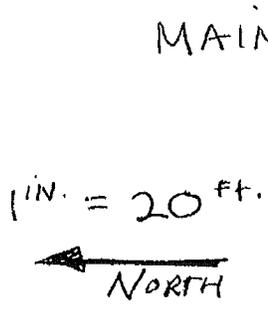
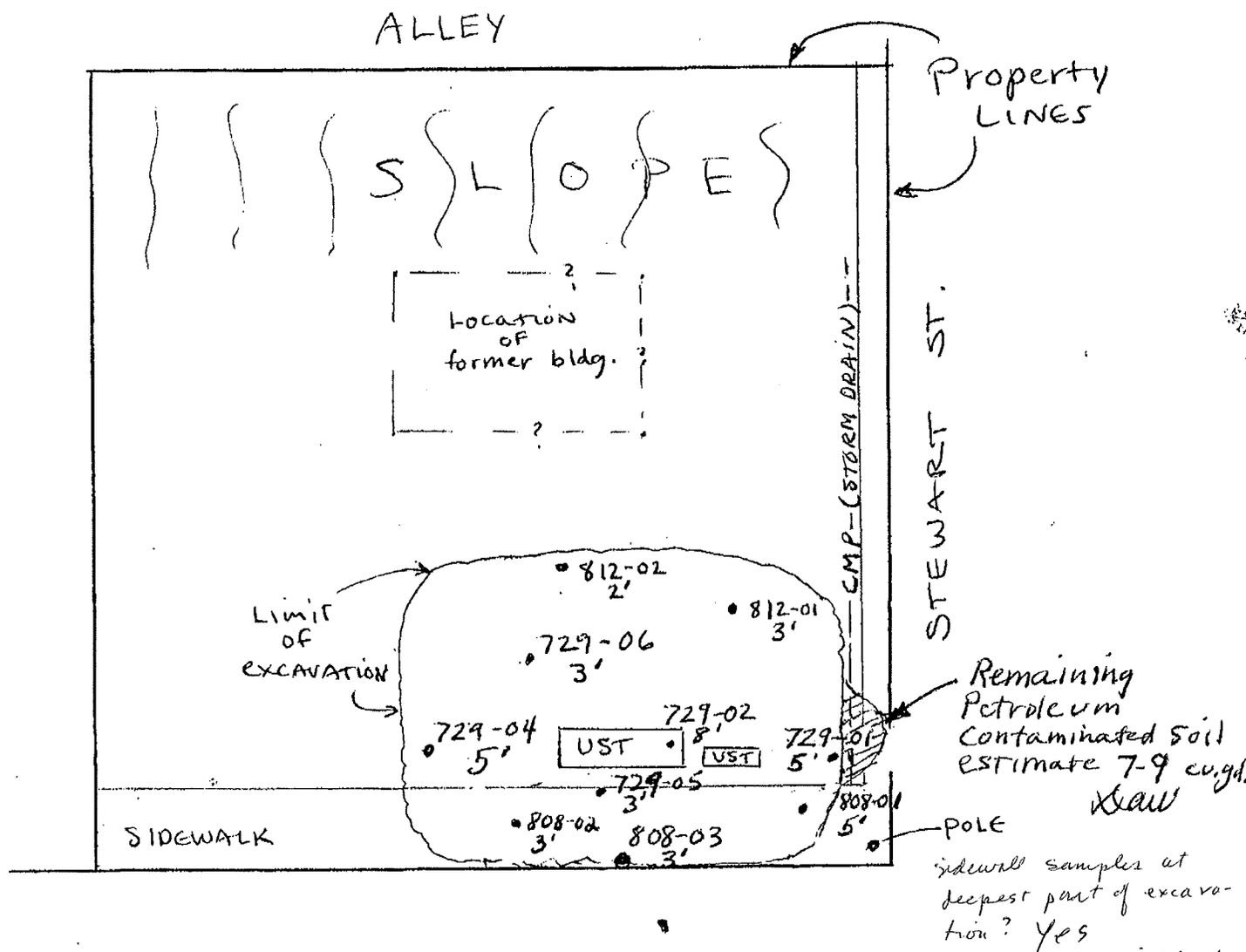
SHEET 20 OF 20



SOURCE - WT Services,
2002, Independent
Cleanup Action Report

15802 MAIN ST, DUVALL
JOB DUVALL MARKET SQUARE
BY D.A.W. DATE 8-18-02 REVISI

Site PLAN



Legend
 • 812-02 = Soil sample No. 2' depth

ATTACHMENT C
2008 HWA – MAIN STREET RECONSTRUCTION REPORT



HWA GEOSCIENCES INC.

Geotechnical & Pavement Engineering • Hydrogeology • Geoenvironmental • Inspection & Testing

October 27, 2008
HWA Project No. 2008-089

WH Pacific
3350 Monte Villa Parkway
Bothell, Washington 98011

Attention: Allen Prouty

Re: **SUPPLEMENTAL ENVIRONMENTAL SAMPLING FOR
CONTAMINATED SOILS
MAIN STREET RECONSTRUCTION
DUVALL, WASHINGTON**

Dear Mr. Prouty:

At the request of WH Pacific and the City of Duvall, HWA GeoSciences, Inc. (HWA) collected additional soil samples along the Main Street Reconstruction project alignment to assist with characterizing, profiling, and disposing of suspected contaminated soils that were encountered during the utility installation project in Duvall, Washington.

SCOPE OF SERVICES

Based on the information provided and our current understanding of your requirements, HWA performed the following tasks:

1. Collected soil samples in general accordance with the Washington Department of Ecology (Ecology) *Guidance for Remediation of Petroleum Contaminated Soils* (Ecology, 1995). Areas sampled included an existing soil stockpile and test pit along future utility excavations.
2. Submitted soil samples to an Ecology-accredited analytical laboratory for analyses in accordance with requirements of disposal facility, including (as needed):
 - Diesel and heavy oil range petroleum hydrocarbons by Ecology Method NWTPH-Dx
 - Gasoline range petroleum and aromatic hydrocarbons (benzene, ethylbenzene, toluene, xylenes) by Ecology Method NWTPH-Gx/BETX
3. HWA submitted the samples to the laboratory on the day of collection for analysis on a rush (1-2 day) turnaround basis.

SOIL SAMPLING AND ANALYSIS

HWA collected ten soil samples from five test pits excavated along the utility alignment at locations ahead of the current utility excavation. The test pits were excavated north of previously-sampled locations. The test pit locations are

19730 - 64th Avenue W.
Suite 200
Lynnwood, WA 98036.5957

Tel: 425.774.0106

Fax: 425.774.2714

www.hwageo.com

included on Figures 1A and 1B, and are numbered based on adjacent survey stationing (TP-21+40, TP-22+00, TP-23+25), or proposed utility alignments in the case of two test pits completed west and east of Main Street ('Cable' and 'Joint Trench'). The 'Cable' test pit was completed approximately 50 feet west of the Main Street west fog line at approximate station 21+40. The 'Joint Trench' test pit was completed approximately 20 feet east of the Main Street east fog line at approximate station 21+50. The test pits were excavated to depths of four feet in the utility alignment and soil samples were collected at depths of two and four feet in each of the test pits. Shallow soils (less than three feet) typically consisted of mottled brown to gray silty sand fill soils, and deeper soils typically consisted of red-brown to gray silty sand. Root material and organic deposits were observed in some deeper soils.

The soil samples were submitted to CCI Analytical, an Ecology-accredited analytical laboratory in Everett, Washington.

Lube oil range petroleum was detected in one test pit sample, TP-23+25-2, at two feet below ground surface (110 mg/kg). Gasoline range petroleum was detected in one test pit sample, Joint Trench-4 at four feet below ground surface (5 mg/kg). These concentrations are below the respective MTCA Method A cleanup levels for oil and gasoline range petroleum (2,000 and 100 mg/kg, respectively). Ecology recommends that these soils ('Class 2') can be disposed of via backfill at the original site, fill in commercial or industrial areas, cover soils or fill at an offsite existing permitted municipal landfill, or road or parking lot construction material.

The analytical report is included as an attachment to this memorandum.

Based on these findings, and our understanding that these soils can not be used on site, HWA recommends off-site disposal of the stockpiled soils in accordance with the above end uses. Supplemental sampling should be conducted if field evidence of staining or odors is noted.

Thank you again for the opportunity to provide environmental consulting services to the City. Should you have any questions regarding this memorandum, or require additional services, please contact us at your convenience.

Sincerely,
HWA GEOSCIENCES, INC.

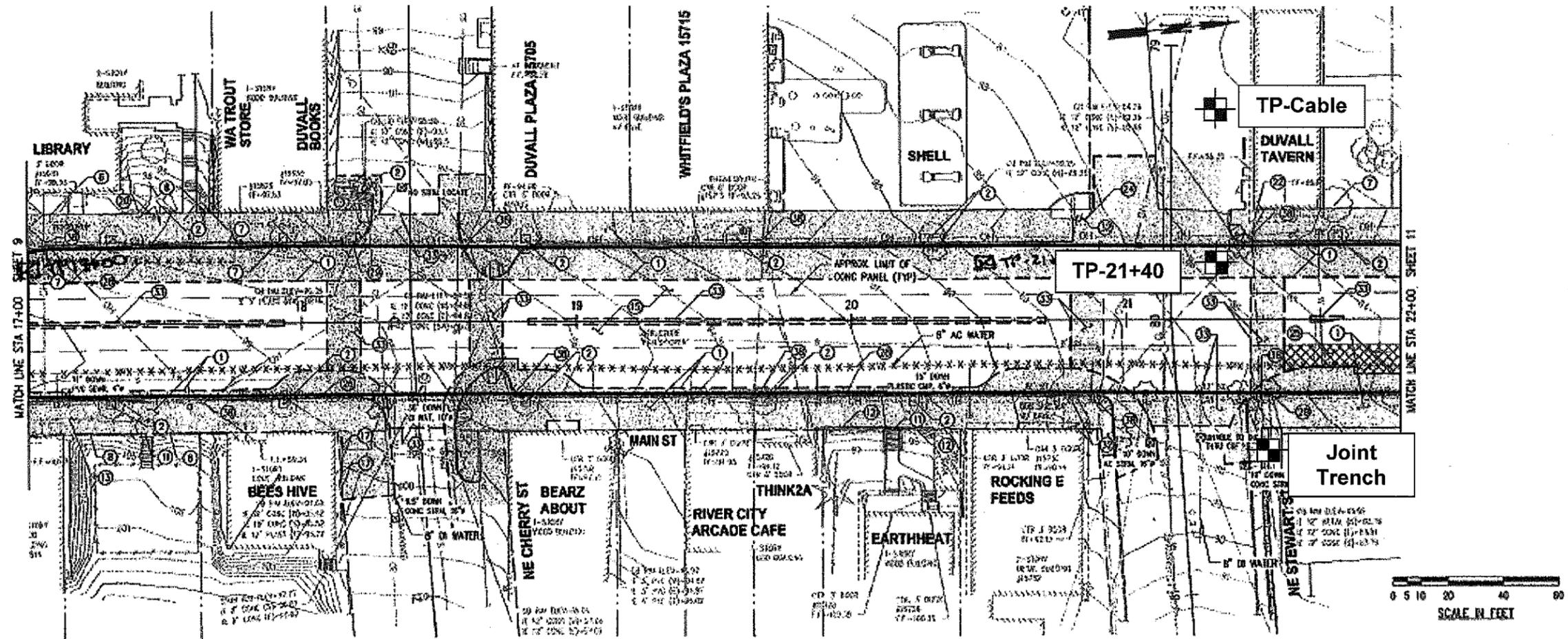


Arnie Sugar, LG, LHG
Vice President



Vance Atkins LG, LHG
Senior Hydrogeologist

Attachments: Figures 1A and 1B – Test Pit Locations
Laboratory Analytical Results



GENERAL SITE PREPARATION NOTES

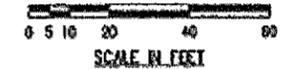
1. WHEN SAWCUTTING TO FACE OF BUILDING, IF RESULTING EDGE IS JAGGED, PREPARE NEAT LINE BY GRADING OR OTHER METHODS. SEE TYPICAL SIDEWALK REMOVAL DETAIL, SHEET 4.
2. PUBLIC ACCESS: THE CONTRACTOR SHALL MAINTAIN A MINIMUM 4 FEET WIDE PEDESTRIAN PATHWAY AT ALL TIMES PER THE PEDESTRIAN SAFETY PLAN (SEE SPECIAL PROVISIONS).
3. FOR TREATMENT OF EXISTING SIGNAL POLE, CONTROLLER, ANCHOR BOWS AND OTHER EQUIPMENT AT THE INTERSECTIONS OF NE WOODSMALL-DUWALL RD/NE WINDHAM ST, SEE SIGNAL PLANS, SHEETS 68-70.
4. SAWCUT LINES ARE TYPICALLY NOT SHOWN FOR THE CONSTRUCTION OF UNDERGROUND UTILITIES.
5. SEE APPENDIX E OF THE SPECIAL PROVISIONS FOR PROPERTY OWNER COMMITMENTS.
6. PROTECT ALL EXISTING BUILDING DOWNSPUTS AND MAINTAIN CONNECTION TO STORM DRAIN SYSTEM.

SITE PREPARATION NOTES

- 1 SAWCUT AND REMOVE ASPHALT, CURB, CUTTER & SIDEWALK.
- 2 REMOVE TREE.
- 6 REMOVE AND REINSTALL BOOK DROP AT EXISTING LOCATION.
- 7 PRESERVE AND PROTECT TREE.
- 8 PRESERVE AND PROTECT WALL.
- 11 PRESERVE AND PROTECT CONCRETE STEPS.
- 12 REMOVE AND REPLACE WALL. SEE WALL D & C ELEVATIONS, SHEET 28.
- 13 REMOVE EXISTING EATING AREA FENCING AND REINSTALL EXISTING FENCING AFTER SIDEWALK PLACEMENT. INSTALL TEMPORARY FENCING FOR THE DURATION OF CONSTRUCTION. SEE APPENDIX E OF THE SPECIAL PROVISIONS FOR PROPERTY OWNER COMMITMENTS.
- 15 FILL WITH PLANNED BITUMINOUS TO A DEPTH OF 2". CONTINUE GRIND THROUGH INTERSECTING ROADS AND DRIVEWAYS PARALLEL TO MAIN STREET IN LINE WITH THE CURB AND CUTTER.
- 17 REMOVE BUMPER CURB.
- 23 REMOVE AND REINSTALL MAIL BOX AT EXISTING LOCATION.
- 24 REMOVE POST. SEE CHANNELIZATION & SIGNING PLAN, SHEET 70.
- 25 REMOVE CEMENT CONCRETE EXPOSED CURB.
- 26 PAVEMENT REPAIR LIMITS ARE APPROXIMATE. VERIFY LIMITS BY THE FIELD AS MARKED BY THE ENGINEER.
- 27 REMOVE EXISTING STORM DRAIN PIPE: - STA 17+83.00, RT TO STA 18+28.40, RT, 10" CONC
- 28 ABANDON OR REMOVE EXISTING WATER PIPE: - STA 17+00.00, LT TO STA 17+75.67, LT - STA 17+00.00, RT TO STA 22+00.00, RT
- 29 REMOVE CATCH BASIN.
- 30 REMOVE AND REINSTALL BUS SHELTER AND BUS STOP SIGN TO NEW LOCATION BY OTHERS. CONTACT METRO REPRESENTATIVE LG HAIN AT (206) 606-1723.
- 33 SAWCUT, REMOVE ASPHALT CONCRETE PAVEMENT & CEMENT CONCRETE PAVEMENT.
- 34 UTILITY POLES TO REMAIN UNTIL THE COMPLETION OF THE ALTRAL UTILITY CONVERSION, INCLUDING SECONDARY CONNECTIONS. PROTECT AND PRESERVE EXISTING UTILITY POLES AND ELECTRICAL SERVICES UNTIL UNDERGROUND SYSTEM IS COMPLETE, INCLUDING SECONDARY CONNECTIONS.

SITE PREPARATION LEGEND

- SAWCUT
- [Pattern] REMOVAL LIMITS
- [Pattern] PLANNED BITUMINOUS PAVEMENT
- XXXXXX ABANDON WATER OR STORM PIPE
- [Pattern] PAVEMENT REPAIR LIMITS
- [Symbol] HOLE PROTECTION PER DETAIL, SHEET 89
- [Symbol] POT HOLE DATA BY APS, INC., MARCH 2008



NO.	DATE	BY	APPROVED	REVISIONS

Approved By

BID DOCUMENT



KPG

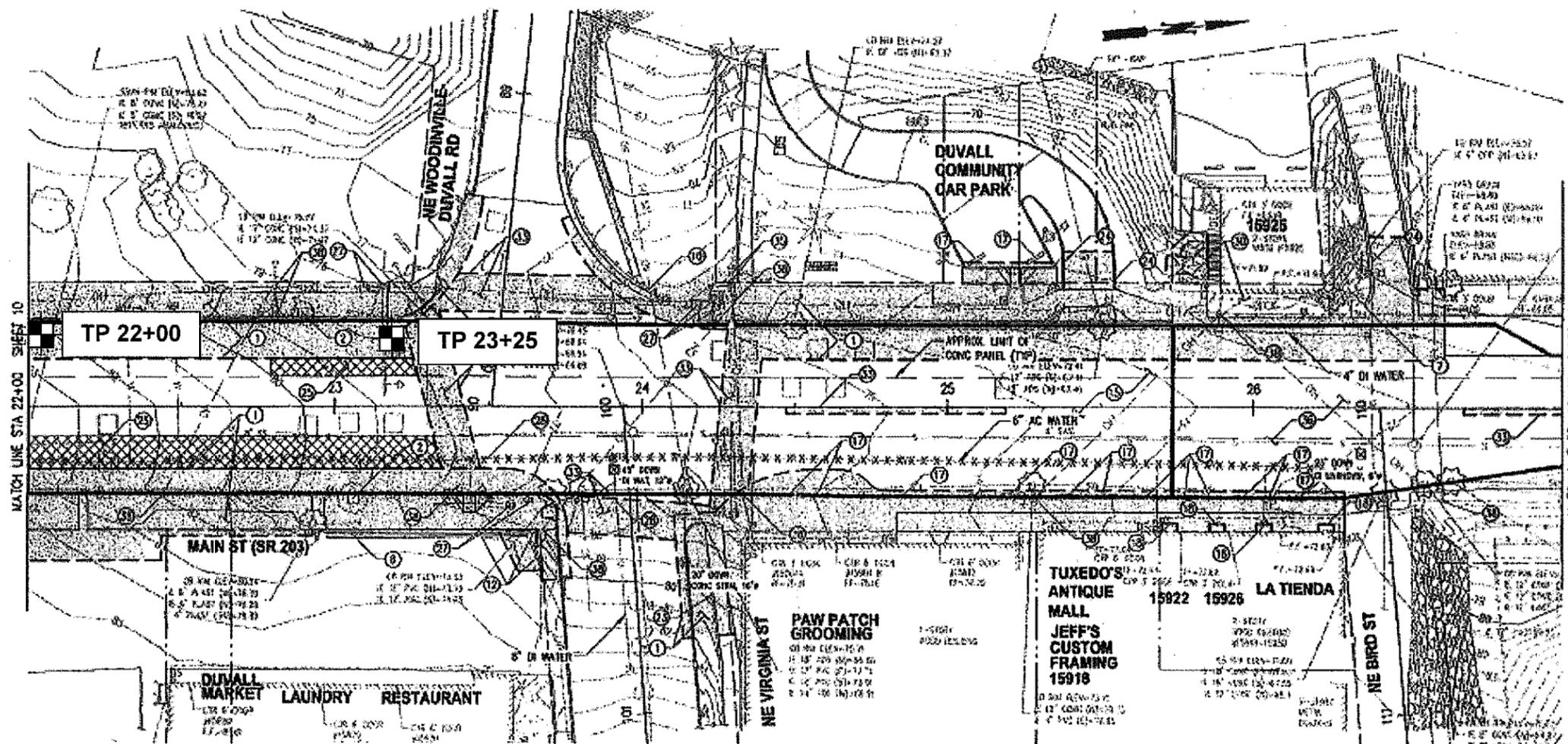
MAIN STREET RECONSTRUCTION

SITE PREPARATION PLAN
 STA 17+00 TO STA 22+00
 SCALE: H: N/A, V: N/A
 SHEET 10 OF 92



TEST PIT LOCATIONS
 MAIN STREET RECONSTRUCTION
 DUWALL, WASHINGTON

FIGURE NO.
1A
 PROJECT NO.
 2008-089



GENERAL SITE PREPARATION NOTES

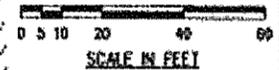
1. WHEN SAWCUTTING TO FACE OF BUILDING, IF RESULTING EDGE IS JAGGED, PREPARE NEAT LINE BY GRINDING OR OTHER METHODS. SEE TYPICAL SIDEWALK REMOVAL DETAIL, SHEET 4.
2. PUBLIC ACCESS: THE CONTRACTOR SHALL MAINTAIN A MINIMUM 4 FEET WIDE PEDESTRIAN PATHWAY AT ALL TIMES PER THE PEDESTRIAN SAFETY PLAN (SEE SPECIAL PROVISIONS).
3. FOR TREATMENT OF EXISTING SIGNAL POLE, CONTROLLER, JUNCTION BOXES AND OTHER EQUIPMENT AT NE SILPHENS ST & NE WOODVILLE-DUVAL RD/NE VIRGINIA ST, SEE SIGNAL PLANS, SHEETS 68-70.
4. SAWCUT LINES ARE TYPICALLY NOT SHOWN FOR THE CONSTRUCTION OF UNDERGROUND UTILITIES.
5. SEE APPENDIX E OF THE SPECIAL PROVISIONS FOR PROPERTY OWNER COMMITMENTS.
6. PROTECT ALL EXISTING BUILDING COMPOUNDS AND MAINTAIN CONNECTION TO STORM DRAIN SYSTEM.

SITE PREPARATION NOTES

- 1 SAWCUT AND REMOVE ASPHALT, CURB, GUTTER & SIDEWALK.
- 2 REMOVE TREE.
- 3 PRESERVE AND PROTECT TREE.
- 4 PRESERVE AND PROTECT WALL.
- 10 REMOVE BEAM CHAIRMAN TERMINAL. SEE INTERSECTION PLAN, SHEET 22.
- 12 REMOVE AND REPLACE WALL. SEE WELL D ELEVATION SHEET 28.
- 15 FULL WIDTH PLANING BITUMINOUS TO A DEPTH OF 2". CONTINUE GRIND THROUGH INTERSECTING RIGGS AND DRIVEWAYS PARALLEL TO MAIN STREET IN LINE WITH THE CURB AND GUTTER.
- 17 REMOVE BUMPER CURB.
- 18 PRESERVE AND PROTECT BRICK PLANTERS.
- 23 REMOVE HAND RAILING.
- 24 REMOVE CEMENT CONCRETE EXTRUDED CURB.
- 25 PAVEMENT REPAIR LIMITS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY LIMITS IN THE FIELD.
- 27 PRESERVE AND PROTECT SIGNAL POLE, JUNCTION BOXES, AND CONTROLLER CABINET DURING PAVEMENT REMOVAL. SEE SIGNAL PLANS, SHEETS 68-69.
- 28 ABANDON OR REMOVE EXISTING WATER PIPE:
 - STA 22+00.00, RT TO STA 23+36.63, RT
 - STA 23+00.34, RT TO STA 23+09.88, RT
- 30 PRESERVE AND PROTECT WOODEN DECK AND FOUNDATION.
- 31 SAWCUT, REMOVE ASPHALT/CONCRETE PAVEMENT & CEMENT CONCRETE PAVEMENT.
- 32 PRESERVE AND PROTECT EXISTING IRRIGATION SYSTEM.
- 36 FULL WIDTH PLANING BITUMINOUS PAVEMENT TO A DEPTH OF 2" FROM CENTERLINE TO 1' BEYOND FOG LINE.
- 38 UTILITY POLES TO REMAIN UNTIL THE COMPLETION OF THE AERIAL UTILITY CONVERSION, INCLUDING SECONDARY CONNECTIONS. PROTECT AND PRESERVE EXISTING UTILITY POLES AND ELECTRICAL SERVICES UNTIL UNDERGROUND SYSTEM IS COMPLETE, INCLUDING SECONDARY CONNECTIONS.

SITE PREPARATION LEGEND

- SAWCUT
- ROADWAY LIMITS
- PLANNING BITUMINOUS PAVEMENT
- XXXXX ABANDON WATER OR STORM PIPE
- XXXXX PAVEMENT REPAIR LIMITS
- INLET PROTECTION PER DETAIL, SHEET 80
- POT HOLE DATA BY AFS, INC., MARCH 2006



NO.	DATE	BY	APPROV.	REVISIONS

Approved By		DATE
PROJECT MANAGER	DATE	

BID DOCUMENT



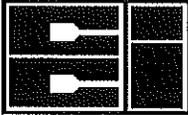
MAIN STREET RECONSTRUCTION

SITE PREPARATION PLAN
STA 22+00 TO STA 27+00



TEST PIT LOCATIONS
MAIN STREET RECONSTRUCTION
DUVAL, WASHINGTON

FIGURE NO.
1B
PROJECT NO.
2008-089



CCI
ANALYTICAL
LABORATORIES
A Division of DataChem Laboratories, Inc.

CERTIFICATE OF ANALYSIS

CLIENT: HWA GEOSCIENCES
19730 64TH AVE. W. SUITE 200
LYNNWOOD, WA 98036

DATE: 10/27/2008
CCIL JOB #: 0810149
DATE RECEIVED: 10/24/2008
WDOE ACCREDITATION #: C1336

CLIENT CONTACT: VANCE ATKINS
CLIENT PROJECT ID: DUVALL MAIN ST #2008-089
CLIENT SAMPLE ID: 10/24/2008 9:45 TP-21+40-2
CCIL SAMPLE #: -01

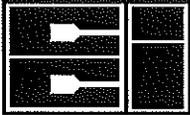
DATA RESULTS

ANALYTE	METHOD	RESULTS*	UNITS**	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range	NWTPH-GX	ND(<3)	MG/KG	10/25/2008	DLC
Benzene	EPA-8021	ND(<0.03)	MG/KG	10/25/2008	DLC
Toluene	EPA-8021	ND(<0.05)	MG/KG	10/25/2008	DLC
Ethylbenzene	EPA-8021	ND(<0.05)	MG/KG	10/25/2008	DLC
Xylenes	EPA-8021	ND(<0.2)	MG/KG	10/25/2008	DLC
TPH-Diesel Range	NWTPH-DX	ND(<25)	MG/KG	10/24/2008	EBS
TPH-Oil Range	NWTPH-DX	ND(<50)	MG/KG	10/24/2008	EBS

ND INDICATES ANALYTE ANALYZED FOR BUT NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES.

** UNITS FOR ALL NON LIQUID SAMPLES ARE REPORTED ON A DRY WEIGHT BASIS

APPROVED BY:



CCI
ANALYTICAL
LABORATORIES
A Division of DataChem Laboratories, Inc.

CERTIFICATE OF ANALYSIS

CLIENT: HWA GEOSCIENCES
19730 64TH AVE. W. SUITE 200
LYNNWOOD, WA 98036

DATE: 10/27/2008
CCIL JOB #: 0810149
DATE RECEIVED: 10/24/2008
WDOE ACCREDITATION #: C1336

CLIENT CONTACT: VANCE ATKINS
CLIENT PROJECT ID: DUVALL MAIN ST #2008-089
CLIENT SAMPLE ID: 10/24/2008 9:50 TP-21+40-4
CCIL SAMPLE #: -02

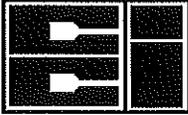
DATA RESULTS

ANALYTE	METHOD	RESULTS*	UNITS**	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range	NWTPH-GX	ND(<3)	MG/KG	10/25/2008	DLC
Benzene	EPA-8021	ND(<0.03)	MG/KG	10/25/2008	DLC
Toluene	EPA-8021	ND(<0.05)	MG/KG	10/25/2008	DLC
Ethylbenzene	EPA-8021	ND(<0.05)	MG/KG	10/25/2008	DLC
Xylenes	EPA-8021	ND(<0.2)	MG/KG	10/25/2008	DLC
TPH-Diesel Range	NWTPH-DX	ND(<25)	MG/KG	10/24/2008	EBS
TPH-Oil Range	NWTPH-DX	ND(<50)	MG/KG	10/24/2008	EBS

*"ND" INDICATES ANALYTE ANALYZED FOR BUT NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES.

** UNITS FOR ALL NON LIQUID SAMPLES ARE REPORTED ON A DRY WEIGHT BASIS

APPROVED BY:



CCI
ANALYTICAL
LABORATORIES
A Division of DataChem Laboratories, Inc.

CERTIFICATE OF ANALYSIS

CLIENT: HWA GEOSCIENCES
19730 64TH AVE. W. SUITE 200
LYNNWOOD, WA 98036

DATE: 10/27/2008
CCIL JOB #: 0810149
DATE RECEIVED: 10/24/2008
WDOE ACCREDITATION #: C1336

CLIENT CONTACT: VANCE ATKINS
CLIENT PROJECT ID: DUVALL MAIN ST #2008-089
CLIENT SAMPLE ID: 10/24/2008 10:05 TP-22+00-2
CCIL SAMPLE #: -03

DATA RESULTS

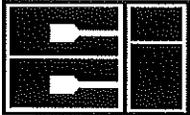
ANALYTE	METHOD	RESULTS*	UNITS**	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range	NWTPH-GX	ND(<3)	MG/KG	10/25/2008	DLC
Benzene	EPA-8021	ND(<0.03)	MG/KG	10/25/2008	DLC
Toluene	EPA-8021	ND(<0.05)*	MG/KG	10/25/2008	DLC
Ethylbenzene	EPA-8021	ND(<0.05)*	MG/KG	10/25/2008	DLC
Xylenes	EPA-8021	ND(<0.2)	MG/KG	10/25/2008	DLC
TPH-Diesel Range	NWTPH-DX	ND(<25)	MG/KG	10/24/2008	EBS
TPH-Oil Range	NWTPH-DX	ND(<50)	MG/KG	10/24/2008	EBS

* REPORTING LIMIT RAISED DUE TO LOW % SOLIDS.

**ND* INDICATES ANALYTE ANALYZED FOR BUT NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES.

** UNITS FOR ALL NON LIQUID SAMPLES ARE REPORTED ON A DRY WEIGHT BASIS

APPROVED BY:



CCI
ANALYTICAL
LABORATORIES
A Division of DataChem Laboratories, Inc.

CERTIFICATE OF ANALYSIS

CLIENT: HWA GEOSCIENCES
19730 64TH AVE. W. SUITE 200
LYNNWOOD, WA 98036

DATE: 10/27/2008
CCIL JOB #: 0810149
DATE RECEIVED: 10/24/2008
WDOE ACCREDITATION #: C1336

CLIENT CONTACT: VANCE ATKINS
CLIENT PROJECT ID: DUVALL MAIN ST #2008-089
CLIENT SAMPLE ID: 10/24/2008 10:10 TP-22+00-4
CCIL SAMPLE #: -04

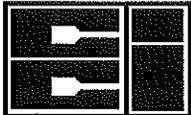
DATA RESULTS

ANALYTE	METHOD	RESULTS*	UNITS**	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range	NWTPH-GX	ND(<3)	MG/KG	10/27/2008	DLC
Benzene	EPA-8021	ND(<0.03)	MG/KG	10/27/2008	DLC
Toluene	EPA-8021	ND(<0.05)	MG/KG	10/27/2008	DLC
Ethylbenzene	EPA-8021	ND(<0.05)	MG/KG	10/27/2008	DLC
Xylenes	EPA-8021	ND(<0.2)	MG/KG	10/27/2008	DLC
TPH-Diesel Range	NWTPH-DX	ND(<25)	MG/KG	10/24/2008	EBS
TPH-Oil Range	NWTPH-DX	ND(<50)	MG/KG	10/24/2008	EBS

ND INDICATES ANALYTE ANALYZED FOR BUT NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES.

** UNITS FOR ALL NON LIQUID SAMPLES ARE REPORTED ON A DRY WEIGHT BASIS

APPROVED BY:



CCI
ANALYTICAL
LABORATORIES
A Division of DataChem Laboratories, Inc.

CERTIFICATE OF ANALYSIS

CLIENT: HWA GEOSCIENCES
19730 64TH AVE. W. SUITE 200
LYNNWOOD, WA 98036

DATE: 10/27/2008
CCIL JOB #: 0810149
DATE RECEIVED: 10/24/2008
WDOE ACCREDITATION #: C1336

CLIENT CONTACT: VANCE ATKINS
CLIENT PROJECT ID: DUVALL MAIN ST #2008-089
CLIENT SAMPLE ID: 10/24/2008 10:20 TP-23+25-2
CCIL SAMPLE #: -05

DATA RESULTS

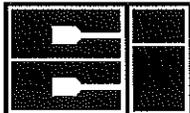
ANALYTE	METHOD	RESULTS*	UNITS**	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range	NWTPH-GX	ND(<3)	MG/KG	10/25/2008	DLC
Benzene	EPA-8021	ND(<0.03)	MG/KG	10/25/2008	DLC
Toluene	EPA-8021	ND(<0.05)	MG/KG	10/25/2008	DLC
Ethylbenzene	EPA-8021	ND(<0.05)	MG/KG	10/25/2008	DLC
Xylenes	EPA-8021	ND(<0.2)	MG/KG	10/25/2008	DLC
TPH-Diesel Range	NWTPH-DX	ND(<25)	MG/KG	10/24/2008	EBS
TPH-Oil Range	NWTPH-DX	110	MG/KG	10/24/2008	EBS

NOTE: CHROMATOGRAM INDICATES SAMPLE CONTAINS PRODUCT WHICH IS LIKELY LUBE OIL.

* "ND" INDICATES ANALYTE ANALYZED FOR BUT NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES.

** UNITS FOR ALL NON LIQUID SAMPLES ARE REPORTED ON A DRY WEIGHT BASIS

APPROVED BY:



CCI
ANALYTICAL
LABORATORIES
A Division of DataChem Laboratories, Inc.

CERTIFICATE OF ANALYSIS

CLIENT: HWA GEOSCIENCES
19730 64TH AVE. W. SUITE 200
LYNNWOOD, WA 98036

DATE: 10/27/2008
CCIL JOB #: 0810149
DATE RECEIVED: 10/24/2008
WDOE ACCREDITATION #: C1336

CLIENT CONTACT: VANCE ATKINS
CLIENT PROJECT ID: DUVALL MAIN ST #2008-089
CLIENT SAMPLE ID: 10/24/2008 10:30 TP-23+25-4
CCIL SAMPLE #: -06

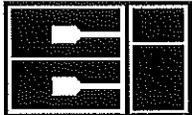
DATA RESULTS

ANALYTE	METHOD	RESULTS*	UNITS**	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range	NWTPH-GX	ND(<3)	MG/KG	10/27/2008	DLC
Benzene	EPA-8021	ND(<0.03)	MG/KG	10/27/2008	DLC
Toluene	EPA-8021	ND(<0.05)	MG/KG	10/27/2008	DLC
Ethylbenzene	EPA-8021	ND(<0.05)	MG/KG	10/27/2008	DLC
Xylenes	EPA-8021	ND(<0.2)	MG/KG	10/27/2008	DLC
TPH-Diesel Range	NWTPH-DX	ND(<25)	MG/KG	10/24/2008	EBS
TPH-Oil Range	NWTPH-DX	ND(<50)	MG/KG	10/24/2008	EBS

* "ND" INDICATES ANALYTE ANALYZED FOR BUT NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES.

** UNITS FOR ALL NON LIQUID SAMPLES ARE REPORTED ON A DRY WEIGHT BASIS

APPROVED BY:



CCI
ANALYTICAL
LABORATORIES
A Division of DataChem Laboratories, Inc.

CERTIFICATE OF ANALYSIS

CLIENT: HWA GEOSCIENCES
19730 64TH AVE. W. SUITE 200
LYNNWOOD, WA 98036

DATE: 10/27/2008
CCIL JOB #: 0810149
DATE RECEIVED: 10/24/2008
WDOE ACCREDITATION #: C1336

CLIENT CONTACT: VANCE ATKINS
CLIENT PROJECT ID: DUVALL MAIN ST #2008-089
CLIENT SAMPLE ID: 10/24/2008 10:35 TP-CABLE-2
CCIL SAMPLE #: -07

DATA RESULTS

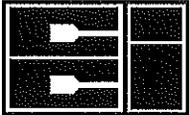
ANALYTE	METHOD	RESULTS*	UNITS**	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range	NWTPH-GX	ND(<3)	MG/KG	10/25/2008	DLC
Benzene	EPA-8021	ND(<0.03)	MG/KG	10/25/2008	DLC
Toluene	EPA-8021	ND(<0.05)*	MG/KG	10/25/2008	DLC
Ethylbenzene	EPA-8021	ND(<0.05)*	MG/KG	10/25/2008	DLC
Xylenes	EPA-8021	ND(<0.2)	MG/KG	10/25/2008	DLC
TPH-Diesel Range	NWTPH-DX W/CLEANUP	ND(<25)	MG/KG	10/24/2008	EBS
TPH-Oil Range	NWTPH-DX W/CLEANUP	ND(<50)	MG/KG	10/24/2008	EBS

* REPORTING LIMIT RAISED DUE TO LOW % SOLIDS.

**ND* INDICATES ANALYTE ANALYZED FOR BUT NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES.

** UNITS FOR ALL NON LIQUID SAMPLES ARE REPORTED ON A DRY WEIGHT BASIS

APPROVED BY:



CCI
ANALYTICAL
LABORATORIES
A Division of DataChem Laboratories, Inc.

CERTIFICATE OF ANALYSIS

CLIENT: HWA GEOSCIENCES
19730 64TH AVE. W. SUITE 200
LYNNWOOD, WA 98036

DATE: 10/27/2008
CCIL JOB #: 0810149
DATE RECEIVED: 10/24/2008
WDOE ACCREDITATION #: C1336

CLIENT CONTACT: VANCE ATKINS
CLIENT PROJECT ID: DUVALL MAIN ST #2008-089
CLIENT SAMPLE ID: 10/24/2008 10:40 TP-CABLE-4
CCIL SAMPLE #: -08

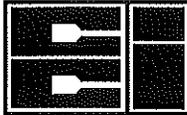
DATA RESULTS

ANALYTE	METHOD	RESULTS*	UNITS**	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range	NWTPH-GX	ND(<3)	MG/KG	10/27/2008	DLC
Benzene	EPA-8021	ND(<0.03)	MG/KG	10/27/2008	DLC
Toluene	EPA-8021	ND(<0.05)	MG/KG	10/27/2008	DLC
Ethylbenzene	EPA-8021	ND(<0.05)	MG/KG	10/27/2008	DLC
Xylenes	EPA-8021	ND(<0.2)	MG/KG	10/27/2008	DLC
TPH-Diesel Range	NWTPH-DX W/CLEANUP	ND(<25)	MG/KG	10/24/2008	EBS
TPH-Oil Range	NWTPH-DX W/CLEANUP	ND(<50)	MG/KG	10/24/2008	EBS

* ND* INDICATES ANALYTE ANALYZED FOR BUT NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES.

** UNITS FOR ALL NON LIQUID SAMPLES ARE REPORTED ON A DRY WEIGHT BASIS

APPROVED BY:



CCI
ANALYTICAL
LABORATORIES
A Division of DataChem Laboratories, Inc.

CERTIFICATE OF ANALYSIS

CLIENT: HWA GEOSCIENCES
19730 64TH AVE. W. SUITE 200
LYNNWOOD, WA 98036

DATE: 10/27/2008
CCIL JOB #: 0810149
DATE RECEIVED: 10/24/2008
WDOE ACCREDITATION #: C1336

CLIENT CONTACT: VANCE ATKINS
CLIENT PROJECT ID: DUVALL MAIN ST #2008-089
CLIENT SAMPLE ID: 10/24/2008 10:50 JOINT TRENCH-2
CCIL SAMPLE #: -09

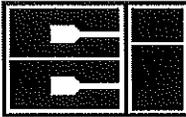
DATA RESULTS

ANALYTE	METHOD	RESULTS*	UNITS**	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range	NWTPH-GX	ND(<3)	MG/KG	10/25/2008	DLC
Benzene	EPA-8021	ND(<0.03)	MG/KG	10/25/2008	DLC
Toluene	EPA-8021	ND(<0.05)	MG/KG	10/25/2008	DLC
Ethylbenzene	EPA-8021	ND(<0.05)	MG/KG	10/25/2008	DLC
Xylenes	EPA-8021	ND(<0.2)	MG/KG	10/25/2008	DLC
TPH-Diesel Range	NWTPH-DX	ND(<25)	MG/KG	10/24/2008	EBS
TPH-Oil Range	NWTPH-DX	ND(<50)	MG/KG	10/24/2008	EBS

**ND* INDICATES ANALYTE ANALYZED FOR BUT NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES.

** UNITS FOR ALL NON LIQUID SAMPLES ARE REPORTED ON A DRY WEIGHT BASIS

APPROVED BY:



CCI
ANALYTICAL
LABORATORIES
A Division of DataChem Laboratories, Inc.

CERTIFICATE OF ANALYSIS

CLIENT: HWA GEOSCIENCES
19730 64TH AVE. W. SUITE 200
LYNNWOOD, WA 98036

DATE: 10/27/2008
CCIL JOB #: 0810149
DATE RECEIVED: 10/24/2008
WDOE ACCREDITATION #: C1336

CLIENT CONTACT: VANCE ATKINS
CLIENT PROJECT ID: DUVALL MAIN ST #2008-089
CLIENT SAMPLE ID: 10/24/2008 10:55 JOINT TRENCH-4
CCIL SAMPLE #: -10

DATA RESULTS

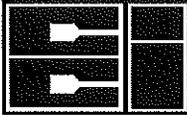
ANALYTE	METHOD	RESULTS*	UNITS**	ANALYSIS DATE	ANALYSIS BY
TPH-Volatile Range	NWTPH-GX	5	MG/KG	10/25/2008	DLC
Benzene	EPA-8021	ND(<0.03)	MG/KG	10/25/2008	DLC
Toluene	EPA-8021	ND(<0.05)	MG/KG	10/25/2008	DLC
Ethylbenzene	EPA-8021	ND(<0.05)	MG/KG	10/25/2008	DLC
Xylenes	EPA-8021	ND(<0.2)	MG/KG	10/25/2008	DLC
TPH-Diesel Range	NWTPH-DX	ND(<25)	MG/KG	10/24/2008	EBS
TPH-Oil Range	NWTPH-DX	ND(<50)	MG/KG	10/24/2008	EBS

NOTE: CHROMATOGRAM INDICATES SAMPLE CONTAINS UNIDENTIFIED GASOLINE RANGE PRODUCT.

ND INDICATES ANALYTE ANALYZED FOR BUT NOT DETECTED AT LEVEL ABOVE REPORTING LIMIT. REPORTING LIMIT IS GIVEN IN PARENTHESES.

** UNITS FOR ALL NON LIQUID SAMPLES ARE REPORTED ON A DRY WEIGHT BASIS

APPROVED BY:



CCI
ANALYTICAL
LABORATORIES
A Division of DataChem Laboratories, Inc.

CERTIFICATE OF ANALYSIS

CLIENT: HWA GEOSCIENCES
19730 64TH AVE. W. SUITE 200
LYNNWOOD, WA 98036

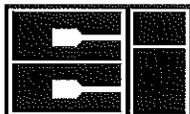
DATE: 10/27/2008
CCIL JOB #: 0810149
DATE RECEIVED: 10/24/2008
WDOE ACCREDITATION #: C1336

CLIENT CONTACT: VANCE ATKINS
CLIENT PROJECT ID: DUVALL MAIN ST #2008-089

QUALITY CONTROL RESULTS

SURROGATE RECOVERY

CCIL SAMPLE ID	METHOD	SUR ID	% RECV
0810149-01	NWTPH-GX	TFT	84
0810149-01	EPA-8021	TFT	71
0810149-01	NWTPH-DX	C25	101
0810149-02	NWTPH-GX	TFT	83
0810149-02	EPA-8021	TFT	68
0810149-02	NWTPH-DX	C25	98
0810149-03	NWTPH-GX	TFT	81
0810149-03	EPA-8021	TFT	66
0810149-03	NWTPH-DX	C25	87
0810149-04	NWTPH-GX	TFT	116
0810149-04	EPA-8021	TFT	100
0810149-04	NWTPH-DX	C25	84
0810149-05	NWTPH-GX	TFT	91
0810149-05	EPA-8021	TFT	76
0810149-05	NWTPH-DX	C25	91
0810149-06	NWTPH-GX	TFT	107
0810149-06	EPA-8021	TFT	89
0810149-06	NWTPH-DX	C25	98
0810149-07	NWTPH-GX	TFT	77
0810149-07	EPA-8021	TFT	60
0810149-07	NWTPH-DX WCLEANUP	C25	83
0810149-08	NWTPH-GX	TFT	88
0810149-08	EPA-8021	TFT	86
0810149-08	NWTPH-DX WCLEANUP	C25	76
0810149-09	NWTPH-GX	TFT	91
0810149-09	EPA-8021	TFT	75
0810149-09	NWTPH-DX	C25	91
0810149-10	NWTPH-GX	TFT	105
0810149-10	EPA-8021	TFT	78
0810149-10	NWTPH-DX	C25	95



CCI
ANALYTICAL
LABORATORIES
A Division of DataChem Laboratories, Inc.

CERTIFICATE OF ANALYSIS

CLIENT: HWA GEOSCIENCES
19730 64TH AVE. W. SUITE 200
LYNNWOOD, WA 98036

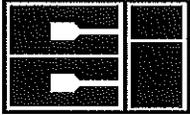
DATE: 10/27/2008
CCIL JOB #: 0810149
DATE RECEIVED: 10/24/2008
WDOE ACCREDITATION #: C1336

CLIENT CONTACT: VANCE ATKINS
CLIENT PROJECT ID: DUVALL MAIN ST #2008-089

QUALITY CONTROL RESULTS

BLANK RESULTS

METHOD	MATRIX	QC BATCH ID	ASSOCIATED SAMPLES	ANALYTE	RESULT	UNITS
NWTPH-GX	Soil	GS102308	0810149-01 to 10	TPH-Volatile Range	ND(<3)	MG/KG
EPA-8021	Soil	GS102308	0810149-01 to 10	Benzene	ND(<0.03)	MG/KG
EPA-8021	Soil	GS102308	0810149-01 to 10	Toluene	ND(<0.05)	MG/KG
EPA-8021	Soil	GS102308	0810149-01 to 10	Ethylbenzene	ND(<0.05)	MG/KG
EPA-8021	Soil	GS102308	0810149-01 to 10	Xylenes	ND(<0.2)	MG/KG
NWTPH-DX	Soil	DS102408	0810149-01 to 10	TPH-Diesel Range	ND(<25)	MG/KG
NWTPH-DX	Soil	DS102408	0810149-01 to 10	TPH-Oil Range	ND(<50)	MG/KG



CCI
ANALYTICAL
LABORATORIES
A Division of DataChem Laboratories, Inc.

CERTIFICATE OF ANALYSIS

CLIENT: HWA GEOSCIENCES
19730 64TH AVE. W. SUITE 200
LYNNWOOD, WA 98036

DATE: 10/27/2008
CCIL JOB #: 0810149
DATE RECEIVED: 10/24/2008
WDOE ACCREDITATION #: C1336

CLIENT CONTACT: VANCE ATKINS
CLIENT PROJECT ID: DUVALL MAIN ST #2008-089

QUALITY CONTROL RESULTS

BLANK SPIKE/BLANK SPIKE DUPLICATE RESULTS

METHOD	MATRIX	QC BATCH ID	ASSOCIATED SAMPLES	ANALYTE	BLANK SPIKE RECOVERY	BLANK SPIKE DUP RECOVERY	RPD
NWTPH-GX	Soil	GS102308	0810149-01 to 10	TPH-Volatile Range	75 %	75 %	0
EPA-8021	Soil	GS102308	0810149-01 to 10	Benzene	107 %	110 %	3
EPA-8021	Soil	GS102308	0810149-01 to 10	Toluene	103 %	106 %	3
EPA-8021	Soil	GS102308	0810149-01 to 10	Ethylbenzene	97 %	100 %	3
EPA-8021	Soil	GS102308	0810149-01 to 10	Xylenes	102 %	105 %	3
NWTPH-DX	Soil	DS102408	0810149-01 to 10	TPH-Diesel Range	81 %	81 %	0

APPROVED BY:

ATTACHMENT D
2013 GLOBAL 2000 – PHASE I ESA



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**Y.C.H. ENTERPRISE CORP.
DUVALL MARKET SQUARE
1580 MAIN STREET NE
DUVALL, WASHINGTON 98019**

**Prepared for:
KENNY XIONG
BBCN BANK
1155 North 130th Street
Suite 100
Seattle, Washington 98133**

Prepared By:

**Global 2000 Environmental Partners, LLC
18555 E. Smoky Hill Rd., Unit 461114
Aurora, Washington 80015
(303) 692-0600**

A handwritten signature in black ink, appearing to read "Ronald L. Battles".

**Ronald L. Battles
Sr. Project Manager**

TABLE OF CONTENTS

	Page
Environmental Consultant Certification	1
1.0 Executive Summary	3
1.1 Subject Property Description	5
1.2 Data Gaps	5
1.3 Environmental Report Summary	5
1.4 Recommendations	6
2.0 Introduction	7
2.1 Purpose	7
2.2 Scope of Work	7
2.3 Significant Assumptions	7
2.4 Limitations and Exceptions	7
2.5 Deviations	7
2.6 Special Terms and Conditions	8
2.7 Reliance	8
3.0 Site Description	8
3.1 Location and Legal Description	8
3.2 Activity/Use Limitations	8
3.3 Site and Vicinity Description	8
3.4 Current Use of Property	9
3.5 Description of Structures and Other Improvements	9
3.6 Adjoining Property Information	10
4.0 User Provided Information	10
4.1 Specialized Knowledge	10
4.2 Valuation Reduction for Environmental Issues	11
4.3 Owner, Property Manager, and Occupant Information	11
4.4 Reason For Performing Phase I	11
5.0 Records Review	11
5.1 Standard Environmental Records Sources	11
5.2 Additional Environmental Record Sources	13
5.3 Physical Setting Sources	14
5.3.1 Topography	14
5.3.2 Surface Water Bodies	15
5.3.3 Geology and Hydrology	15
5.4 Historical Use	15
5.4.1 Historical Summary	15
5.4.2 Title Records	16
5.4.3 City Directories	17
5.4.4 Aerial Photos	17
5.4.5 Sanborn/Historical Maps	18
5.4.6 Other Environmental Reports	18
5.4.7 Building Department Records	19

5.4.8 Other Land Use Records	19
5.5 Environmental Liens and Activity/Use Limitations	19
6.0 Site Reconnaissance	19
6.1 Methodology and Limiting Conditions	19
6.2 General Site Setting	19
6.3 Site Visit Findings	20
6.3.1 Hazardous Substances	20
6.3.2 Petroleum Products	20
6.3.3 USTs	20
6.3.4 ASTs	21
6.3.5 Other Suspect Containers	21
6.3.6 Equipment Likely to Contain PCBs	21
6.3.7 Interior Staining/Corrosion	21
6.3.8 Discharge Features	21
6.3.9 Pits, Ponds, And Lagoons	21
6.3.10 Solid Waste Dumping/Landfills	21
6.3.11 Stained Soil/Stressed Vegetation	21
6.3.12 Wells	22
7.0 Interviews	22
8.0 Other Environmental Considerations	23
8.1 Asbestos-Containing Materials	23
8.2 Lead-Based Paint	23
8.3 Radon	23
8.4 Wetlands	23
8.5 Microbial Contamination (Mold)	23
8.6 Client-Specific Items	24
9.0 Findings and Conclusions	24
10.0 Professional Opinion	24
Definitions and Acronyms	
Appendices	
Appendix A: Figures and Maps	
Appendix B: Site Photographs	
Appendix C: Historical Research and Aerial Photographs	
Appendix D: Regulatory Database Search	
Appendix E: Agency Records	
Appendix F: Environmental Professional Qualifications	
Appendix G: Additional Documentation and Reports	
Appendix H: Global Environmental Partners Standard Terms and Conditions	
Appendix I: Environmental Questionnaires	
Appendix J: SBA Certification	

ENVIRONMENTAL CONSULTANT CERTIFICATION

May 31, 2013

To: Mr. Kenny Xiong
BBCN Bank
1155 N. 130th Street
Suite #100
Seattle, Washington 98133

Mr. Xiong:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 C.F.R. 312.

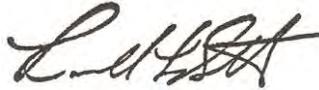
I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312 and ASTM 1527-05.



May 31, 2013, 2013
Date

Ronald L. Battles, Sr. Project Manager

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitation of 40 C.F.R. Part 312 and ASTM E 1527-05 of 15820 Main St. NE, Duvall, WA, the property. Any exceptions to, or deletions from this practice are described in Section 3.4 and 3.5 of this report. We certify that the Phase I was performed by a qualified Environmental Professional meeting the requirements set forth in 40 C.F.R. § 312.10(b).



May 31, 2013
Date

Principal of Consultant

Project Information: 15820 St. NE
Site Information: 0.4973 acres M/L
Latitude, Longitude: N 47.7434000, W 121.9857000
Site Access Contact: Owner Access

General Field Notes: The property tenants provided unlimited access to the property. The business was found to be operating and in good condition on May 29, 2013. The business is a retail strip center (Duvall Market Square) and access was unrestricted. There were de minimis oil stains on the exterior asphalt and concrete pavement. No spills or releases were observed on the property. The interior of the building is in good condition and with minor chemical use or storage. There were no odors or evidence of mishandling of cleaning products. No hazardous waste is generated. The business is located in a mixed use area of Duvall, Washington with retail and commercial businesses located north, south and west. Residential housing is located to the east of the Subject Property. There is one Recognized Environmental Condition discovered by this investigation. An approved Voluntary Cleanup of petroleum hydrocarbon contamination and removal of two UST's was completed as required by regulations but cleanup, closure and final documentation was not filed with the state. The Voluntary Cleanup Approval by the state has expired and no closure letter or No Further Action letter has been issued for the site. Further Investigation and preparation of the documentation is required to close out the project. Additional certifications and verification may be required.

Consultant Information:
Global 2000 Environmental Partners, LLC
18555 E. Smoky Hill Road, Suite 461114
Aurora, Washington 80046

Phone: 303.692.0600 **Fax:** 303.766.2806 **E-mail Address:** ron.battles@g2ep.com
Report Date: 5/31/2013 **Inspection Date:** 5/29/2013

	AAI CRITERIA	SECTION(S)
1	Inquiry by Environmental Professional	1.0, Appendix E:
2	Interviews	8.0
3	Historical Review	6.4.1
4	Environmental Cleanup Liens	6.5
5	Federal, State, Local and Tribal Records Review	6.1
6	Visual Inspection of Property and Adjoining Property	7.0
7	Specialized Knowledge	5.1
8	Purchase Price vs. Property Value	5.2, Appendix F:
9	Commonly Known or Reasonably Ascertainable Information	2.4, 2.3
10	Degree of Obviousness and Ability to Detect Contamination	2.2

Report Section		No Further Action	REC	HREC	CREC	Comments
4.4	Current Use of Property	X				
4.6	Adjoining Property	X				
6.1	Std. Env. Records		X	X	X	Subject is an Open Cleanup Site under the Toxics Program ISIS Listing
6.4.1	Historical Summary		X	X	X	Petroleum Contamination NFA Closure Req'd
6.4.6	Environmental Reports	X	X	X	X	Previous Report Findings Limited Study Area
7.3.1	Hazardous Substances		X	X	X	Residual Petroleum Hydrocarbons Contamination
7.3.3	USTs	X				
7.3.4	ASTs	X				
7.3.5	Other Suspect Containers	X				
7.3.6	Equipment Likely to Contain PCBs	X				
7.3.11	Stained Soil/Stressed Vegetation	X				
9.1	Suspect Asbestos-Materials	X				Duvall Market suspect ceiling texture Out of Scope (BER)
9.2	Lead-Based Paint	X				None observed Out of Scope
9.3	Radon	X				Below Applicable Standard

BER - Business Environmental Risk (Remediation Risk Exposure - (2,230 sq. ft. @ \$3.50/sq.ft. = \$7,805 est.)

**PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
DUVALL MARKET SQUARE
15802 – 15820 MAIN STREET
DUVALL, WASHINGTON 98019**

1.0 Executive Summary

Global Environmental Partners, LLC (GEP) is retained by BBCN Bank (lender) to perform a Phase I Environmental Site Assessment (ESA) Report of the subject property (Property) located at 15802 - 15820 Main Street, Duvall, Washington 98019. This study has been prepared in strict accordance with ASTM Standard Method E-1527-05, Small Business Administration Standard Operating Procedures (SOP 50.10.5) effective June 1, 2012 and EPA's All Appropriate Inquiry as promulgated in 40 CFR Part 312. GEP has not taken any exceptions to the procedures and has fully documented all research in this report.

The Property was developed and platted prior to 1917 and perhaps prior to 1900. The property contains five building structures, three larger buildings and two sheds. One of the buildings indicates an activity related to automobiles. In 1930 there are three buildings and a UST is identified as gas and oil on the southwest corner of the Property. In the 1950's the original buildings have been replaced by one building and a concrete pad in the vicinity of the UST installation. The data from the period of 1970 indicates that the property is vacant and the current Subject Building is constructed in 1974. The original occupants were small businesses and the Market Square grocery store is established before 1993. The Property has been used for grocery sales and restaurants since the 1990's.

The previous owner, Helmuth Schlueter, initiated a Voluntary Cleanup Program effort to remove the two UST's from the Property. Petroleum contaminated soil was found during the excavation of the tanks. There were no investigations to determine the vertical and horizontal extent of the contamination. It was found after removing the tanks that the contaminated soil extended under Main Street and under the adjacent sidewalk. The excavation of the soils would have undermined the structures causing significant damage. The communications with the agency personnel was discontinued after the owner decided to sell the Property. The VCP approval was withdrawn in 2006 and designated as a contaminated site containing toxics due to residual Benzene in the soil. This information was obtained from the Northwest Office of the Department of Ecology in Bellevue, WA.

This ESA is performed on three tracts of land commonly known as 15802 - 15820 Main Street, Duvall, Washington 98019. The Property is identified as Parcel # 213070-0445-07, 213070-0460 and 213070-0470-05 and consists of 0.4975 acres M/L of land with a single story commercial retail building with a total area of 6,669 sq. ft. The only improvements to the land are the single story building, concrete and asphalt paved access/parking and natural vegetation along the east perimeter.

Ronald L. Battles of GEP inspected the Subject Property and nearby properties in accordance with ASTM

Standard E-1527-05 on May 29, 2013, to determine and identify Recognized Environmental Conditions (REC's) in accordance with the Standard. Interviews were conducted with neighboring tenants, adjacent property occupants/owners, property real estate agent(s), the property owner and regulatory agency officials during the period March 27 thru May 4, 2013. All the facts contained in this report have been verified with knowledgeable and reliable sources of information.

Historical aerial photographs, ownership records and directories were used to review the history of the Subject Property. Visual observations were used to confirm the historical conclusions and determine the current condition of the property. Federal, state and local regulatory databases and agency contacts were used to determine the past involvement of the subject property and potential for off-site contamination impacting the subject property. Personal interviews have been used to determine agency concerns about the environmental regulatory compliance status of the Property. A documented interview with the current tenants of the Property has memorialized any potential environmental contamination issues resulting from past and current use of the property.

The historical ownership records were reviewed to 1989 in limited title work prepared by GEP. According to the reverse business directories for the period 1996 to present, it is believed that the subject property was automotive related businesses from 1917 to 1970. The earlier buildings were razed but the UST's were left in place. The new building was constructed in 1974 and the Property has been used as office space, commercial businesses, restaurant facilities and a grocery store. The county and city records were not reviewed prior to 1970 and no public information was readily available prior to 1995. Aerial photographs are poor prior to 1941, however, the Property is identified in the 1941 aerial. There is no history of hazardous waste generation, onsite hazardous or solid waste storage., There is a documented release of hazardous/petroleum hydrocarbons to the soil from the previous subject businesses. The 1917 maps indicate that the property was occupied land prior to 1917. The Washington Department of Labor and Employment was consulted for historical uses and there is no indication of the property being used for gasoline sales, UST's, AST's or any other purpose associated with oil companies. There are no environmental permits registered for the site address. In accordance with the King County Treasurer's records, there is no history of liens for the property. A Hazardous Substances Certificate and Indemnity Agreement has been executed and filed by the lender for the Property.

The Environmental Data Resources, Inc. environmental regulatory database for the subject property indicates that there are no NPL sites, no CORRACTS sites, no TSD/CORRACTS sites and no SPL sites within a one mile radius. There are one CSCSL (CERCLIS) site, no TSD sites, one LUST sites (closed site), no SWLF sites and no public drinking water wells within one-half mile radius of the subject property. The Subject Property is designated as a CSCSL site. Within one-quarter mile there are no RCRA Violation sites, no TRIS sites and two registered UST/AST sites. There are no ERNS sites, no RCRA Conditionally Exempt Generator, no Small Quantity Generators, no reported SPILLS sites and no RCRIS Notifiers sites within 1/8 miles. There are two Historical Auto Stations and one Historical Cleaners within ¼ mile of the Subject Property. There is no record of environmental contamination related to the historical use of nearby properties. The agency records for each of the identified sites were reviewed by GEP to determine the environmental impact of the various businesses. None of the businesses have adversely impacted the Subject Property or the adjacent properties. Furthermore the adjacent properties were inspected during the investigation of property uses and none of these businesses generate hazardous waste or store petroleum hydrocarbon products. The Subject Property has not been

adversely impacted by these nearby businesses.

Based on GEP's investigation of the subject Property it is our Professional Opinion that there are no Recognized Environmental Conditions associated with the current uses of the premises. GEP's investigation of adjacent and nearby properties within the ASTM search radii indicates that the Subject Property has not been adversely impacted by the adjacent or nearby businesses. There is one Recognized Environmental Condition (REC's) for the Subject Property and therefore Global Environmental Partners recommends Further Investigation is required.

1.1 Subject Property Description

Global 2000 Environmental Partners, LLC (GEP) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with ASTM 1527-05 for Parcels 1, Parcel 2 and Parcel 3 (the "Property") representing the Property located at 15802 - 15820 Main Street respectively, Duvall, Washington. The Phase I ESA is designed to provide the Client with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the Property. This assessment was conducted utilizing generally accepted ESA industry standards in accordance with ASTM E 1527-05, Standard Practice for ESA's: Phase I ESA Process. The Property is currently developed and zoned for commercial businesses. The property consists of approximately (21,669 sq.ft.) 0.4975 acres with minor landscape contouring to alleviate stormwater drainage and potential soil erosion. There is a total of 6,669 sq. ft. in a two story pitched roofed concrete block building located on Parcel 3 of the property. Access to the property is limited to driveways along W. 46th NE Virginia Street and Main Street. The Property is situated within a commercial business area in north Duvall, Washington. The property is not located in a 100 year or 500 year floodplain region. There are no ponds or wetlands located on the property.

The Property is further described as follows:

Parcel 1: The Subject Property is commonly identified as 15802 Main Street, NE, Duvall, Washington. The Property is legally described as Lots 9 thru 11 and a portion of the south side of Lot 12, Volume 19 of Plats, Page 47, King County Reception #20080417001528.

Parcel 2: The Subject Property is commonly identified as 15810 Main Street, NE, Duvall, Washington. The Property is legally described as the north portion of Lot 12, Volume 19 of Plats, Page 47, King County.

Parcel 3: The Subject Property is commonly identified as 15820 Main Street, NE, Duvall, Washington. The Property is legally described as Lots 13 thru 16, Volume 19 of Plats, Page 47, King County Reception #20080417001528.

1.2 Data Gaps

GP has been able to research the use and ownership of the Subject Property back to 1887 with previous Phase I Environmental Site Assessment prepared by Envitech on February 29, 2008 (Parcel 3 only) Sanborn Maps and



topographic maps (limited data) and thoroughly from 1974. No information was found for the use of the property prior to 1917. The Envitech ESA investigated the property with Sanborn Maps to 1887 as vacant land. Limited data is available for this property beyond 35 years, however, there are additional data limitations for records retention greater than 20 years by most agencies. The Duvall Fire Department only retains 10 years of data for inspections and emergency responses. This report is developed using available data which has been confirmed as accurate for the Property.

1.3 Environmental Report Summary

GEP obtained and reviewed a database report from Environmental Data Resources, Inc. for the Property and the surrounding area. Based on the database report, no up-gradient sites were identified as potential concerns to the Subject Property. This opinion is based on a complete review of agency records for the listed up-gradient and cross-gradient businesses.

Report Section		No Further Action	REC	HREC	Issue/Further Investigation	Comments
4.4	Current Use of Property			X	X	Open VCP and ISIS Toxic Listing
4.6	Adjoining Property Information	X		X		Valley Shell Closed LUST site
6.1	Standard Environmental Records Sources	X				CSCSL”(state CERCLA Site) & Allsites list Hazardous Waste/Contaminated Site
6.4.1	Historical Summary	X				
6.4.6	Other Environmental Reports	X				WT Services (2002) Envitech P1 ESA (2008)
7.3.1	Hazardous Substances			X	X	2 Petroleum Hydrocarbons UST's
7.3.3	USTs	X		X		
7.3.4	ASTs	X				
7.3.5	Other Suspect Containers	X				

7.3.6	Equipment Likely to Contain PCBs	X			X	Out of Scope Lighting Ballasts
7.3.11	Stained Soil/Stressed Vegetation	X				De minimis vehicle staining from customer parking evidenced.
9.1	Asbestos-Containing Materials (Suspect – No Testing)	X				Out of Scope Duvall Market suspect floor tiles & spray on ceiling texture
9.2	Lead-Based Paint	X				None observed
9.3	Radon	X				Within compliance range

1.4 Recommendations

GEP has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 of the Duvall Market Square property, 15802 - 15820 Main Street, Duvall, Washington 98019. Any exceptions to or deletions from this practice are described in Section 1.4 of this report.

The Subject Property is identified in the Washington Department of Ecology ISIS database as a state Hazardous Waste/Contaminated site under the state CERCLIS category. The listing is the result of an incomplete Voluntary Cleanup Action which was initiated in 2002 by the property owners, John Schueter and William Minaglia, and WT Services Company, the environmental consultant. Two UST's were removed from the property at 15802 Main Street from a previous gasoline and diesel fuel UST installation. The owner of the UST's has not been identified and a full Chain of Title search should be undertaken to determine the period of use. In addition WT Services did not perform a site assessment survey to delineate the vertical and horizontal extent of the contamination. As stated by WT in the Independent Cleanup Action Report dated September 24, 2002, residual contamination in the side walls of the excavation were not removed. The removal was not continued due to the proximity of sidewalks and roadways. These structures would have been compromised causing additional project costs and an unsafe condition. The remaining soil exceeds the state Model Toxics Control Act (MTCA) Method A cleanup levels. In addition the impact from the leaking UST's on the groundwater was not determined which is a requirement of state and federal regulations to prevent willful endangerment to the public.

According to the agency coordinator, Kari Peterson, the property owner did not continue to provide reports on the remediation activities to remedy the residual contamination which was removed by WT Services. The environmental consultant removed two UST's from the site and backfilled the excavation with clean fill. This

action substantially removed the source of the contamination but this is not adequate to prove that the removal was effective. The last correspondence was a phone log with Dan Wright, WT Project Manager, discussing the need for a NFA letter and project alternatives including a new consultant. The VCP authorization given to Mr. Schueter in 2002 was canceled in 2006 for not following up with additional site investigation action or justification for leaving contamination on the property.

The owner (or responsible party) is required to submit a report in compliance with state regulations and agency imposed requirements discussing the findings of a current subsurface investigation. The submitter must also request an opinion concerning any residual contamination remaining on the site. Also the owner can request a NFA letter with a justification for the request and limited additional investigations on the site eg. a toxic risk assessment, economic reasonableness justification, or additional soil characterization. The Project Manager for the Washington Department of Ecology is Joe Hickey and he would coordinate the reauthorization of the VCP and the Opinion for a continued site investigation or approval.

This is a Recognized Environmental Condition (REC) resulting from the past use of the Property. The unresolved issue requires action by the property owner or responsible party. There are no additional ASTM REC's identified on the Subject Property (Parcels 1, 2, & 3).

2.0 Introduction

2.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions, as defined by ASTM Standard E-1527-05, in connection with the Property. GEP understands that the findings of this study will be used to evaluate a pending financial transaction in connection with the Property.

2.2 Scope of Work

The Scope of Work for this ESA is in general accordance with the requirements of ASTM Standard E 1527-05. GEP warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. No other warranties are implied or expressed.

2.3 Significant Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the Property, conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. GEP believes that the information obtained from the records review and the interviews concerning the site is reliable. However, GEP cannot and does not warrant or guarantee that

the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide the client with information relating to the Property.

2.4 Limitations and Exceptions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM 1527-05. Specific limitations and exceptions to this ESA are more specifically set forth below:

GEP does not take any exceptions to the ASTM procedure in the completion of this study.

2.5 Deviations

There were no deviations from the Scope of Work.

2.6 Special Terms and Conditions

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the client. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA. Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

2.7 Reliance

All reports, both verbal and written, are for the benefit of Mr. Chinkuk Yi, the property owner and BBCN Bank, the lender as identified to GEP. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of GEP.

3.0 Site Description

3.1 Location and Legal Description

The subject Property is generally located in north Duvall, Washington along the east side of Main Street NE, north of NE Stewart Street and south of NE Virginia Street. The subject property consists of three parcels of land comprising Lots 9 thru 16 inclusive. The improvements consist of a single split level building identified as 15820 Main Street NE in a mixed use zone area of Duvall, Washington. The Subject Building is identified in the Tax Assessors records as a single story concrete block building with a total of 6,744 sq. ft. The subject land is legally described as a parcels of land located in NW quarter Section of Section 13 Township 26 Range 6, King County, Washington. The parcel is additionally described in the

Tax Assessor records as Account #213070-0445-07, #213070-0460-07 and #213070-0470-05, City of Duvall, King County, State of Washington. The property has been assigned the address of 15802 - 15820 Main Street, Duvall, Washington 98019.

According to the King County Assessors records, the Property is currently owned by YCH Enterprise Corp., 600 128th Avenue NE, Bellevue, WA. The current title is the result of a Warranty Deed which was titled to the current owner.

3.2 Activity/Use Limitations

There are no activity or use limitations for the Property. Furthermore, there are no deed restrictions or Environmental Liens filed for the Property. There is a Hazardous Substances Agreement between Y.C.H. Enterprise Corporation and Pacific International Bank on Lots 9 thru 16, Block 9, Volume 19 of Plats, Page 47. The Agreement is an Indemnification document for the benefit of the lender and limits the lender's liability relative to Hazardous Substances located on the Property.

3.3 Site and Vicinity Description

The Property is located in a commercial business area that is characterized by numerous retail businesses. There are residences nearby to the east. Commercial properties are located to the north, south and west. This area of Main Street has been established with businesses since at least the early 1900's as evidenced by the Sanborn Fire Insurance Maps. The Property is zoned as Commercial land and platted in accordance with King County zoning requirements for this business lot size.

3.4 Current Use of Property

At the present time, the Property is developed as a commercial retail business building. There is very limited natural landscaping and the remainder of the land is improved with the commercial building and asphalt paving.

SITE OCCUPANTS

<i>Tenant Name</i>	<i>Location</i>	<i>Type of Use</i>	<i>Comments</i>
<i>Vacant Parking Lot</i>	<i>15802 Main Street NE</i>	<i>Business Access and Parking Asphalt Paved</i>	<i>Concrete Building Pad from previous building located on Parcel</i>
<i>Vacant Area</i>	<i>15810 Main Street NE</i>	<i>Business Access and Parking</i>	<i>Asphalt Paved</i>

Duvall Market	15820 Main Street, Ste A	Grocery Store	No REC;s Observed
Princess Nails	15820 Main Street, Ste B	Nail and Waxing Salon	No REC's Observed
Pho's Thailand Rest.	15820 Main Street, Ste C	Restaurant	No REC's Observed

3.5 Description of Structures and Other Improvements

The improvement located on the Property is a single story split level building. The concrete block 6,744 sq.ft. building is constructed with modern materials including drywall partitions, asphalt shingle roof, concrete block on a concrete slab building. The street level of the building is occupied by the three tenants and a fourth storage room is located in an elevated portion of the building on the east side of the structure. Access to the storage room is from an adjacent alley on the east side of the building and elevated above the Main Street elevation.

The building was constructed in 1974 as a retail grocery market. The building is located on approximately 0.4975 acres of property with a slope to the west towards Snoqualmie River. The property has a small strip of natural landscaping along the southeast perimeter and asphalt/concrete paving on the remainder of the property. There are no other improvements located on the Property.

Property Improvements

<i>Size of Property (approximate)</i>	Approximately 0.4975 acres M/L
<i>General Topography of Property</i>	Approximately 74 feet above mean sea level (MSL). Sloping gently to the west.
<i>Adjoining and/or Access/Egress Roads</i>	Access to Main Street to the west and Virginia Street to the west via asphalt paved driveway. The Property is adjacent to Stewart Street to the north without access.
<i>Paved or Concrete Areas (including parking)</i>	Asphalt and concrete paved access road and parking along the west side of the building with additional parking in the partially improved area to the north.
<i>Unimproved Areas</i>	There are no open unimproved areas.
<i>Landscaped Areas</i>	No landscaping per se is located on the property. Limited natural vegetation is along the southeast perimeter.
<i>Surface Water</i>	There is no surface water or ponds located on the Property.
<i>Potable Water Source</i>	City of Duvall Water District
<i>Sanitary Sewer Utility</i>	City of Duvall Wastewater District
<i>Storm Sewer Utility</i>	City of Duvall Stormwater District
<i>Electrical Utility</i>	Puget Sound Energy
<i>Natural Gas Utility</i>	Puget Sound Energy

3.6 Adjoining Property Information

During the vicinity reconnaissance, GEP observed the following land use on properties in the immediate vicinity of the Property.

<i>Direction From Site</i>	<i>Occupant</i>	<i>Use</i>	<i>Comments</i>
North	Tuxedo's Antiques Mall	Retail Sales of Antiques	No Concerns.
Northeast	Duvall Place Apts.	Residential	No Concerns
South	Rockin "E" Fweeds	Retail animal and livestock feed store	No issues observed or recorded for the property.
East	Residential Housing	Residential	No observed environmental problems
Adjacent East Across Alley ROW	Closed drive-thru carwash 2 bays	Abandoned	No REC's or problems observed. No record of building or use period.
West	Vacant Land and residential housing	No Use	No issues observed on the property.
Southwest	Duvall Tavern Valley Shell "C" Store	Vacant Bldg. Retail gasoline and food sales	Bldg. for sale Closed LUST site

4.0 User Provided Information

The property owner was interviewed to complete an Environmental User Questionnaire. The document was completed by GEP, LLC based on observations and discussions with the property owner. This document is included in Appendix I. The owner is not aware of any current environmental concerns which would result in a Recognized Environmental Condition on the subject Property.

4.1 Specialized Knowledge

GEP has no specialized knowledge of the subject property outside of the research which was conducted and reported as part of this report.

The property tenants were interviewed as part of this investigation. The property has been used as a food market and restaurant property since construction in 1974. The tenants are not aware of any past history beyond a few years.

4.2 Valuation Reduction for Environmental Issues

GEP has not been provided with an appraisal for the subject property. A review of the King County Assessor's office appraisal value indicates a 2013 value of \$1,180,000.00 for the entire property (Lots 9 thru 16 with Improvements) based on comparable area sales. In our opinion the value of the subject property is stable in value at this time. The owner purchased the property for an undisclosed amount in 2002. In our opinion the property should be fairly valued in excess of \$1,000,000.00 after consideration for a stabilizing economy and building improvements made since purchase. There is no reported reduction from the asking price for environmental issues. The property is in good condition and no environmental remediation costs have been assigned to the property. This suggests that the property has not been devaluated as a result of environmental liabilities. The Business Environmental Risk (BER) estimate is for the correction of reporting deficiencies under the state Voluntary Cleanup Program for UST removal in 2002. The projected BER cost is less than \$25,000.00 for the entire project.

4.3 Owner, Property Manager, and Occupant Information

The current tenants of the property were interviewed at the subject site. The property is operating, occupied and used by the tenants. The rental property is not occupied by the owner. The regulatory compliance deficiency is the result of an incomplete site investigation and contaminated soil removal action by the environmental consultant. The owner, Helmuth Schlueter, attempted to close the site unsuccessfully. Additional work was required to assess the health risk associated with leaving petroleum contaminated soil exceeding the state MTCA Method A cleanup levels on the Property.

4.4 Reason For Performing Phase I

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-05) in connection with the Property. GEP understands that the findings of this study will be used to evaluate a pending financial transaction in connection with the Property. This ESA is performed to comply with lender and SBA requirements for a current investigation. GEP is aware of a Phase I ESA prepared by Envitech, LLC dated February 29, 2008 for Pacific International Bank in anticipation of property financing. The Phase I ESA was performed on Parcel 3 (Lots 13 thru 16) of this study. In addition a Phase III Cleanup Action Report was prepared by WT Services Company on September 24, 2002 discussing the removal of two UST's and contaminated soils from the Property.

5.0 Records Review

5.1 Standard Environmental Records Sources

Information from standard Federal and state environmental record sources was provided through Environmental Data Resources, Inc. (EDR) from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The EDR report was prepared on May 22, 2013. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocoded facility locations. These facilities are listed under the Unmapped Sites section within the EDR report. A review of the Unmapped facilities indicates that none of these facilities are within the ASTM minimum search distance from the Property.

Regulatory information from the following database sources regarding possible recognized environmental conditions, within the ASTM minimum search distance from the Property, was reviewed. This data is included in the table below. The current EDR report is included in Appendix D.

<i>Database List</i>	<i>Subject Property Listings</i>	<i>Total Number of Listings</i>	<i>Environmental Concern Posed to the Subject Property</i>
Federal NPL Sites (< 1 mile)	0	0	No
Federal CERCLIS Sites (< 0.5 mile)	0	0	No
Federal CERCLIS NFRAP Sites (Property & Adjoining)	0	0	No
RCRA CORRACTS Sites (< 1 mile)	0	3	No
RCRA TSD Facilities (< 0.5 mile)	0	0	No
RCRA SQG (<0.25 mile)	0	0	No
RCRA LQG (Target & Adjacent)	0	0	No
Federal ERNS Sites (Target Property Only)	0	0	No
ICR Voluntary Cleanup Site (<0.5 mile)	1	2	Yes
State HW Sites (< 1 mile)	1	8	Yes
State CERCLIS Sites (< 0.5 mile) CSCSL	1	1	No
Landfill/SW Disposal Sites (< 0.5 mile)	0	0	No
LUST Sites (< 0.5 mile)	1	2	Yes
UST/AST Sites (Property & Adjacent)	0	2	No

Unmapped Orphan Sites	0	7	No
-----------------------	---	---	----

DATABASE PROVIDER COMMENTS (SUBJECT ONLY)

Site Name:	Duvall Market Square
Databases:	Listed as a LUST Site, a State HW Site and a ICR Voluntary Cleanup Program Site
Address:	15802 - 15820 Main Street
Distance:	Subject Property
Direction:	N/A
Elevation:	74 ft. ASL
Comments:	The Subject Property is identified as an Open LUST site, a Voluntary Cleanup Program site, and a state Hazardous Waste Site (state CERCLIS equivalent)

5.2 Additional Environmental Record Sources

Washington Department of Ecology (WDE), Northwest Regional Office, Bellevue, WA

Contact: Public Records Section; – Cherie Gritsch **Phone:** (425) 649-7235 **Findings:** The following reports were reviewed at the agency offices: An Independent Cleanup Report (ICR) prepared by WT Services for a UST removal of two historical fuel tanks located on the property address 15802 Main Street and identified as the Duvall Market Square. In addition to the report there is an application for a Voluntary Cleanup Program designation for the site. There is correspondence and phone logs relative to the removal action and a discussion of further action including periodic reports for the continued investigation and remediation of the site. There is also a letter that cancels the VCP designation. The site is then listed in the AllSites report as a Contaminated or Toxic site that is in the remediation phase and an Open Site for regulatory enforcement action. The Property is also listed in the CSCSL category of contaminated sites which is the state equivalent of the federal CERCLIS designation. The Property is also considered an Open LUST Site for regulatory classification. of required actions to close the site and obtain a No Further Action designation. An additional file search was requested from the agency on behalf of our client to conclude this phase of the assessment.

VCP Coordinator: Kari Peterson (425) 649-7000 of the Voluntary Cleanup Program (VCP) Department was contacted concerning the VCP status of the project site. GEP was advised that the site was dropped from the program because there were no follow up reports from the owner to advise the agency of new progress on the site remediation and closure. The owner or the responsible party must reapply to the agency to participate in the VCP and close the site without state intervention. The VCP Project Manager for the site is Joe Hickey of the VCP group.

Records Reviewed Under this Study: VCP files, ICIS program file, CSCSL for Hazardous Substances Sites, LUST records identifying the Property, the ALLSITES file, the ICR file of the VCP records. A complete list of files researched is listed in the EDR Radius Map Report dated May 22, 2013.



City of Duvall Public Works Building Department

Contact: Receptionist **Phone:** (425) 788-0311 **Findings:** Department representative was not aware of any issues with the subject property. The building records were from 1991 to present. Subsequent to last recorded construction in 1974 only minor improvements and repair permits were issued for the commercial building. There is no record of UST's installed on the property and no demolition permits for prior structures or asbestos abatement. The City's records do not include installations over 20 years ago.

City of Duvall Water and Wastewater District (Public Works Dept.)

Contact: Receptionist **Phone:** (425) 788-3434 **Findings:** The files clerk was not aware of any issues with the subject property.

Puget Sound Energy (for PCB information)

Contact: Engineering Dept. **Phone:** (888) 225-5773 **Findings:** The pole mounted transformer located on the subject property was installed in 1974. The transformer is not labeled and therefore is presumed to be PCB Contaminated. The transformer is in good operating condition and without any signs of leakage or physical damage.

City of Duvall Fire Protection District

Contact: Receptionist/Joel Kuhnenn **Phone:** (425) 788-1625 **Findings:** The fire department records were reviewed for the period 2001 to present. No incidents or UST's have been recorded for the Subject Property address since records have been retained. The only records were for four medical emergency calls and one report for water damage from a leaking roof.

King County Assessor's Office - Property Tax Files

Contact: Receptionist **Phone:** (206) 296-7300 **Findings:** The Assessor staff was not aware of any issues with the subject property. They provided assistance with property details, valuation and limited sales information. Basic Chain of Title information was obtained from the agency. Document copies were obtained from the Clerk and Records office. There are no liens or Superliens against the property.

5.3 Physical Setting Sources

The United States Geological Survey (USGS), Quadrangle Carnation Washington Quadrangle 7.5-Minute series topographic maps were reviewed for this ESA. This map was published by the USGS in 1993. In addition, soil survey information for the Subject Property was prepared by EDR based on historic data. There are no unusual characteristics. The soil consists of a gravelly loam and sandy loam to a depth of 5' BGS. Silty loam to silt-clay to a depth of 12' BGS. Groundwater is anticipated below 69" and can be intercepted at 9' BGS. A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was also performed as part of the research on the Subject Property. The Subject Property does not lie in a 100 year or 500 year

floodplain.

USGS Topographic Maps 6.3 Physical Setting Sources (continued)

Date:	1993	
Quad ID:	Carnation Washington Quadrangle	
Ft. Above MSL:	74' BGS	
Latitude:	47.7434000	
Longitude:	121.9857000	
Anticipated GW Flow Direction:	WNW	
Distance to SW Bodies:	Approx. 0.25 mile to the west	
Site Land Use:	The property is depicted as commercial retail property.	
Adjoining Properties Land Use:	The properties located adjacent to the subject Property are identified as commercial businesses and consists of commercial and retail sales, food & entertainment services.	

Additional topographic information is contained in the SAR prepared by EDR, Appendix D.

5.3.1 Topography

The United States Geological Survey (USGS), Carnation Washington Quadrangle 7.5-Minute series topographic map was reviewed for this ESA. This map was published by the USGS in 1993. According to the contour lines on the topographic map, the Property is located at approximately 74 feet above mean sea level (MSL). The contour lines in the area of the Property indicate the area is sloping to the west northwest. The property is depicted as developed commercial retail property.

5.3.2 Surface Water Bodies

The nearest surface water in the vicinity of the Property is the Snoqualmie River which is located approximately 0.25 mile to the west of the Property. No surface water is located on the Property.

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to Panel Number 53033C0401F, dated August 23, 2001; the Property is located in Zone Q3 and is not in a 100 year flood plain. It is also located outside the 500 year designation.



5.3.3 Geology and Hydrology

A review was made of available published geologic and groundwater information obtained from the “Geologic Map of the King Carnation Quadrangle, King County Washington”, and the “Depth to the Water Table in the Greater Seattle Area” map for the site vicinity.

The site inspection did not provide any site-specific data related to soil characteristics. Drainage characteristics were readily apparent with regional surface runoff flowing to the west. A general description of the groundwater system is provided, based on regional information from the USGS maps.

The Geologic Map of the Carnation Quadrangle indicates that the site is underlain by Cenozoic age Tokul alluvium. The lithology consists of brown, light-brown, inter-bedded gravelly sandy loam. Humic material is common in the upper 1-2 feet and inter-bedded gravel in the lower part. The thickness is commonly 5-10 feet (USGS, 1978). The depth to groundwater is greater than 10 feet in the unconsolidated alluvial deposits (USGS, 1983). Based on surface topography, as interpreted from the USGS topographic quadrangle map, local groundwater is assumed to flow in a south-easterly direction towards the adjacent creek. However, it has to be pointed out that the actual groundwater flow direction is often influenced locally by factors such as surface topography, underground structures, seasonal fluctuations, pumping wells, soil and bedrock geology, and other factors beyond the scope of this study.

5.4 Historical Use

5.4.1 Historical Summary

A review of historical topographic maps for the period 1921 thru 1993 shows no significant development or structures in the area of north Duvall, Washington. The 1993 topographic map shows the residential and commercial areas as currently developed. There are no signs of any land-filling activities or other structures on the Subject Property. Aerial photographs for the period 1941, 1952, 1968, 1971, 1981, 1986, 1998, 2005, 2006, 2009 and 2011 shows the Property during development. In the 2011 thru 1981 aerial photos, the Subject Property and the current building is constructed. The area to the north, south and east are also developed. One building is located to the north. There are no buildings to the west. Other commercial buildings are also apparent to the near south area of the town. No unusual activity or structures are observed. The 1971 aerial shows several small buildings on the property including an established driveway to the north end of the Property.. The concrete pad on the northwest corner of the Property is evident. This is the location of the removed UST's. The 1968 aerial shows one small building on the Property at the southeast corner of the property along with the concrete pad on the southwest corner. No structures are located on the north end of the Property. The 1952 aerial shows two small buildings on the southwest corner of the Property. In the 1941 aerial there is a small building on the northwest quadrant of the Property. The 1941 aerial shows a building along the mid point of the Property on Main Street. The rest of the Property is undeveloped. The area to the south is partially developed. There are no residences to the east.

The subject property is listed in the available city directories for 1993 to 2008. The current owner purchased the property on October 28, 2002. There are no listings in the Cole's Directories prior to 1993 which is included in this research. The directories show Domino's Pizza and Market Square in 2008, Safaris Pizza and Market

Square in 1993. No other listings were identified. The Sanborn Fire Insurance Maps for 1917 and 1930 were examined for the Property. The Property is shown in the 1917 map with three buildings located on the south half of the Property along Main Street. There are also two small structures on the southeast corner of the Property that looks like storage sheds. One of the buildings is marker Auto. Buildings are located in all directions. The 1930 map shows four small buildings on the half part of the Property with one marked Auto. In addition the map shows a gas and oil UST located on the southwest corner of the Property. The tank is located along Main Street and positioned so that part of the tank is under the ROW now used as Main Street. Buildings are evident in all directions. The current owner acquired the property in a Warranty Deed at reception # 20021031001764 and filed in the King County Recorder's office.

HISTORICAL USE SUMMARY

<i>Period</i>	<i>Property Uses</i>	<i>Surrounding Area Uses</i>
1917 to 1930	The Property has several small buildings with one indicating Auto which could be a repair business. Actual use unknown	Area is partly developed in all directions.
1930 to 1941	Two buildings are located on the south half of the Property. One building continues to show auto. A UST is installed on the Property	Commercial Properties under development. The area is under major changes of roadways and businesses.
1941 to 1952	One building is constructed on the south half of the Property	Commercial Properties Retail Sales continue to be developed. Residential housing is also being constructed.
1952 to 1971	One building is shown in the southeast quadrant in the area of the current concrete pad remaining on the Property	Commercial Properties Retail Sales with area development continuing.
1971 to 1974	The Subject Property is developed with the single building as indicated in the earlier use. No construction is apparent in the aerials.	Commercial Properties Retail Sales are established.
1974 to 1981	The Property is occupied by the current building and is identified as a grocery store.	Commercial Properties and Retail Sales with the area mostly developed.
1981 to 1998	The current building is shown and is occupied by a pizza business and the grocery store.	Commercial Properties and Retail Sales are fully developed.

1998-2013	The Property is under new ownership. The Duvall Market continues to operate. The building is also occupied by Pho's Thailand restaurant and a laundry and now by Princess Nails	Commercial Properties and Retail Sales are fully developed
-----------	---	--

5.4.2 Title Records

An 50-year chain-of-title was not performed for this study. A Chain of Title is not required by the ASTM Standard. Historical use of the ownership was researched using available information obtained by the King County Assessors sales records. The Property was owned by Clinton Hanson in 1989 and transferred to Property in Warranty Deed 198902280199 dated 2/28/1989 to Helmuth Schlueter. In 2002, the new owner, YCH Enterprise Corporation, acquired the Property from Helmuth Schlueter as evidenced in the Warranty Deed recorded at 20021031001764 dated 10/28/2002. The current owner, YCH Enterprise Corporation acquired the Property from Mr. Schlueter. The records prior to 1989 were not readily available and the King County Assessor's computer database does not contain records prior to 1989.

<i>Information Source</i>	<i>Date</i>	<i>Book/Page</i>	<i>Listed Owner</i>
Warranty Deed	2/28/1989	198902280199	Clinton Hanson
Warranty Deed	10/28/2002	20021031001764	Helmuth Schlueter
Current Owner			YCH Enterprise

5.4.3 City Directories

Historical City directories, published by Polk's and Cole's Directories, were reviewed by EDR Research for past names and businesses that were listed for the Property and adjoining properties. The directory information is limited to the years of later development of the Subject Property. Additional information is included in the Appendix C, Historical Research and Aerials.

CITY DIRECTORY SUMMARY

<i>Date</i>	<i>Site Comments</i>	<i>Surrounding Area Comments</i>
1993	Cyprus Laser Corp. J L Scott RI Est Market Square	15729 Main Duvall Texaco 15925 Old Memories
2003	Market Square Safaris Pizza	15729 Automotive Specialists 15904 Tuxedos Junction

2008	Domino's Pizza Market Square	15729 Valley Shell 15807 Duvall Tavern 15904 Chldrns Serv & the Odditorium
------	---------------------------------	---

5.4.4 Aerial Photos

Available aerial photographs dated 1941, 1952, 1968, 1971, 1981, 1986, 1990-1998, 2005, 2006, 2009 and 2011 from the USGS and EDR were reviewed for this ESA. Other aerial photographs are available, however, the quality of the photographs is poor or details of the specific site cannot be clearly investigated. The 2012 aerial from Google maps was also reviewed for this study. Copies of selected EDR photographs are included in Appendix C of this report.

AERIAL PHOTOGRAPH SUMMARY

<i>Date(s)</i>	<i>Property Comments</i>	<i>Surrounding Area Comments</i>
1941 1952	These photos show two buildings on the south half of the Property..	The Property and all other land surrounding the Property is developed to the south.
1968 1971	These photos show one building located at the south end the Property.	Buildings are located to the north, south and west. The residential to the east is not fully developed.
1981 1986 1990, 1998	The Property appears as currently developed. The Subject building is located on the Property.	Buildings are located to the north, south and west. The residential to the east is not fully developed.
2005 2006 2009 2011 2012	The Property appears as currently developed. The Subject building is located on the Property.	The surrounding area is shown as depicted in the Site Photos and does not indicate that there are any relevant REC's affecting the Subject Site. The area in all directions is fully developed.

5.4.5 Sanborn/Historical Maps

GEP requested historical Sanborn Fire Insurance maps for the Property from Environmental Data Resources (EDR), cover the years of 1917 and 1930. The quality of the copies is poor but the Property is shown clearly. In 1917 two buildings and two small sheds or buildings are located on the south end of the Property. One building is marked Auto. There is also another undetermined structure which appears to be a tank in the middle of the Property. There are no labels on the structure. The 1930 map shows Three buildings with the same building marked Auto and the two small sheds have been removed. The single building located to the south end has been removed since 1917 and a new building is located in the center of the Property. In addition to the buildings a UST marked Oil & Gas is included on the southwest corner of the Property. There are no other improvements on the Property.

FIRE INSURANCE MAP SUMMARY NO MAPS ARE AVAILABLE

<i>Date(s)</i>	<i>Property Comments</i>	<i>Surrounding Area Comments</i>
1917	Three buildings and two sheds are located on the Property.	Buildings are located to the south and west
1930	There are three buildings on the Property. Two of the buildings were in the 1917 map and a new building in the center of the Property is shown. In addition a UST is shown at the SW corner marked Oil & Gas	Buildings are located south and west of the Subject Property.

5.4.6 Other Environmental Reports

There are two reports of records prepared for the subject Property and the adjacent properties.

PRIOR REPORT SUMMARY

<i>Report Name</i>	<i>Date</i>	<i>Findings</i>
Independent Cleanup Action Report WT Services Company	September 24, 2002	Two UST's and soil contaminated with petroleum hydrocarbons removed. Removal action was incomplete and a limited amount of contamination exists on the Property. Component of concern is the Benzene concentrations exceeding state cleanup limits.



Phase I Environmental Site Assessment Envitech	February 29, 2008	Report was limited to the north half of the Property, 15820 Main St. There were no findings identified for the Subject Property or the Adjacent Properties.
---	-------------------	---

5.4.7 Building Department Records

Records from City of Duvall Building Permits Department were reviewed for evidence indicating the developmental history of the Property, and for the presence of documentation relative to underground storage tanks. The records did include the original building permits or the Certificate of Occupancy for the Subject Building or prior structures. There are no permits for demolition of prior structures on the property. The historical records were limited. No environmental issues were discovered in the records review.

5.4.8 Other Land Use Records

No other land use records were reviewed or available for this property.

5.5 Environmental Liens and Activity/Use Limitations

According to the King County Assessors records, no environmentally-related liens or deed restrictions have been recorded against the Property. There is a Hazardous Substances Certificate and Indemnity Agreement on file twice. The documents were filed in 2002 and 2008 by the lender California Center Bank and Pacific International Bank respectively.

6.0 Site Reconnaissance

6.1 Methodology and Limiting Conditions

The Property was visually inspected by Ronald L. Battles on May 29, 2013 in accordance with the ASTM procedures. The weather at the time of the site visit was clear and in the 60's. The property owner, Mr. Yi, was not present with Mr. Battles during the Property inspection. Access to the building was opened by the tenants and without restriction on the day of the inspection.

6.2 General Site Setting

The subject property is generally located in a retail/commercial area of north Duvall, WA. The property is mostly graded level with a slope to the west and an elevated embankment on the east perimeter. The Property has been graded to alleviate stormwater encroachment.

UTILITIES (SERVICE PROVIDED BY) Xcel Energy	
Electric:	Puget Sound Energy
Gas:	Puget Sound Energy
Water:	Duvall Water District
Sewerage:	Duvall Wastewater Dist.

Groundcover: The property is covered with asphalt paving for vehicle access. A small strip of natural vegetation exists on the east perimeter of the Property.

Other Site Improvements: There are no other improvements on the property.

6.3 Site Visit

The subject building was open and operating on the day of the inspection, May 29, 2013. The premises was inspected without restriction. The building consists of single building which has two levels with both entrances above grade. The building is situated against an embankment on the east side which has been excavated to accommodate the split level building. The building is identified in the official records as a single level structure. The building is Concrete block construction with a partially pitched roof from the first lower level (west side) and extending upward to the top of the split level and the roof is then flat.

The building has three tenants on the west and first level of the building. The tenants are the Duvall Market, Princess Nails and Pho's Thailand Restaurant. There is a unit located on the east elevated side of the building which is vacant and may have been used as an office space in the past. The ceilings are either drywall or spray texture coated drywall. Flooring is either vinyl floor tiles or ceramic tiles. The insulation is not ACM in the restaurant and the nail salon. The Duvall Market has the spray texture and is suspect since the tenant has occupied the space since at least 1993. No REC's were observed on the first level relative to unit construction materials..

The second level of the building contains the vacant suite and no history of occupancy. The tenants are not aware of any use for the suite.

The Duvall Market was inspected and found to be in good condition. The tenant operates a retail grocery convenience store on the south end of the Subject Building. The unit contains display shelving, a walk in cooler, a cooler display unit without access a small utility room with limited storage, and a checkout counter. The business does not store or sell any hazardous substances. No REC's were identified in the tenant suite.

Princess Nails occupies the suite located in the middle of the building. The business provides customers with custom finger nail polishing and body waxing services. The reception area and customer seating in preparation chairs is observed along with a waiting area. At the back of the unit is a small office and break room with a counter. The floors are ceramic tile covered. No REC's were observed in the tenant space.

The third unit is located at the north end of the building. The business is Pho's Thailand Restaurant and was formerly known as Pho's Saigon Restaurant. The entry consists of customers tables with chairs including a small dining nook on

the far north end of the unit. The food preparation area and food storage area is at the east end of the suite. The flooring is vinyl tiles and the insulation is fiberglass. The food preparation area also has the commercial grill and floor sinks for serving customers. There were no REC's identified by the inspection.

6.3.1 Hazardous Substances

There were no hazardous substances identified on the Subject Property during the inspection.

6.3.2 Petroleum Products

There is no petroleum products associated with this business or property from current uses. The Property has a history of UST's located and removed from the premises.

OTHER PETROLEUM PRODUCTS None observed

6.3.3 UST's

There are no UTS's on the Subject Property. A grease trap separator is located on the property associated with the restaurant.

6.3.4 AST's

There are no AST's located on the Property.

6.3.5 Other Suspect Containers No containers were observed on the property.

6.3.6 Equipment Likely to Contain PCBs

The pad mounted transformer supplying service to the business is suspect as PCB Contaminated. The transformer was installed after the 1979 ban on the use of PCB's in electrical equipment. All transformers are the property of Puget Sound Energy and replacement or service is there responsibility.

KNOWN OR SUSPECTED PCB-CONTAINING EQUIPMENT OR CONTAINERS

<i>Material</i>	<i>Quantity</i>	<i>Use</i>	<i>Comments</i>
Pad Transformer	1	Power Supply	Clean and without leaks
Fluorescent Lights	6	Area Lighting	Duvall Market

6.3.7 Interior Staining/Corrosion

No staining or corrosion was observed in the subject Property.

6.3.8 Discharge Features

No obvious indications of hazardous material or petroleum product releases, such as stained areas or stressed vegetation, was observed during the site reconnaissance or reported during interviews. De minimis vehicle stains on the asphalt paving from customers cars.

6.3.9 Pits, Ponds, And Lagoons

No evidence of on-site ponds or lagoons was observed or reported during the site reconnaissance. No evidence of catch basins was observed or reported during the site reconnaissance.

6.3.10 Solid Waste Dumping/Landfills

There is one solid waste container on the Property. There is no evidence of past or current land-filling activity on the Property.

6.3.11 Stained Soil/Stressed Vegetation

None observed on the property.

6.3.12 Wells

There are no groundwater monitoring wells located on the Property.

<i>Well Type</i>	<i>Well ID</i>	<i>Comments</i>
N/A		

7.0 Interviews

Interviews were conducted with the following individuals. Findings from these interviews are discussed in the appropriate sections in this report.

	<i>Title</i>	<i>Name</i>	<i>Company</i>	<i>Method</i>	<i>Comments</i>
Local Gov't Official	Fire Marshal	Receptionist Joel Kuhnhenh (Deputy Chief)	Duvall Fire District	In Person	There are no fire department records for the Subject Property showing violations
Local Gov't Official	Customer Service Representative, Building Dept.	Receptionist	Duvall Building Permits Dept.	In Person	The records indicate the current Property is improved land.
Department of Ecology	VCP Coordinator	Kari Peterson	Voluntary Cleanup Dept.	Phone Interview	Owner needs to complete remediation and reapply to the agency for approvals to close site and obtain NFA designation.
	Project Manager	Joe Hickey		Phone Interview	
	Archive Records Section	Cheri Gritsch	Dept. Ecology Archives Section	In Person	

8.0 Other Environmental Considerations

8.1 Asbestos-Containing Materials

The subject Property was visually inspected for the presence of Asbestos Containing Materials (ACM's) during this ESA. The ceiling texture and vinyl floor tiles are suspect materials in the Duvall Market and Pho's Restaurant. No suspect materials were sampled.

8.2 Lead-Based Paint

There is no evidence of Lead Based Paints (LBP) on the Property. All paints inspected in the subject building were water based latex paint. LBP may exist in the kitchen area of the restaurant.

8.3 Radon

The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, Zone 1 being



those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures. Review of the EPA Map of Radon Zones places the Property in Zone 3, where average predicted radon levels are less than 1.0 pCi/L. An EDR Radon report is included in the Appendix of this report.

8.4 Wetlands

The nearest surface water in the vicinity of the Property is the Snoqualmie River located 0.25 miles to the west of the Property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed on the Property during this investigation.

<i>Location</i>	<i>Approximate Size</i>	<i>Standing Water</i>	<i>Identified on Maps</i>	<i>Comments</i>
West of the Property	N/A	Yes	Yes	No wetland areas exist on the subject Property

8.5 Microbial Contamination (Mold)

No mold was observed on the subject Property.

8.6 Client-Specific Items

No additional Client-specific items were requested or observed.

9.0 Findings and Conclusions

The subject Property was occupied and operating on the day of the inspection. The Property is operated as a tenant occupied rental space for commercial retail and restaurant businesses. The property is improved with the Subject Building, asphalt paving and utilities.

The Property is listed as a CSCSL site relative to an incomplete Voluntary Cleanup Program project. This designation also triggered an LUST classification that lists the site as under remediation. The owner is required to complete the soils and groundwater investigation, remediate any soils as detected above state action levels, reapply to the VCP and request an Opinion on the effectiveness of the cleanup action. The owner should also request a NFA action letter to close out the site. The Owner can also ask the agency for an Opinion or



consultation before implementing any site work. In our opinion the cost of investigation and remediation is expected to cost up to \$25,000.00 provided that significant additional problems are not encountered. A Toxic Risk assessment of the property contamination is also an option based on the environmental consultant's capabilities. An NFA letter will not be issued until the residual contamination is resolved with an agency acceptable action.

The Property is in good condition and has one Recognized Environmental Condition. The REC is not considered a HREC or a CREC by definition. Further Investigation is recommended.

10.0 Professional Opinion

Based on GEP investigation of the subject Property we have determined that there is one current Recognized Environmental Condition associated with the use of the property for petroleum fuel sales from at least 1930. The UST's have been removed but residual contamination continues to exist and the petroleum constituents of concern are persistent in the environment. The effect on groundwater has not been evaluated and requires additional investigation with a Site Assessment Survey. There are no Historical Recognized Environmental Conditions (resolved issues) associated with the other past uses of the Property. Based on our Phase I ESA investigation Global Environmental Partners does recommend further investigations related to the past business activities for the subject Property.

Industry Standard Definitions for Reference per ASTM E 1527-05

Adjoining Property Refers to any real property of which the border is contiguous or partially contiguous with that of the property. This includes a property that would be contiguous or partially contiguous but for a road, street or other public thoroughfare separating them.

Approximate Minimum Search Distance (AMSD) Identifies the area for which records must be obtained and reviewed as pursuant to ASTM E 1527 Section 7 subject to the limitations provided in that section.

Business Environmental Risk Refers to the risk that may have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations, some of which are identified in ASTM E 1527 Section 12.

Historical Recognized Environmental Condition Is an environmental condition that would have been considered a recognized environmental condition in the past but may or may not currently be considered a recognized environmental condition. The final decision rests with the environmental professional and will be influenced by the current impact of the historical recognized environmental condition on the property at the time of the assessment.

Environmental Lien Is a charge, security, or encumbrance upon title to a property to secure the payment of cost, damage, debt, obligation, or duty arising out of responsible actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 USC § 9607

(1) and similar state or local laws.

Hazardous Waste Is defined by RCRA as "a solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may - (A) cause, or significantly contribute to an increase in mortality or any increase in serious irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed."

Practically Reviewable Means that the information is provided by the source in the manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data.

Property Is identified as the real property that is the subject of the environmental assessment, including improvements, buildings and other fixtures located on the property and affixed to the land.

Publicly Available Is information to which access is allowed to anyone upon Information request.

Reasonably Ascertainable Refers to information that is publicly available, obtainable from its source within reasonable time and cost restraints, and practically reviewable.

Recognized Environmental Condition Refers to the presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the Property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. Conditions determined to be de minimis are not recognized environmental conditions.

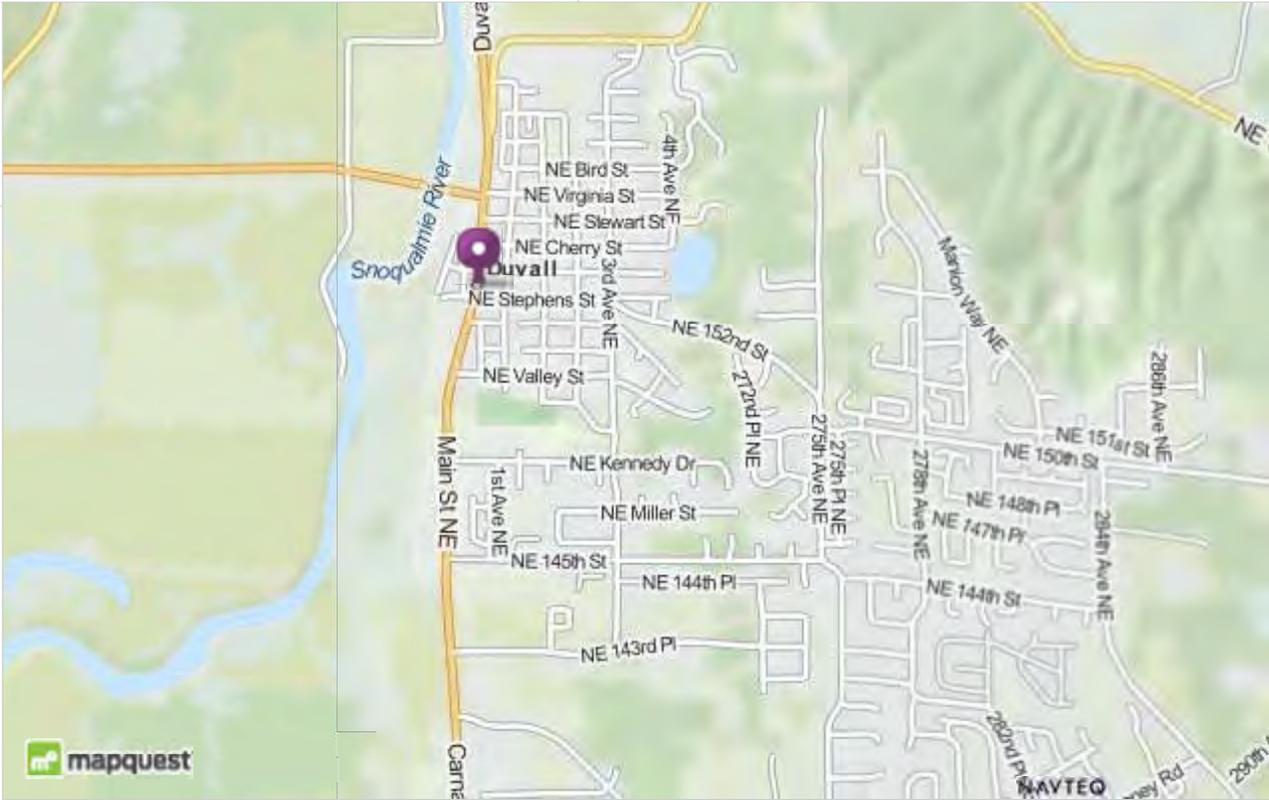
List of Acronyms Used in the Report

AST	Aboveground Storage Tank
ASTM	American Society for Testing Materials
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
HREC	Historical Recognized Environmental Condition
LUST	Leaking Underground Storage Tank
NPL	National Priorities List
NRCS	Natural Resource Conservation Service
PCB	Polychlorinated Biphenyls
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SAR	Site Assessment Report (Standard Environmental Records Review)
TSD	Treatment Storage Disposal
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency

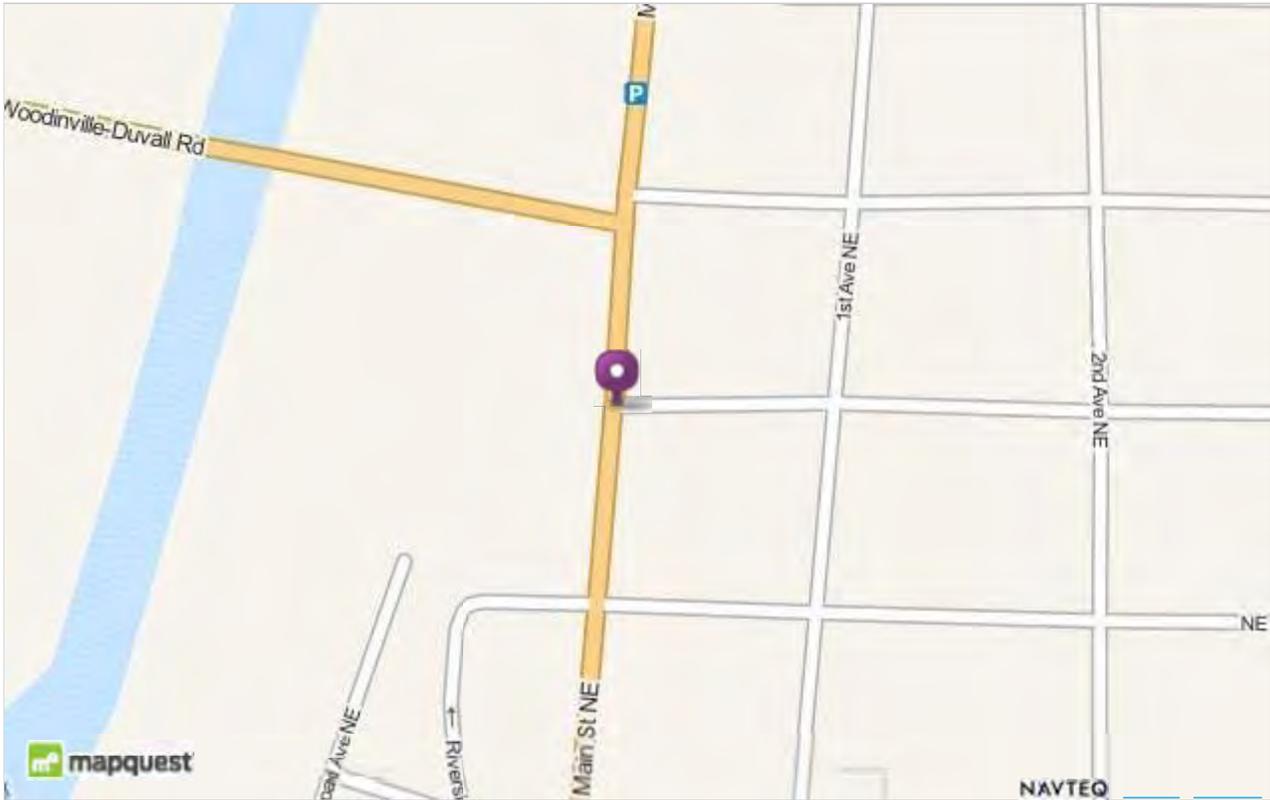
Appendix A

Figures and Maps

LOCATION MAP OF SUBJECT PROPERTY
DUVALL, WASHINGTON



SUBJECT SITE LOCATION MAP



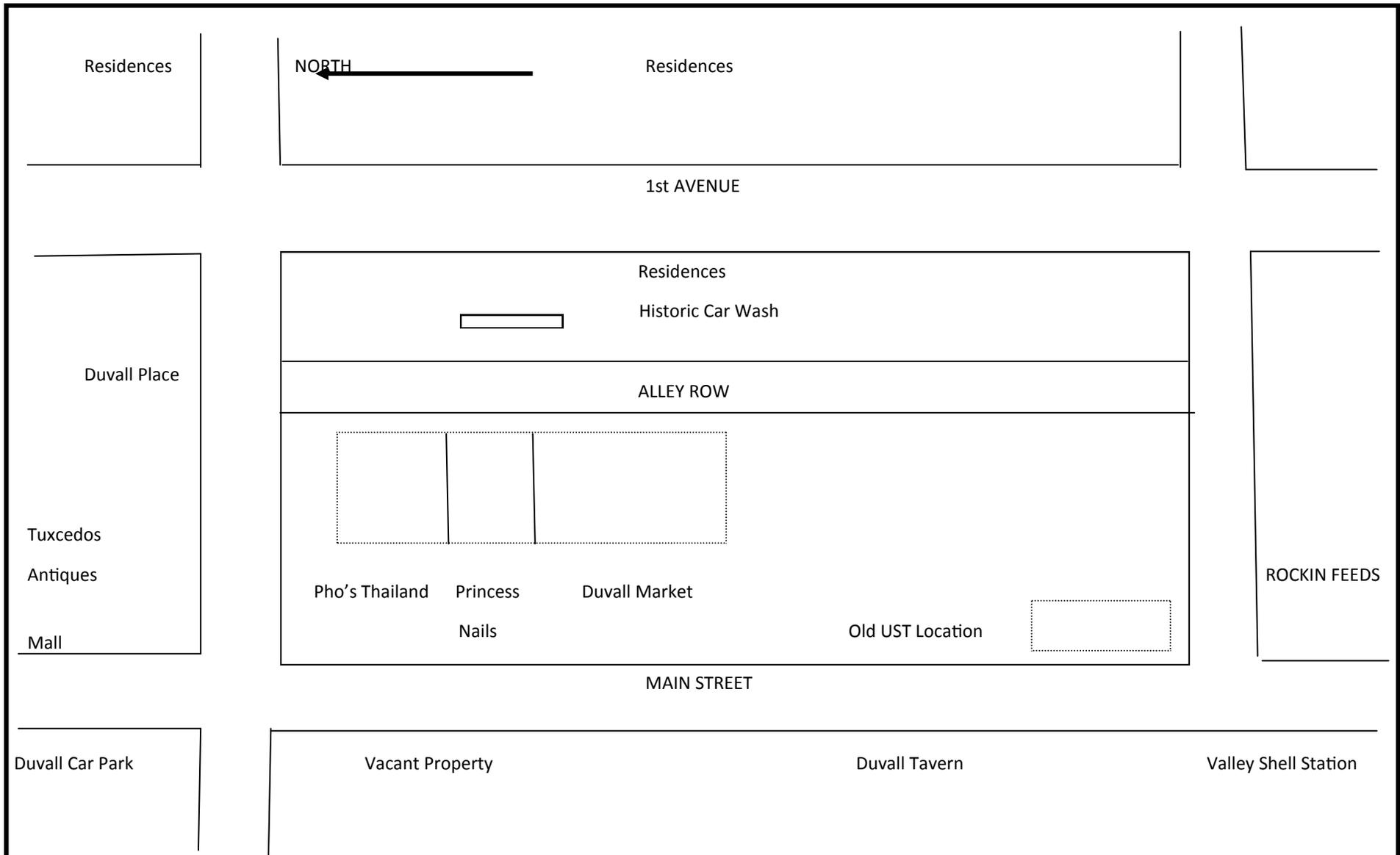


FIGURE 1
 DUVALL MARKET SAUARE SITE LAYOUT

GLOBAL ENVIRONMENTAL PARTNERS
 18555 SMOKY HILL ROAD, UNIT 461114
 AURORA, COLORADO 80016

Appendix B

Site Photographs

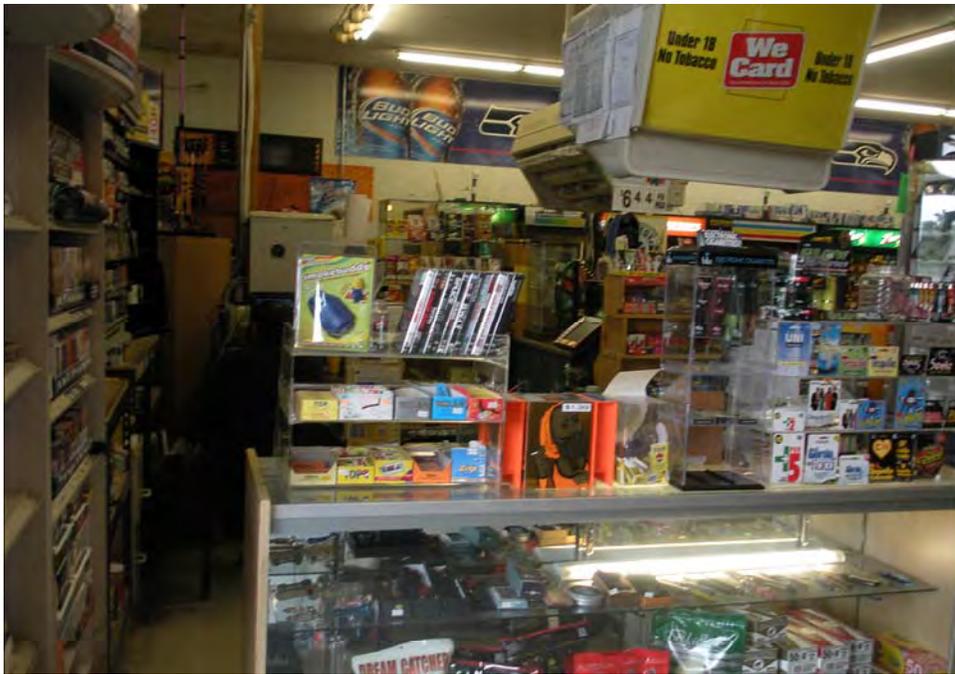
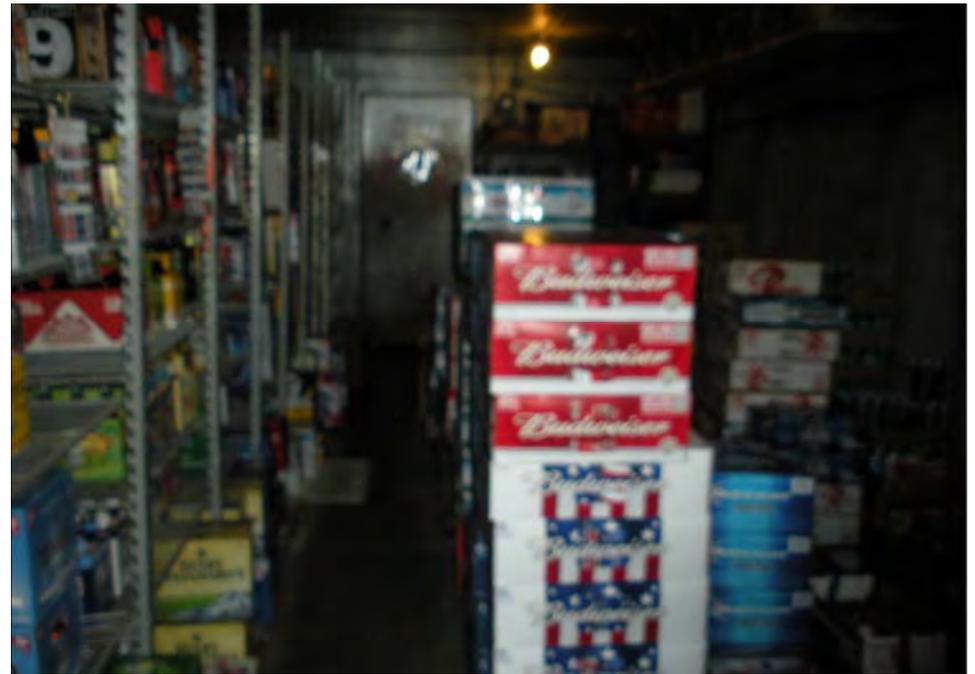
























Appendix C

Historical Research

and

Aerial Photographs



Retail Strip Center

15820 Main Street NE
Duvall, WA 98019

Inquiry Number: 3613632.3
May 22, 2013

Certified Sanborn® Map Report

Certified Sanborn® Map Report

5/22/13

Site Name:

Retail Strip Center
15820 Main Street NE
Duvall, WA 98019

Client Name:

RLB Family Trust
22206 E. Glasgow Place
Aurora, CO 80016

EDR Inquiry # 3613632.3

Contact: Ron Battles



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by RLB Family Trust were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Retail Strip Center
Address: 15820 Main Street NE
City, State, Zip: Duvall, WA 98019
Cross Street:
P.O. # Verbal
Project: Retail Strip Center
Certification # FB50-4662-A103

Maps Provided:

1930
1917



Sanborn® Library search results
Certification # FB50-4662-A103

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

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

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

RLB Family Trust (the client) is permitted to make up to THREE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Disclaimer - Copyright and Trademark notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2013 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Sanborn Sheet Thumbnails

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



1930 Source Sheets



Volume 1, Sheet 1



Volume 1, Sheet 2

1917 Source Sheets



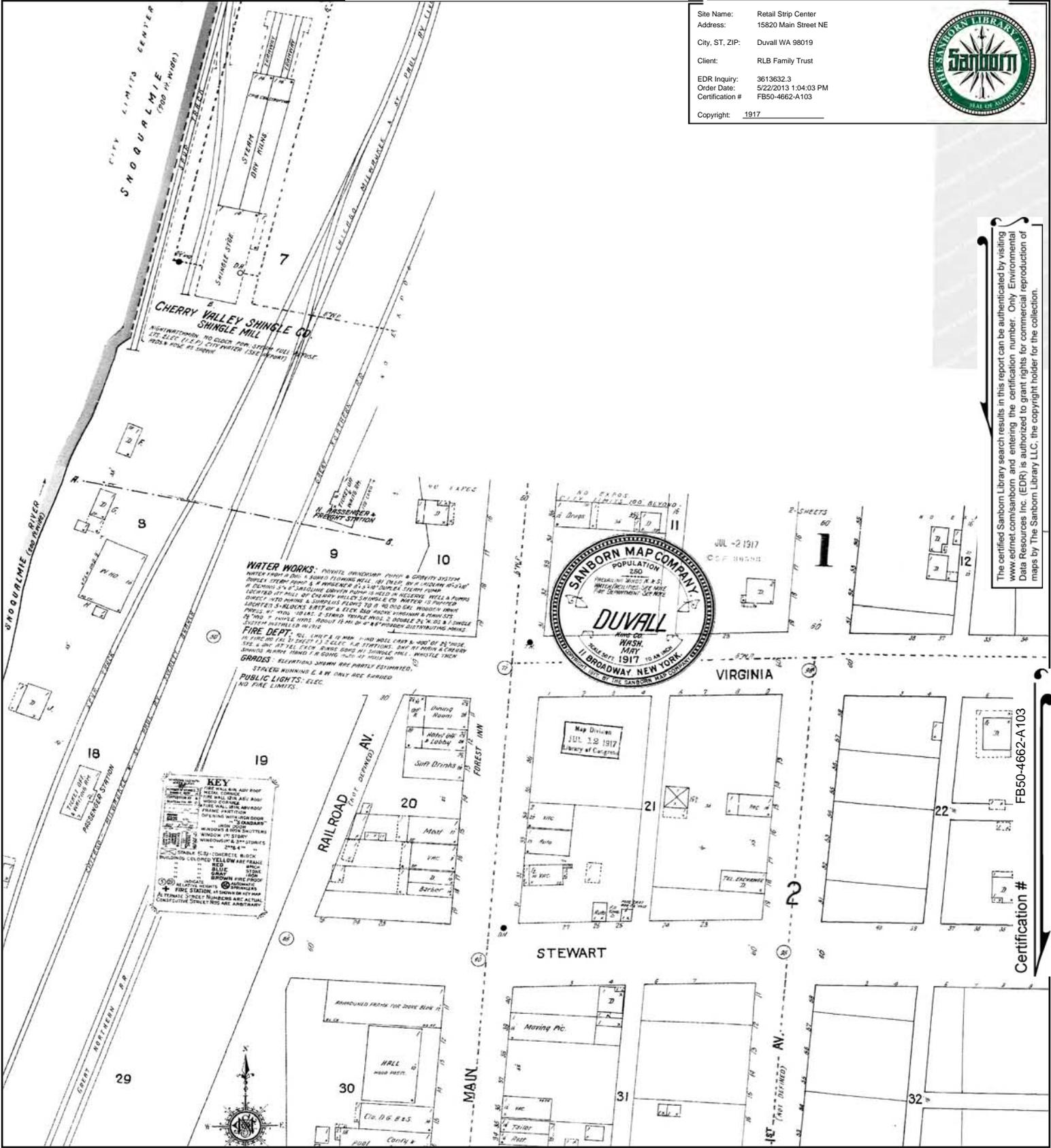
Volume 1, Sheet 1



Volume 1, Sheet 2

1917 Certified Sanborn Map

Site Name: Retail Strip Center
 Address: 15620 Main Street NE
 City, ST, ZIP: Duvall WA 98019
 Client: RLB Family Trust
 EDR Inquiry: 3613632.3
 Order Date: 5/22/2013 1:04:03 PM
 Certification #: FB50-4662-A103
 Copyright: 1917



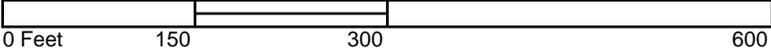
The certified Sanborn Library search results in this report can be authenticated by visiting www.edr.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # FB50-4662-A103

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



Volume 1, Sheet 1
 Volume 1, Sheet 2





Retail Strip Center

15820 Main Street NE

Duvall, WA 98019

Inquiry Number: 3613632.4

May 22, 2013

EDR Historical Topographic Map Report

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2013 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

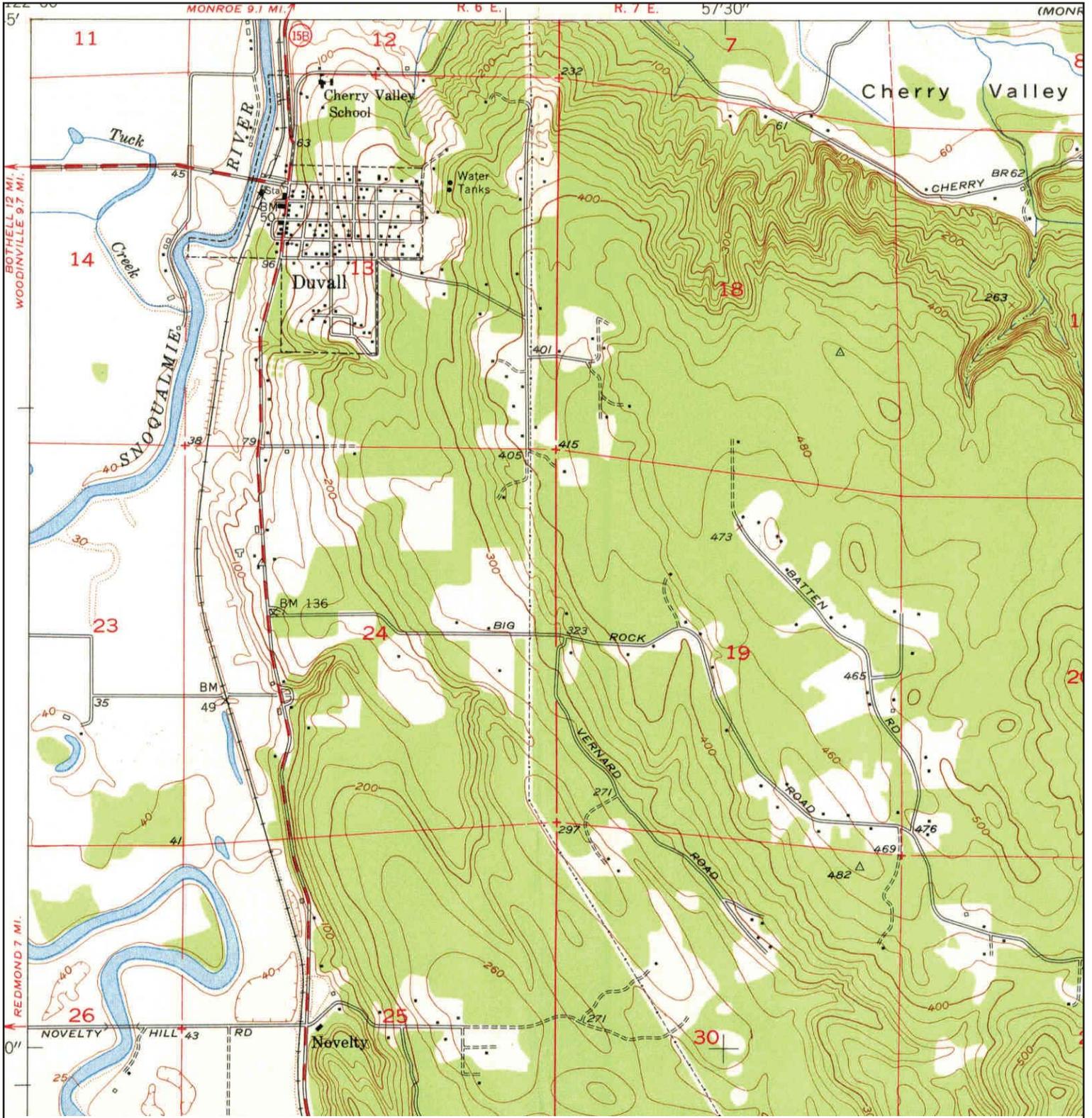
EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Historical Topographic Map



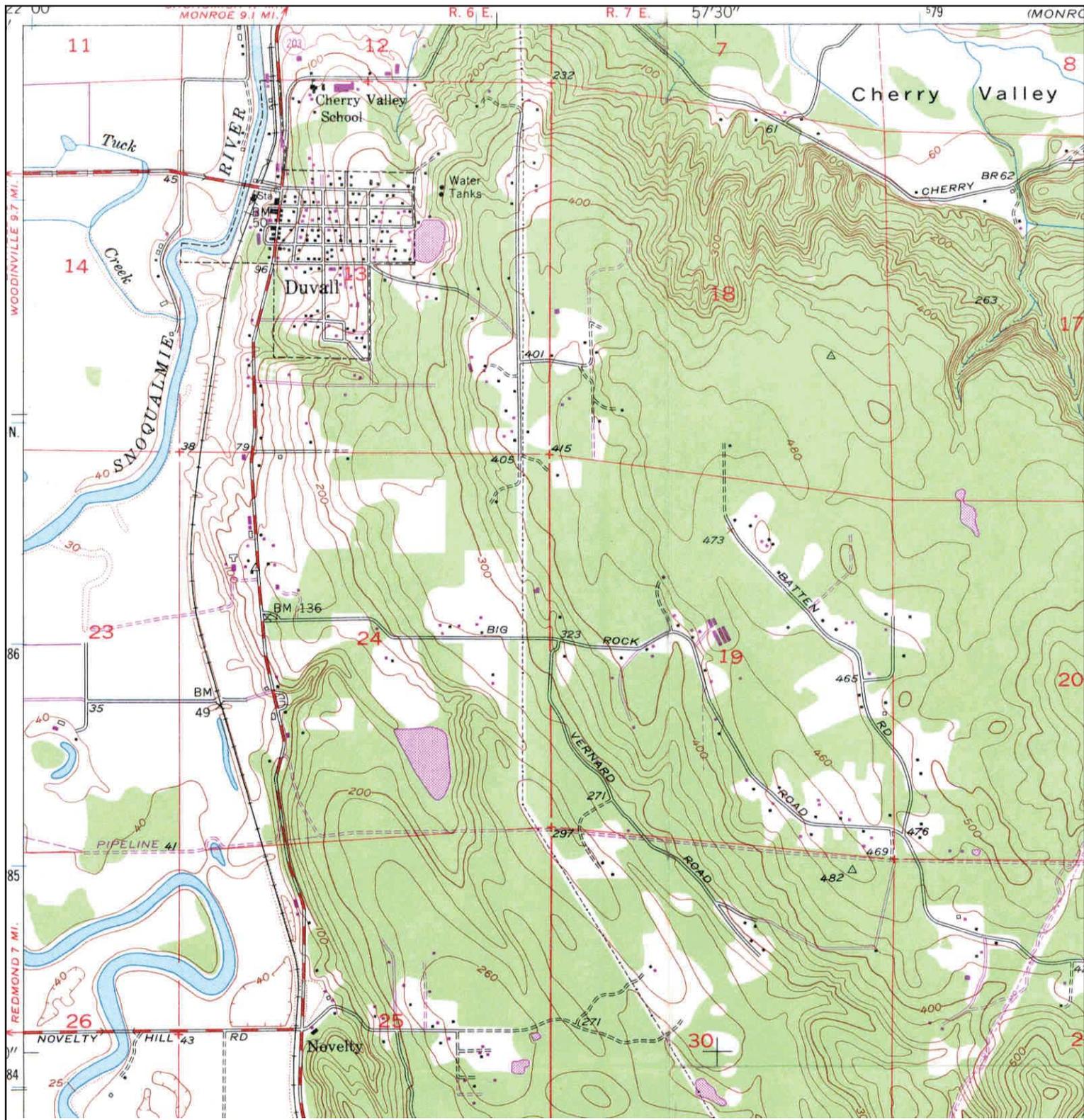
	TARGET QUAD	SITE NAME: Retail Strip Center	CLIENT: RLB Family Trust
	NAME: SULTAN	ADDRESS: 15820 Main Street NE	CONTACT: Ron Battles
	MAP YEAR: 1921	Duvall, WA 98019	INQUIRY#: 3613632.4
	SERIES: 30	LAT/LONG: 47.7434 / -121.9857	RESEARCH DATE: 05/22/2013
	SCALE: 1:125000		

Historical Topographic Map



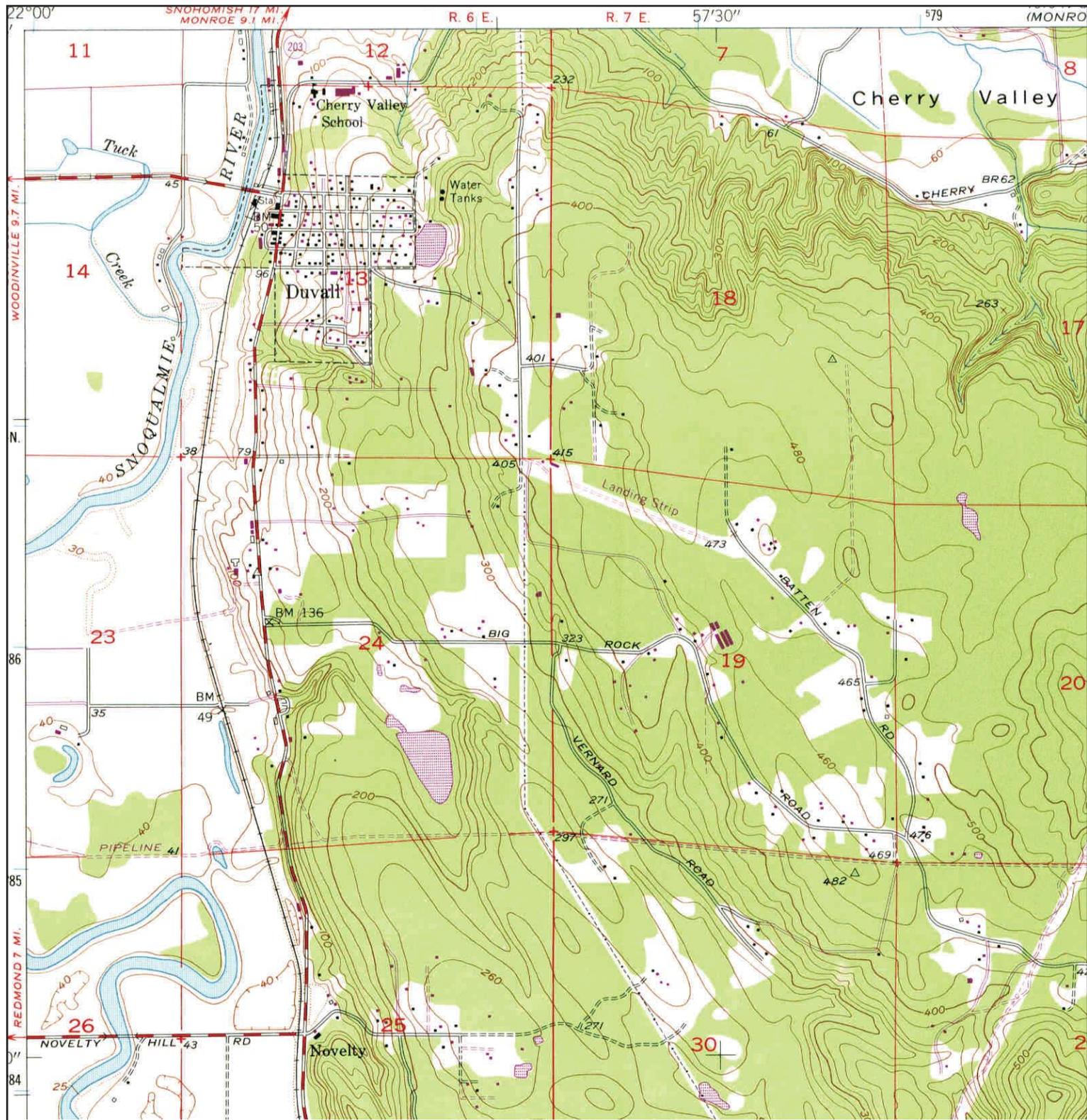
<p>N</p>	TARGET QUAD	SITE NAME: Retail Strip Center	CLIENT: RLB Family Trust	
	NAME: CARNATION	ADDRESS: 15820 Main Street NE	CONTACT: Ron Battles	
	MAP YEAR: 1953	LAT/LONG: 47.7434 / -121.9857	INQUIRY#: 3613632.4	RESEARCH DATE: 05/22/2013
	SERIES: 7.5			
	SCALE: 1:24000			

Historical Topographic Map



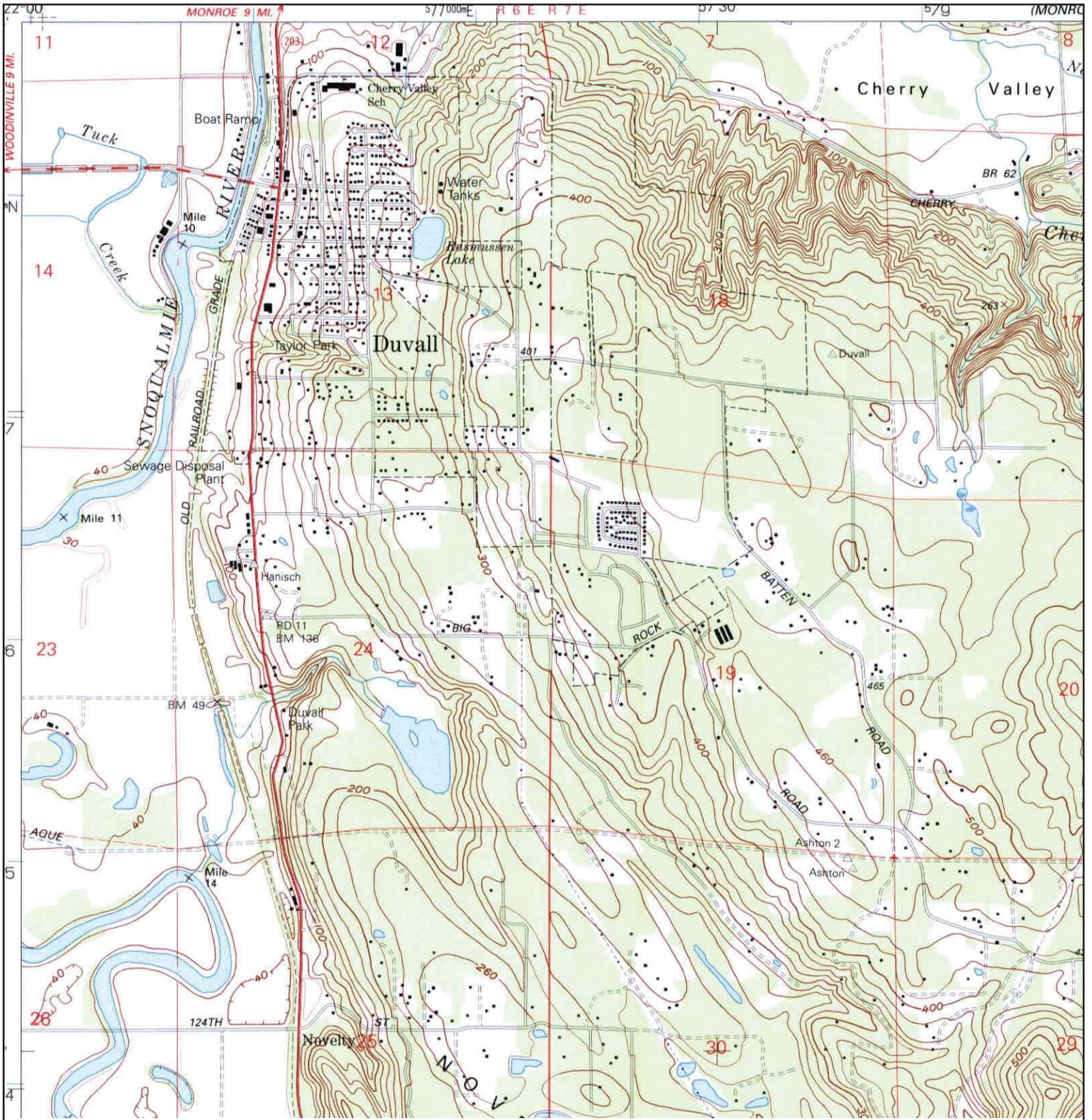
	TARGET QUAD	SITE NAME: Retail Strip Center	CLIENT: RLB Family Trust
	NAME: CARNATION	ADDRESS: 15820 Main Street NE	CONTACT: Ron Battles
	MAP YEAR: 1968	Duvall, WA 98019	INQUIRY#: 3613632.4
	PHOTOREVISED FROM :1953	LAT/LONG: 47.7434 / -121.9857	RESEARCH DATE: 05/22/2013
	SERIES: 7.5		
	SCALE: 1:24000		

Historical Topographic Map



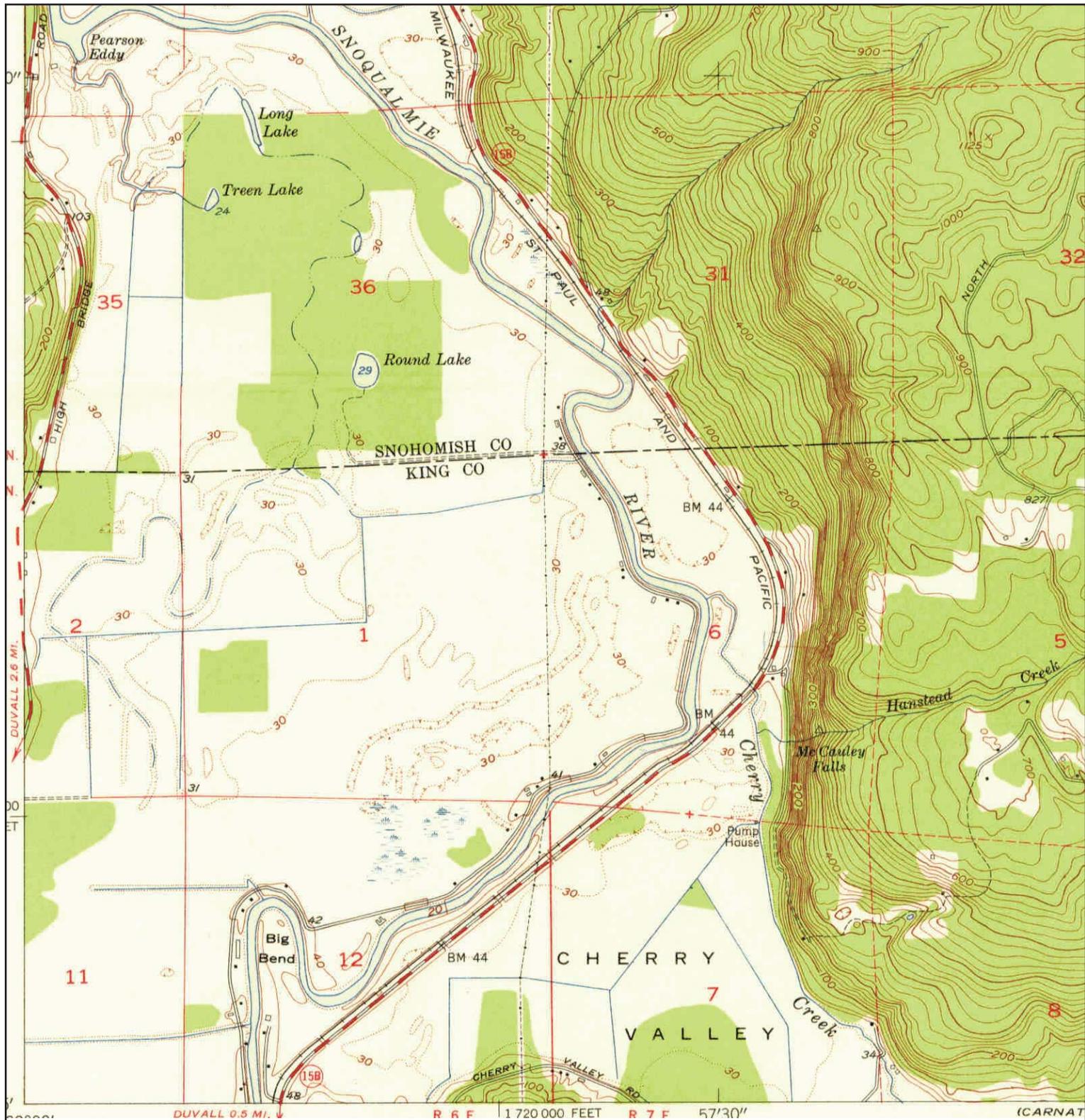
	TARGET QUAD	SITE NAME: Retail Strip Center	CLIENT: RLB Family Trust
	NAME: CARNATION	ADDRESS: 15820 Main Street NE	CONTACT: Ron Battles
	MAP YEAR: 1973	Duvall, WA 98019	INQUIRY#: 3613632.4
	PHOTOREVISED FROM :1953	LAT/LONG: 47.7434 / -121.9857	RESEARCH DATE: 05/22/2013
	SERIES: 7.5		
	SCALE: 1:24000		

Historical Topographic Map



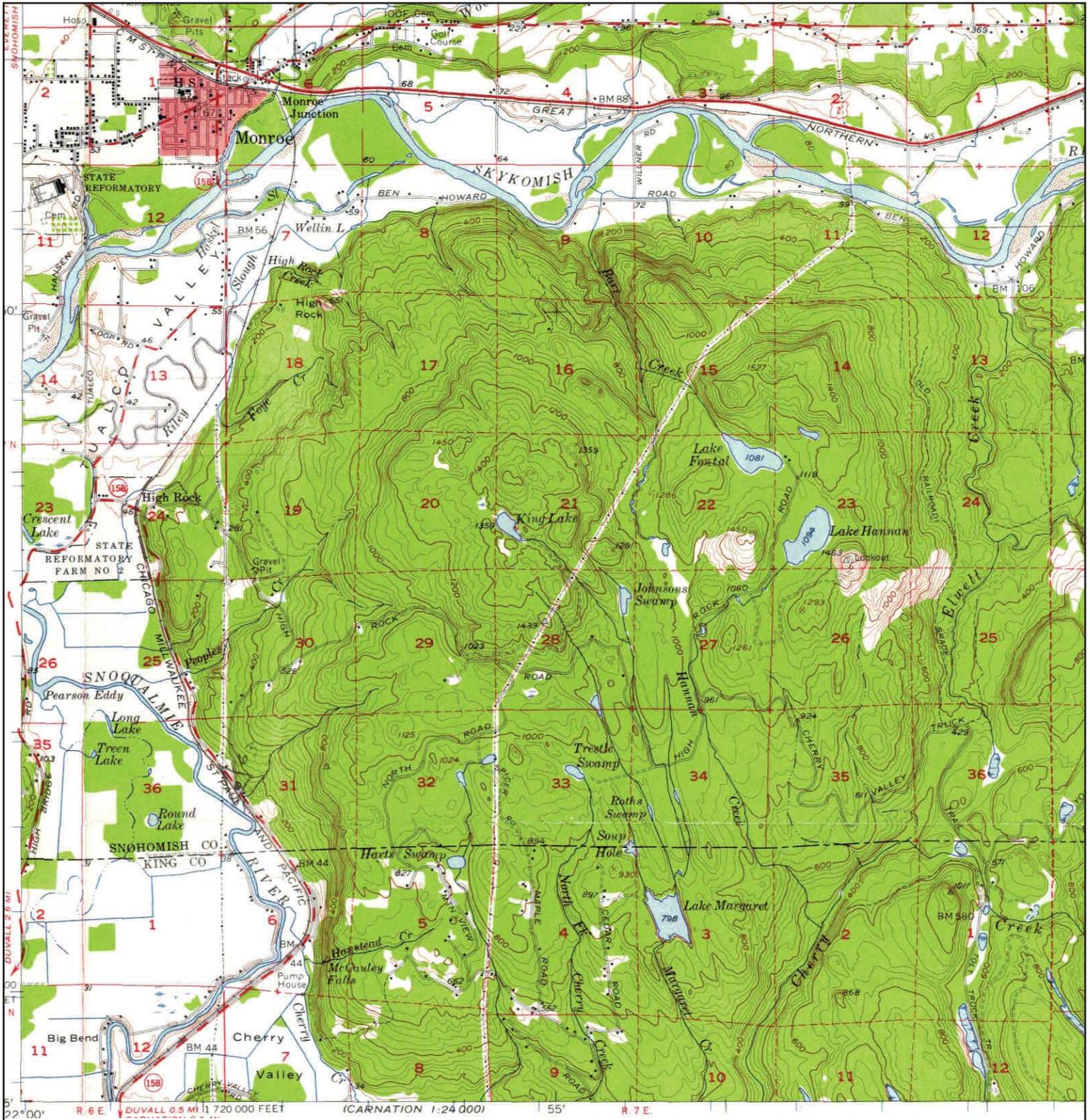
	TARGET QUAD	SITE NAME: Retail Strip Center	CLIENT: RLB Family Trust
	NAME: CARNATION	ADDRESS: 15820 Main Street NE	CONTACT: Ron Battles
	MAP YEAR: 1993	Duvall, WA 98019	INQUIRY#: 3613632.4
	SERIES: 7.5	LAT/LONG: 47.7434 / -121.9857	RESEARCH DATE: 05/22/2013
	SCALE: 1:24000		

Historical Topographic Map



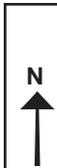
	ADJOINING QUAD	SITE NAME:	CLIENT:
	NAME: MONROE	Retail Strip Center	RLB Family Trust
	MAP YEAR: 1953	ADDRESS: 15820 Main Street NE Duvall, WA 98019	CONTACT: Ron Battles
	SERIES: 7.5	LAT/LONG: 47.7434 / -121.9857	INQUIRY#: 3613632.4
	SCALE: 1:24000	RESEARCH DATE: 05/22/2013	

Historical Topographic Map



	ADJOINING QUAD			
	NAME: MONROE	SITE NAME: Retail Strip Center		CLIENT: RLB Family Trust
	MAP YEAR: 1956	ADDRESS: 15820 Main Street NE Duvall, WA 98019		CONTACT: Ron Battles
	SERIES: 15	LAT/LONG: 47.7434 / -121.9857		INQUIRY#: 3613632.4
	SCALE: 1:62500	RESEARCH DATE: 05/22/2013		

Historical Topographic Map

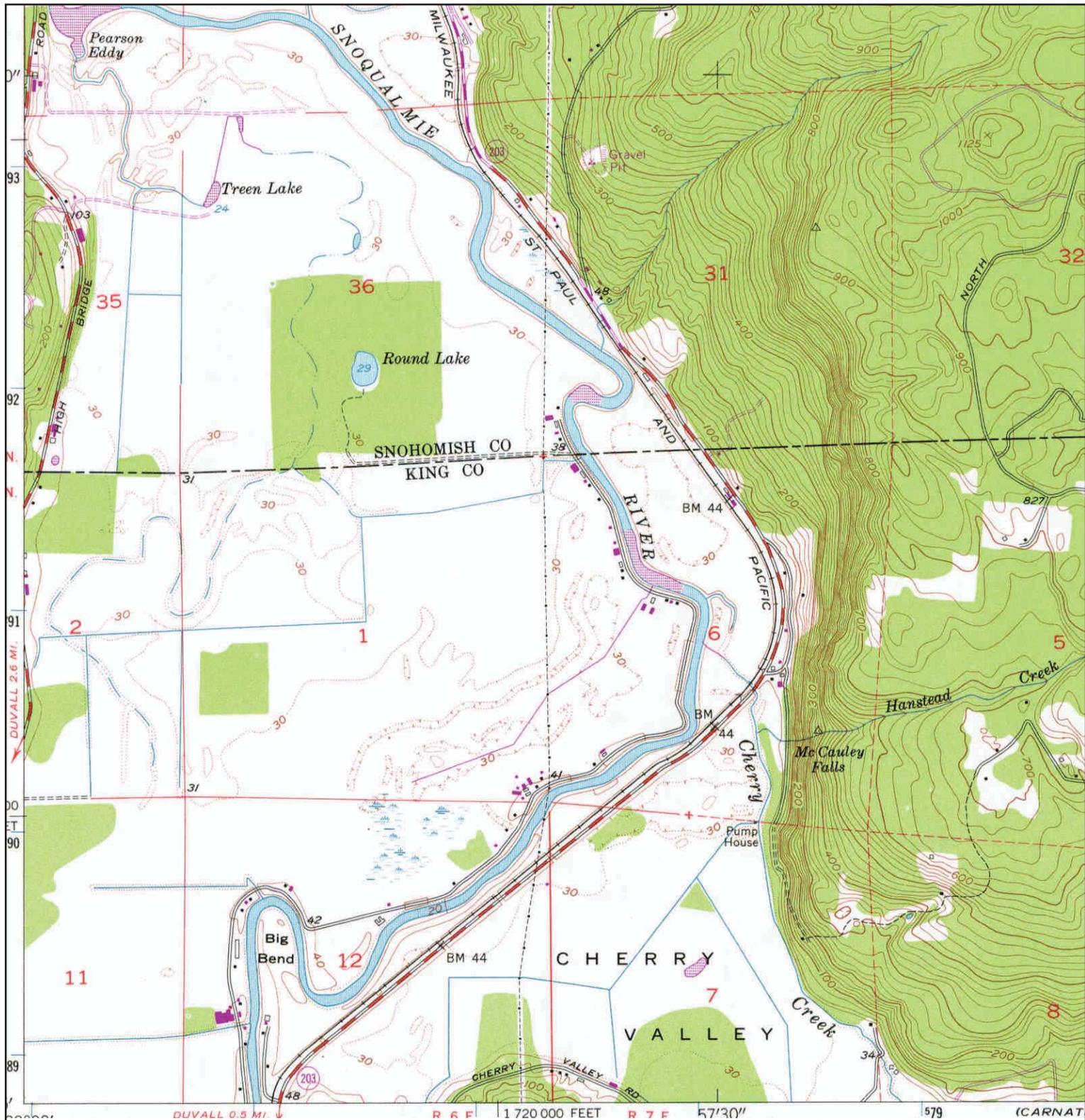


ADJOINING QUAD
 NAME: MONROE
 MAP YEAR: 1968
 PHOTOREVISED FROM :1953
 SERIES: 7.5
 SCALE: 1:24000

SITE NAME: Retail Strip Center
 ADDRESS: 15820 Main Street NE
 Duvall, WA 98019
 LAT/LONG: 47.7434 / -121.9857

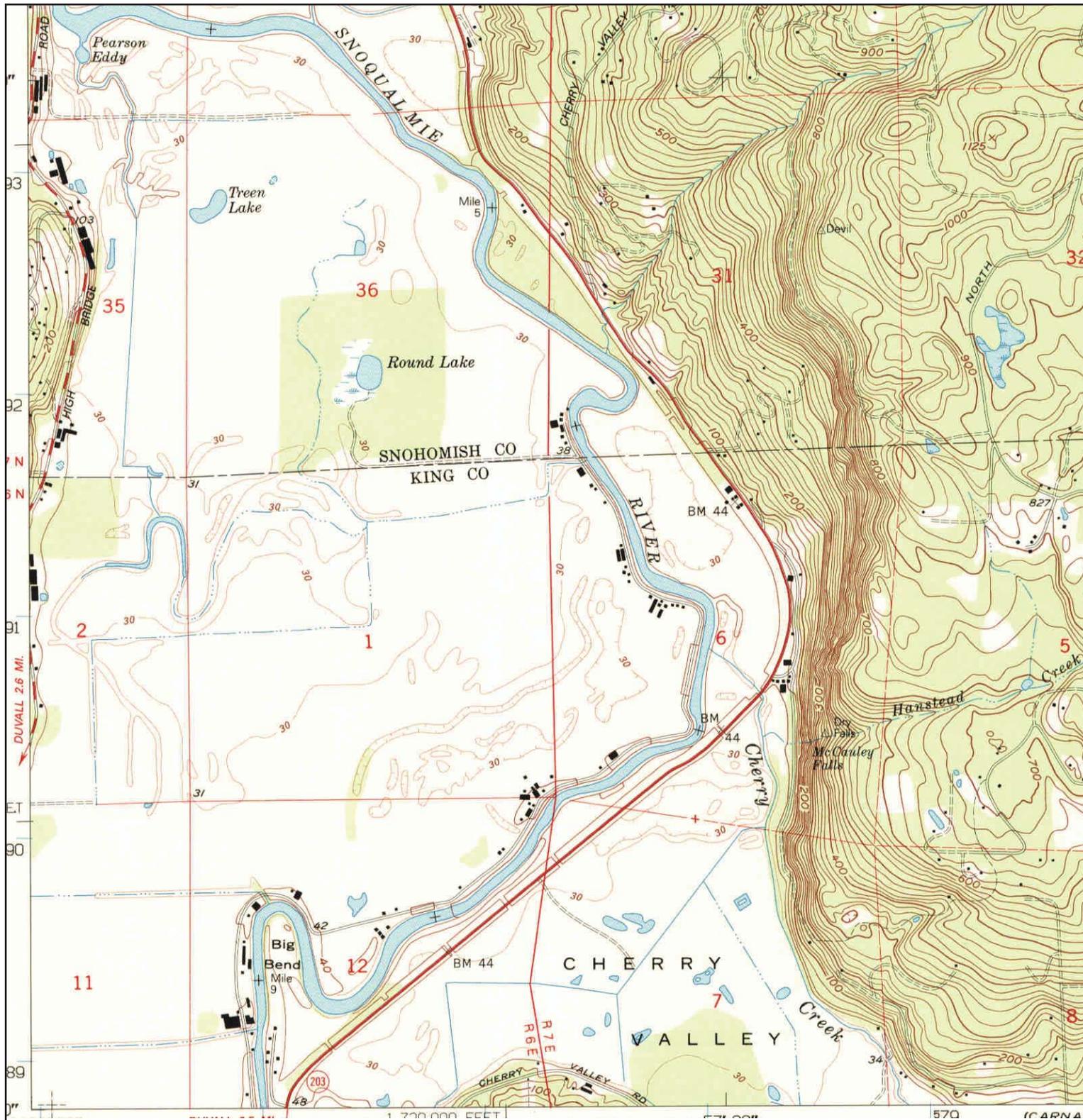
CLIENT: RLB Family Trust
 CONTACT: Ron Battles
 INQUIRY#: 3613632.4
 RESEARCH DATE: 05/22/2013

Historical Topographic Map



	ADJOINING QUAD	SITE NAME:	CLIENT:
	NAME: MONROE	Retail Strip Center	RLB Family Trust
	MAP YEAR: 1973	ADDRESS: 15820 Main Street NE	CONTACT: Ron Battles
	PHOTOREVISED FROM :1953	Duvall, WA 98019	INQUIRY#: 3613632.4
	SERIES: 7.5	LAT/LONG: 47.7434 / -121.9857	RESEARCH DATE: 05/22/2013
	SCALE: 1:24000		

Historical Topographic Map



<p>N</p> 	ADJOINING QUAD	SITE NAME:	CLIENT:
	NAME: MONROE	Retail Strip Center	RLB Family Trust
	MAP YEAR: 1993	ADDRESS: 15820 Main Street NE	CONTACT: Ron Battles
	SERIES: 7.5	Duvall, WA 98019	INQUIRY#: 3613632.4
SCALE: 1:24000	LAT/LONG: 47.7434 / -121.9857	RESEARCH DATE: 05/22/2013	



Retail Strip Center

15820 Main Street NE

Duvall, WA 98019

Inquiry Number: 3613632.5

May 22, 2013

The EDR Aerial Photo Decade Package

EDR Aerial Photo Decade Package

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

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2013 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Date EDR Searched Historical Sources:

Aerial Photography May 22, 2013

Target Property:

15820 Main Street NE

Duvall, WA 98019

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1941	Aerial Photograph. Scale: 1"=750'	Panel #: 47121-F8, Carnation, WA;/Flight Date: June 11, 1941	EDR
1952	Aerial Photograph. Scale: 1"=500'	Panel #: 47121-F8, Carnation, WA;/Flight Date: July 07, 1952	EDR
1968	Aerial Photograph. Scale: 1"=750'	Panel #: 47121-F8, Carnation, WA;/Flight Date: September 03, 1968	EDR
1971	Aerial Photograph. Scale: 1"=1000'	Panel #: 47121-F8, Carnation, WA;/Flight Date: September 18, 1971	EDR
1981	Aerial Photograph. Scale: 1"=1000'	Panel #: 47121-F8, Carnation, WA;/Flight Date: July 26, 1981	EDR
1986	Aerial Photograph. Scale: 1"=500'	Panel #: 47121-F8, Carnation, WA;/Flight Date: May 29, 1986	EDR
1998,1990	Aerial Photograph. Scale: 1"=500'	Panel #: 47121-F8, Carnation, WA;/Composite DOQQ - acquisition dates: July 22, 1998,July 20, 1998,August 04, 1990	EDR
2005	Aerial Photograph. Scale: 1"=500'	Panel #: 47121-F8, Carnation, WA;/Flight Year: 2005	EDR
2006	Aerial Photograph. Scale: 1"=500'	Panel #: 47121-F8, Carnation, WA;/Flight Year: 2006	EDR
2009	Aerial Photograph. Scale: 1"=500'	Panel #: 47121-F8, Carnation, WA;/Flight Year: 2009	EDR
2011	Aerial Photograph. Scale: 1"=500'	Panel #: 47121-F8, Carnation, WA;/Flight Year: 2011	EDR



INQUIRY #: 3613632.5

YEAR: 1941

| = 750'





INQUIRY #: 3613632.5

YEAR: 1952

| = 500'





INQUIRY #: 3613632.5

YEAR: 1968

| = 750'





INQUIRY #: 3613632.5

YEAR: 1971

|—————| = 1000'





INQUIRY #: 3613632.5

YEAR: 1981

— = 1000'





INQUIRY #: 3613632.5

YEAR: 1986

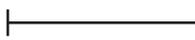
| = 500'





INQUIRY #: 3613632.5

YEAR: 1998,1990 (DOQQ)

 = 500'





INQUIRY #: 3613632.5

YEAR: 2005

| = 500'





INQUIRY #: 3613632.5

YEAR: 2006

| = 500'





INQUIRY #: 3613632.5

YEAR: 2009

| = 500'





INQUIRY #: 3613632.5

YEAR: 2011

|—————| = 500'



Appendix E

Agency Records



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

CERTIFIED MAIL

March 31, 2006

Mr. Helmuth Schlueter
26321 NE Valley Street
Duvall, WA 98019

Re: Notification of Pending Inactive Determination Status for the following Hazardous Waste Site enrolled in the Voluntary Cleanup Program:

- Site Name: Duvall Market
- Site Address: 15802 Main St., Duval, WA 98019
- Facility/Site No.: 7646431
- VCP No.: NW0995

Dear Mr. Schlueter:

Our records indicate that you applied for the Voluntary Cleanup Program (VCP) on September 24, 2002. The Department of Ecology (Ecology) appreciates your initiative in pursuing this administrative option for cleaning up hazardous waste sites under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

The following details site activity since the date of application:

- Final Cleanup Report, September 24, 2002

The VCP is staffed to provide assistance to applicants who are actively pursuing site cleanup. Our records indicate that we have not received information regarding your progress on this site's clean up in the past twelve months. If you are still actively cleaning this site you have 30 days to provide a work summary, report, or other documentation that demonstrates you have taken cleanup actions during this past 12 months.

If no cleanup activities have occurred during the past year, or we do not hear from you by April 30, 2006, this site will be removed from the VCP due to inactivity. The status of this site will be updated in Ecology's database of contaminated sites.

Geographic Information

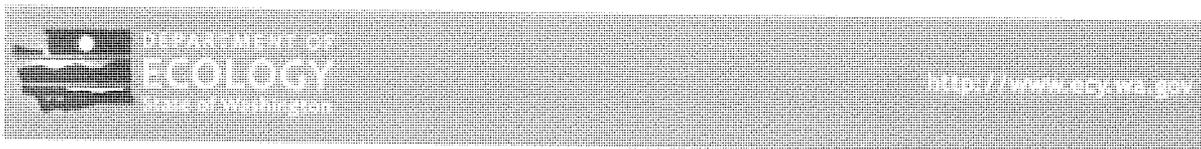
Ecology Region: NWRO Legislative District: 45 WRIA: 7
County: King Congressional District: 8 Tribal Land: No

Ecology Interactions

Interaction Description	Ecology Program	Ecology Program Phone	Program ID	Start Date	End Date
✓ State Cleanup Site	TOXICS	(360) 407-7224		6/16/2006	
✓ Voluntary Cleanup Sites	TOXICS	(360) 407-7224	NW0995	9/24/2002	6/16/2006

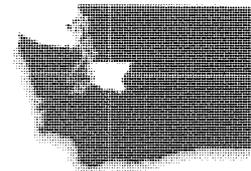
Industrial Codes (External Links Below)

No NAICS information is available for this facility No SIC information is available for this facility site.



[Ecology home](#) > [Toxics Cleanup](#) > [Sites](#) > Duvall Market

Duvall Market



ADDITIONAL RESOURCES

- [Acronyms used by the Toxics Cleanup Program](#)
- [Cleanup Process: Major Steps & Definitions](#)
- [Data Submittal Requirements for All Cleanup Sites](#)
- [Toxics Cleanup publications](#)

SITE INFORMATION

Facility Site ID: # [7646431](#)

Cleanup Site ID: 499

Location:
Duvall, King County

Status: Cleanup Started

[View Electronic Documents](#)

✓ [ISIS Site Summary Report](#)

Document Repositories:

Northwest Regional Office
3190 160th Ave SE
Bellevue, 98008-5452
(425)649-7190

Copyright © Washington State Department of Ecology. See <http://www.ecy.wa.gov/copyright.html>.



Cleanup Site Details

6/3/2013

KING COUNTY

SITE I

Duvall Market

FS ID: **7646431**

CleanupSite ID: **499**

Alternate Name(s): Duvall Market

LOCATION:

Address: **15802 MAIN ST
DUVALL 98019**

Lat/Long: **47.74369 -121.81825**
Township/Range/Section: **26N 8E 17**

[View Vicinity Map](#)

Legislative District: **45**
Congressional District: **8**

STATUS:

Ecology Status: **Cleanup Started**
WARM BIN#:

Responsible Unit: **Northwest**
Site Manager: **Musa, Donna**
Statute: **MTCA**

Is Brownfield?
Environmental Covenant?
Is PSI Site?

[View Site Web Page](#)

UST Site ID:
WRIA ID: **7**

NFA Received? NFA Date:

NFA Reason:

ASSOCIATED CLEANUP UNIT(S)

cuid	Cleanup Unit Name	Unit Type	Process Type	Unit Status	Size (Acres)	ERTS ID
2979	Duvall Market	Upland	Independent Action	Cleanup Started		

SITE ACTIVITIES:

Applies to:	Related ID (Unit-LUST-VCP)	Activity Display Name	Status	Start Date	End Date	Legal Mechanism	Performed By	Project Manager
VcpProject	NW0995	VCP Application	Completed	9/24/2002				Northwest Region
VcpProject	NW0995	VCP Termination	Completed	6/16/2006				Edens, Mark
VcpProject	NW0995	VCP Opinion on Cleanup Action	Completed					Hickey, Joe

AFFECTED MEDIA & CONTAMINANTS:

Media:	Ground Water	Surface Water	Soil	Sediment	Air	Bedrock
Contaminant:						
	Petroleum Products-Unspecified					

C = Confirmed Above State Cleanup Level



Joe Hickey
Northwest Regional Office
Toxics Cleanup Program -
425 649-7202

CONVERSATION RECORD

DATE 1-30-03

3-26-03

TIME

TYPE

VISIT

CONFERENCE

TELEPHONE

INCOMING

OUTGOING

Location of Visit/Conference:

NAME OF PERSON(S) CONTACTED OR IN CONTACT WITH YOU

Dan Wright

ORGANIZATION (Office, dept., bureau, etc.)

TELEPHONE NO:

SUBJECT

Status of VCP review

SUMMARY

1-30-03: Dan needed to discuss situation w/ client

- possibly NFA for soil on property w/ meth B, or rest. cov.
- needs to submit TEE form
- gw not encountered, but not investigated. It is not known to be affected; however, not enough is known to be sure it is protected.
- remaining PCS is not likely to affect gw unless gw is near the 5' depth, but exact depth of contamination in relation to gw not known
- this was a reasonably successful soil remediation

3-26-03: called RP. They are considering options. Maybe a new consultant. Maybe sell property w/ deal for new property owner to deal w/ contamination

6-19-03: ~~John Selvester~~ (sp?) checking on status. Helmut Schlueter

ACTION REQUIRED

NAME OF PERSON DOCUMENTING CONVERSATION

Joe Hickey

SIGNATURE

Joe Hickey

DATE copied from notes on 2-25-2010

ACTION TAKEN

added to file (VCP folder)

SIGNATURE

Jay H. Kinky

TITLE

DATE

2-25-2010

15802 MAIN ST, DUVALL
JOB DUVALL MARKET SQUARE

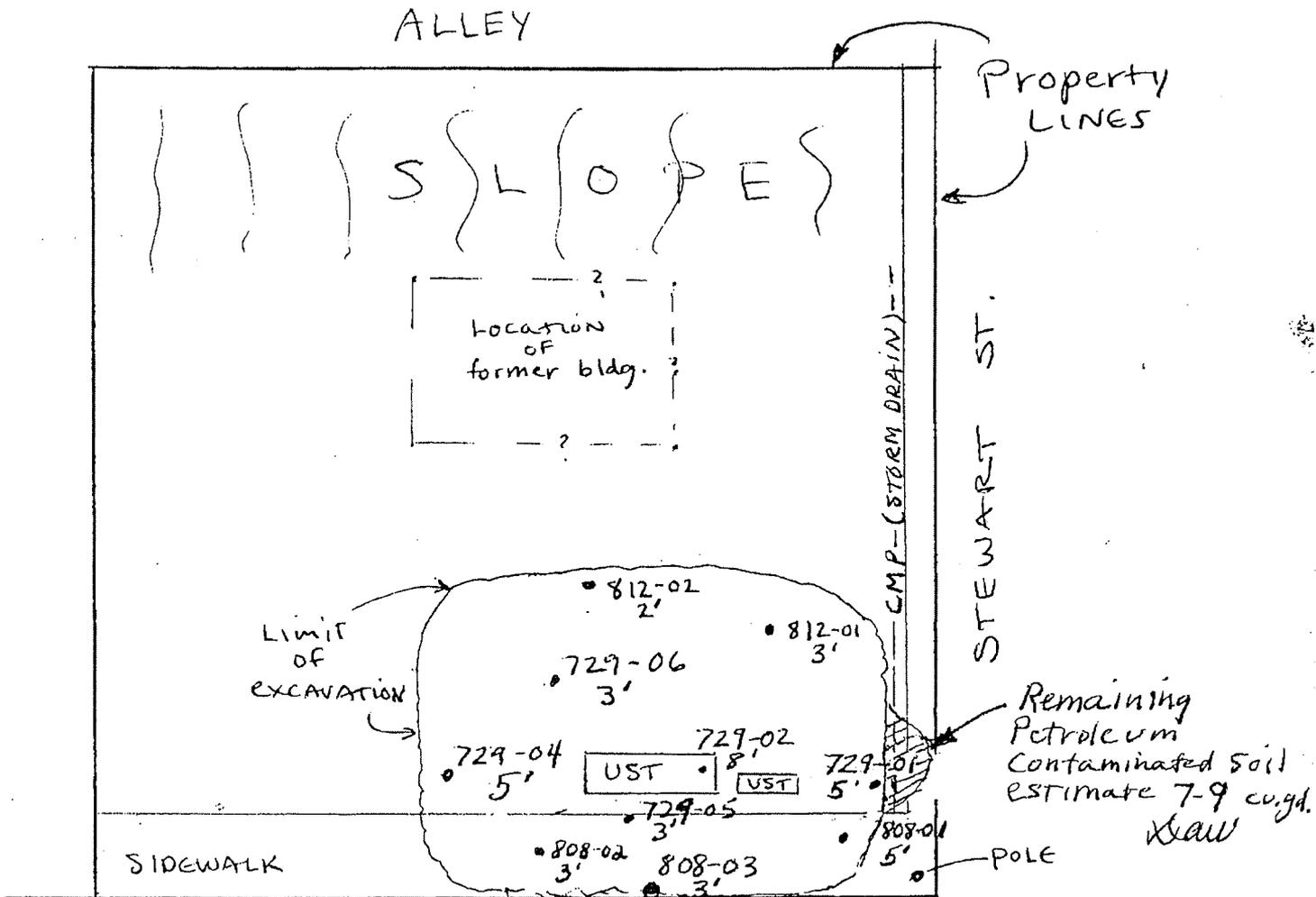
FILE NO. 479-01

BY D.A.W.

DATE 8-18-02 REVISIONS 1-30-03
KAW

SHEET 5 OF 20

Site PLAN



Property LINES

ALLEY

S L O P E S

LOCATION OF former bldg.

STE W A R T S T.

LIMIT OF EXCAVATION

SIDEWALK

C.M.P. (STORM DRAIN)

Remaining Petroleum Contaminated Soil ESTIMATE 7-9 cu.yd. KAW

POLE

MAIN ST (SR 203)

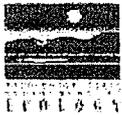
sidewalk samples at deepest part of excavation? Yes

Leg. 808-01 was contaminated, not on sidewalk (bottom?) If levels of cont. similar to 808-01 & higher are included how much soil is left? over

1" = 20' ft.

NORTH

812-02 = Soil sample No. 2' depth



Voluntary Cleanup Program

Washington State - Department of Ecology - Toxics Cleanup Program

RECEIVED

SEP 24 2002

Request For Assistance/ Review Form

DEPT OF ECOLOGY

Have you discussed this site with an Ecology representative in the past? NO

If yes, what is that person's Name? _____

And the approximate date? _____

Is this a leaking underground storage tank site? (includes piping leaks) YES

Please submit the following with this signed form to the appropriate Ecology office (see back of form)

<input checked="" type="checkbox"/>	Site Summary (ECY 020-73)	<input checked="" type="checkbox"/>	Any other existing reports on this site
<input checked="" type="checkbox"/>	A Check or Money Order for \$500 made out to "Department of Ecology"		
<i>Applicant completes this section: (Note: The applicant is responsible for all billings)</i>			
Applicant Name: <u>MINAGLIA/SCHLUETER</u>		Phone: <u>425-788-1544</u>	
Applicant Address: <u>P.O. BOX 40 26321 NE VALLEY ST.</u>			
City: <u>DUVALL</u>		State: <u>WA</u>	Zip: <u>98019</u>
Site Name: <u>DUVALL MARKET SQUARE</u>		Alternate Name: _____	
Site Address: <u>15802 MAIN ST.</u>			
City: <u>DUVALL</u>		State: <u>WA</u>	Zip: <u>98019</u> county: <u>KING</u>
Site Owner Name: <u>WILLIAM B MINAGLIA HELMUTH & SCHLUETER</u>			
Site Owner Address: <u>P.O. BOX 40</u>		Phone: _____	
City: <u>DUVALL</u>		State: <u>WA</u>	Zip: <u>98019</u>

I, HELMUTH SCHLUETER request the assistance of the Department of Ecology. With this Application I have enclosed \$500. I understand that: this payment is the equivalent of approximately eight (8) hours of staff review and/or assistance on the cleanup of my contaminated site; actual charges will depend on specific staff and charge-out rates of that staff; if total charges are greater than \$500, I will be billed for and I agree to pay the remainder; and any excess payments will be refunded to me.

Signature of Applicant

Date

Note: The applicant is responsible for all billings.

<i>For Office Use only:</i>			
Date:	Hours:	Rate:	Staff Name:
Date:	Hours:	Rate:	Staff Name:
Date:	Hours:	Rate:	Staff Name:
Date:	Hours:	Rate:	Staff Name:
<i>For Office Use only: Receipts</i>			<i>For FISCAL USE ONLY</i>
Amount	Date Pd	Rec. #	173-02-94-005000-5000-
			(LUST/Non-LUST) (Office)
			LUST/Non-LUST: LUST - 30 Non-LUST - 20
			OFFICE: NWRO - 40 SWRO - 50 ERO - 60
			CRO - 70 IND - 80 HDQR - 90

ECY 020-74 (Rev. 09/98)

1

TCP I.D. # NW 0995

Ecology is an Equal Opportunity and Affirmative Action employer.

(SIS, LUST, VCP)

F/S7646431

Where to Submit Your Forms, Reports, and Fees

County Serving

Ecology Regional Office

Benton, Cbelan, Dougals, Kittitas, Klickitat, Okanogan,
Yakima

Central Region

15 West Yakima Avenue, Suite 200
Yakima, WA 98902-3401
(509) 575-2490 (voice)
(509) 454-7673 (TDD)

Adams, Asotin, Columbia, Ferry, Franklin, Garfield,
Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla,
Whitman

Eastern Region

N. 4601 Monroe, Suite 100
Spokane, WA 99205-1295
(509) 456-2926 (voice)
(509) 458-2055 (TDD)

Island, King, Kitsap, San Juan, Skagit, Snohomish, Whatcom

Northwest Region

3190 160th Avenue SE
Bellevue, WA 98008-5452
(425) 649-7000 (voice)
(425) 649-4259 (TDD)

Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Lewis,
Mason, Pacific, Pierce, Skamania, Thurston, Wahkiakum

Southwest Region

PO Box 47775
Olympia, WA 98504-7775
(360) 407-6300 (voice)
(360) 407-6306 (TDD)

OR if your site is part of a major pulp or paper mill,
aluminum smelter, or oil refinery

Industrial Section

PO Box 47706
Olympia, WA 98504-7706
(360) 407-6916 (voice)
(360) 407-6006 (TDD)



Voluntary Cleanup Program

Washington State - Department of Ecology - Toxics Cleanup Program

Site Summary

This Summary is a required component of your request for assistance under the Voluntary Cleanup Program

Which of the following apply?

- Requesting assistance on a planned cleanup
- Requesting assistance on an ongoing cleanup.
- Requesting review of a completed cleanup.

Note: If you submitted your Request for Assistance (ECY 020-74) previously without a Site Summary (this form) or this is a revised Site Summary, Please provide this completed form to Ecology at least five (5) working days prior to the meeting/site visit/documentation review (whichever comes first).

A) Site Identification:			
Name of Site: <u>DUVALL MARKET SQUARE PARKING LOT</u>			
Alternate Name(s) for Site: <u>—</u>			
Street Address of Site: <u>15802 MAIN ST</u>			
City: <u>DUVALL</u>	State: <u>WA</u>	Zip: <u>98019</u>	
County: <u>KING</u>	UBI Number:		
Mailing Address (if different from above): <u>P.O. BOX 40</u>			
City: <u>DUVALL</u>	State: <u>WA</u>	Zip: <u>98019</u>	
Township If Known:	Range	Section	Quarter-Quarter
Latitude:	Degree	Minute	Second
Longitude:	Degree	Minute	Second
Method used to calculate Latitude and Longitude:			
How large (in acres) is the site?			

Please attach two maps to this form.

- 1) An area map, showing general location of the site in relation to surrounding bodies of water, cities, highways, and streets. (Please mark site location.)
- 2) A site diagram showing surrounding cross-streets, labeled building outlines, sampling and well locations, etc.

SEE ATTACHED REPORT

B) Person/Organization Making Request for Assistance/Review:			
Name: <u>HELMUTH K SCHLUETER</u>			
Firm:			
Street Address: <u>P.O. BOX 40 26321 NE VALLEY ST</u>			
City: <u>DUVALL</u>	State: <u>WA</u>	Zip: <u>98019</u>	
Telephone Number: <u>425 788-1544</u> Extension: <u>—</u>			
Fax Number: <u>425 788-7322</u> e-mail address: <u>BEANCOUNTER_CBS@YAHOO.COM</u>			

Which best describes your involvement with the site? (Check as many that apply.)

Current Owner Former Owner Potential Purchaser
 Current Operator Former Operator Other (specify)
 Environmental Consultant for
 Attorney for
 Insurance Carrier for
 Other (specify) for

C) Release Information:

Date of Release (if known): _____ Date of Discovery: 7/29/02
Drinking Water: Number of Drinking Water Supply Wells within 1/2 mile 0
 Are there any drinking water systems affected? yes no
 If yes, has alternate drinking water been provided? yes no N/A.
 If Drinking Water systems are affected, are the systems public, private, or both?
Aquatics: Are there any creeks, streams, ponds, wetlands, or shorelands...
 on or adjacent to the site? yes no
 Within 1/4 mile of the site? yes no
 Where are they located? SNOQUALMIE RIVER ~ 1/2 mile to west.
 Are they impacted by contamination from the site? yes no

General Hazardous Substance Categories: Please complete the chart below. List the contaminants known or suspected at the site prior to cleanup, and mark the appropriate medium (i.e. soil) with: C (confirmed and above MTCA); B (confirmed but below MTCA); S (suspected); N/A (not-applicable); O (tested and not present); or U (unknown).

Contaminant	Class (for office Use)	Affected Soil	Media: Ground-Water	Surface Water	Air	Sediment	Date of Release (if known)
1) GASOLINE		C	N/A	N/A	N/A	N/A	
2) LEAD		B	N/A	N/A	N/A	N/A	
3)							
4)							
5)							
6)							

D) Report Information of Assessment or Remediation Work Done to Date

Assessment:

Has site assessment work been done at this site? yes no In-progress
 If yes, when? _____ Were results reported to Ecology? yes no Date _____
 Describe: (list reports in "E" below)

Remediation:

Has any site cleanup work been done at the site? yes no in-progress

If yes, please continue to answer the remaining questions in this section to the best of your ability.

When was the cleanup work done? 8/08 - 8/09/02

Were results reported to Ecology? yes no date

Describe: (list reports in "E" below)

Report included

Does contamination remain on-site after cleanup activities? yes no

If yes, describe: (list reports in "E" below)

As a result of the cleanup:

How many acres of land were returned to use?

less than 1 acre

E) Documentation:

Please list titles of all site reports below. Include name of consulting firm and year completed. (If there is not enough room for the entire list, please attach additional page(s) as necessary.)

Report of Independent Cleanup...	WT SERVICES Company	Sept 24, 2002

Is additional information concerning the contaminants treated or removed, or cleanup or remediation methods used available in a data base? yes no If yes, what programming software is use?
 Is a copy included for our use? yes no

F) Property Type: Commercial Industrial Residential Other (Please specify)
 Property currently being used? yes no
 Plans for change in use? yes no If yes, please specify:

G) Standard Industrial Classification (SIC) Codes:

List all that apply. If none apply, or if you don't know your SIC code, list activities conducted at the site (i.e. automotive repair and maintenance, construction equipment storage, etc.).

H) Dangerous Waste Facilities:

Does the facility have a dangerous waste identification number? yes no
 If yes, what is the number? WAD

I) Tank Information:

Complete this table for ALL tanks, whether underground (UST) or aboveground (AST), including unregulated tanks.

(*Unleaded, leaded diesel, bunker-C, waste oil, heating oil, aviation fuel, other (identify))

(** Tank status: Left in Place, Removed, Closed in Place)

1	UST	4000	Gasoline	NO	NO	REMOVED
2	UST	675	(Leaded)	NO	NO	REMOVED

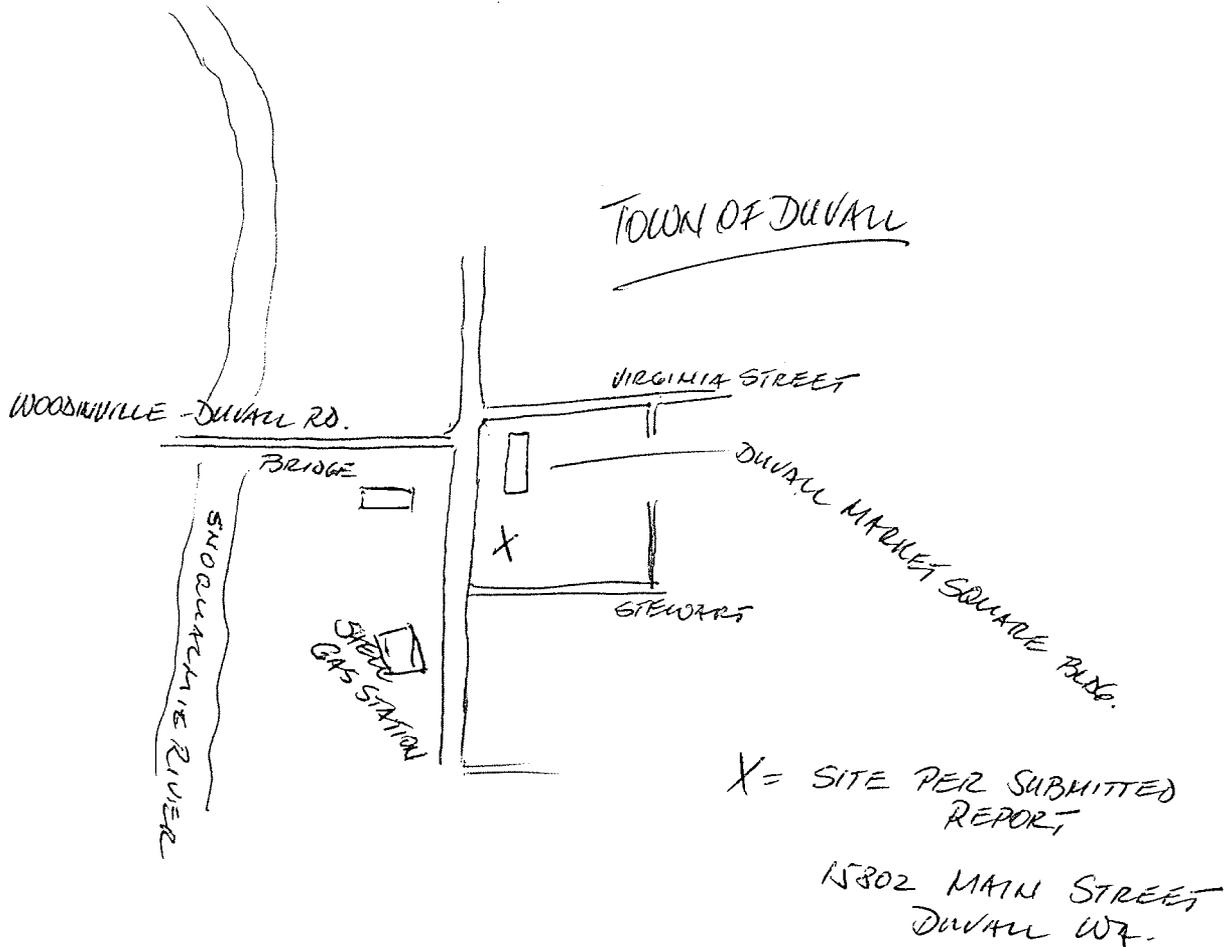
J) Owner/Operator History

(Please photocopy and attach copies if additional owners and/or operators are known.)

E) Documentation:

Please list titles of all site reports below. Include name of consulting firm and year completed. (If there is not enough room for the entire list, please attach additional page(s) as necessary.)

MAP.



RETURN ADDRESS:
Pacific International Bank
1155 N 130TH ST.
SEATTLE, WA 98133



20080417001528

CHICAGO TITLE HAZ 46.00
PAGE 001 OF 005
04/17/2008 13:33
KING COUNTY, WA

HAZARDOUS SUBSTANCES AGREEMENT

CT 1260033-4
5 # 47

Reference # (if applicable): 114928

Grantor(s):

1. Y.C.H Enterprise Corporation

Additional on page

Grantee(s)

1. Pacific International Bank

Legal Description: LOT 9-16, BLOCK 9, VOLUME 19 OF PLATS, PAGE 47

Additional on page 2

Assessor's Tax Parcel ID#: 213070-0445-07, 213070-0460-07, 213070-0470-05

THIS HAZARDOUS SUBSTANCES AGREEMENT dated April 11, 2008, is made and executed among Y.C.H Enterprise Corporation, whose address is 15802 Main Street NE, Duvall, WA 98019 (sometimes referred to below as "Borrower" and sometimes as "Indemnitor"); and Pacific International Bank, Seattle Branch, 1155 North 130th Street Ste 100, Seattle, WA 98133 (referred to below as "Lender").

Appendix F

Environmental Professional Qualifications

RESUME FOR ENVIRONMENTAL PROFESSIONAL

Ronald L. Battles

20269 Smoky Hill Rd.
Suite B-174
Aurora, Colorado 80015
(303) 692-0600 FAX 692-0440
E-Mail: ronaldbattles@comcast.net

PROFESSIONAL HISTORY

Global 2000 Environmental Partners, LLC, General Manager/Partner, 4 years
Environmental Management International, Inc., Principal, 8 years
ENSR Consulting and Engineering, Senior Regional Program Manager, 2 years
Manville Sales Corporation, Manager of Environmental Affairs, 10 years
B R Associates, Inc., Principal, Project Manager, 5 years
Impact Environmental Consultants, Ltd., Project Manager, 1 year
York Research Corporation, Project Manager, 3 years
Marquette Cement Manufacturing, Engineer, 1 year
McCrone Associates, Research Microscopist (internship), 2 years

EDUCATION

B.S. ChE. Illinois Institute of Technology, Chicago, Illinois (1972)
M.S. ChE. Illinois Institute of Technology, Chicago, Illinois (1974)
M.B.A. University of Colorado, Denver, Colorado (1981)
J.D. University of Colorado, Boulder, Colorado (1986)
Harvard Executive Business Management Program, (1988) Postgraduate Courses: Environmental Law and Toxicology
Advanced studies in Air Pollution Control, Financial Analysis, Colorado Geology, Management Principles, Microscopy, Occupational Health, Risk Assessment Analysis, Statistical Analysis, Corporate Environmental Practice, and International Env. Law

EXPERIENCE

1999 through Present
General Manager, Global 2000 Environmental Partners, LLC
Englewood, Colorado

The responsibilities in this position includes the organization of Global 2000 as a partnership and joint venture of environmental consultants worldwide to perform environmental consulting and engineering projects. The business focuses on the merger and acquisition market with an emphasis on national companies purchasing foreign businesses. Performs Phase I, II and III environmental studies. Also manages regulatory compliance audit projects including ISO 14000 certifications.

The duties include the business alliances, marketing and administration responsibilities. Other responsibilities include project management and personnel training.

June, 1991 – December, 1998

Principal, Environmental Management International, Inc.
Englewood, Colorado

Responsibility for the organization and management of Environmental Management International, Inc. The company is a full service environmental consulting company with annual sales exceeding \$2MM/year. Individual project experience includes industrial site inspections, corporate audit programs, real estate investigations, health and safety programs development. Performs Phase I, II and III investigations in accordance with ASTM standards. Also manages UST removal and remediation projects.

May, 1989 - June, 1991

Senior Regional Program Manager/VP, ENSR Consulting & Engineering, Corp.
Westmont, Illinois

The company responsibilities include the marketing and management of the western regional business for Phase I and II projects. The western region included the states west of Pittsburgh, PA and later was divided into three additional regions. The business was grown by 350% in one year and subsequently increased by 60% per year based on the established client base. The business focused on Phase I Environmental Site Assessments and Regulatory Compliance Audits.

June, 1988 - May, 1989

Manager, Product Safety, Manville Sales Corporation (Johns Manville Manufacturing Co)
Denver, Colorado

Corporate responsibility for product liability programs, loss prevention control, product toxicity research, hazard communication program (OSHA), risk assessment analysis, and technical associations representative for the company. This includes HS&E Corporate regulatory responsibilities, directing environmental affairs, information services and environmental communication functions of the Health, Safety & Environment department.

Accomplishments include a revision of the MSDS automated computer reporting system to use fourth generation relational database software. Development of an International MSDS reporting system into the database in multiple languages. Manpower requirements were reduced by 70%.

Introduced the labeling of 600 products into seventeen new languages. Initiated four new toxicology and analytical evaluations related to asbestos and glass fiber toxicity.

Member of several company strategic groups including: 1) Fiberglass Litigation Advisory Group - relating to future liability risk analysis 2) Scientific Advisory Group - evaluate the toxicity of Manville fiber based products and 3) Strategic Environmental Group - evaluation of corporated based environmental compliance programs and SEC compliance.

January, 1981 - June, 1988

Manager, Environmental Affairs, Manville Sales Corporation
Denver, Colorado

Responsibilities include the management of scientists and engineers undertaking major environmental projects. The multimillion dollar assignments include air, water, hazardous waste, and Superfund cleanup activities. This job function also includes the responsibility for real estate assessments, permitting, compliance monitoring, disposal site assessments, remedial investigations, feasibility studies, engineering design, and cleanup activities. Other areas of responsibility include agency negotiations, RCRA assessments, NPDES discharge and pretreatment standards evaluations, risk assessment analysis, environmental litigation assistance, and contracting with environmental consultants. Average project size is \$2.2 MM with the largest in excess of \$34 MM.

Accomplishments include the development of a Corporate project team concept to approach project scope efficiently utilizing internal and external resources. The development of a computerized database management system for environmental information. The system was designed for environmental permitting, modeling, and report generation using networked Macintosh and IBM PC terminals to a DEC VAX 8300 mainframe computer.

January, 1977 - January, 1981

Manager, B R Associates, Inc., Denver, Colorado

Responsible for the business development, organization and management of Battles Research Associates. The company provided project management consulting and analytical services to its clients. The industries served included power generation plants, mining, manufacturing, and minerals exploration, natural gas exploration companies confronted with regulatory, analytical, and project management problems. Annual sales were in excess of \$750 M annually with a staff of twelve in 1981.

January, 1976 - January, 1977

Project Manager, Impact Environmental Consultants, Ltd., Denver, Colorado.

This partnership involved business development responsibilities during the startup of Impact, Ltd.,. The duties included the business plan preparation, legal rapport during the incorporation, and establishment of a successful marketing program. Functionally responsible for the technical expertise on air quality, process engineering, water quality engineering, and chemical analyses contracting.

Initiated a successful marketing program which allowed the company to double its sales volume for the first three years. This was accomplished through the initial customers contacted and repeat business as project size increased.

July, 1974 - January, 1976

Western Regional Manager, York Research Corporation, Denver, Colorado

Business development manager for a new regional office. Established a successful marketing program with gross sales exceeding \$1.2 MM annually. Responsibilities included the administration of personnel, finances, purchasing, and marketing. Directed personnel responsible for all engineering projects to the power generation industry. Clients included Pacific Power & Light, Public Service of New Mexico, Utah Power & Light, Kansas Power & Light, Arizona Public Service Co. and Public Service Co. of Colorado.

Accomplishments included the startup of the new regional office, networking of contacts to develop a stable base of contract work, and the expansion of the office from two engineers to sixteen within three years.

June, 1972 - July, 1974

Combustion Engineer, Marquette Cement Manufacturing Co., Chicago, Illinois

Responsible for air pollution emissions testing and facilities permit submittals. Water pollution samples collection and regulatory compliance. Engineering review of pulverized coal and fuel oil firing systems for manufacturing locations. Reported to the Director of Engineering for all responsibilities.

May, 1970 – June, 1972

Research Microscopist, Mc Crone Associates, Chicago, Illinois

Laboratory technician specializing in wet chemical sample analyses and microscopical sample analysis. Performed analyses on a project basis for individual clients.

PROFESSIONAL REGISTRATIONS AND AFFILIATIONS

Air and Waste Management Association
American Institute of Chemical Engineers
American Bar Association (Environmental and Real Estate Section Member)
ISO 14000 Auditor
Certified Asbestos Inspector and Management Planner
California Registered Environmental Assessor II (REA II)
OSHA 40 hr. Certified
Certified Hazardous Materials Manager (CHMM)
Registered Professional Engineer (Chemical)

TECHNICAL SPECIALTIES

36 years experience in:

- Environmental risk assessment analysis
- Environmental compliance audits/remedial action plans
- OSHA hazard communication/product liability assessment
- Corporate regulatory affairs/permit negotiations
- Hazardous waste site investigations
- Point source assessments (air and water)
- Environmental litigation support
- Corporate EH&S management
- Project management consulting
- ASTM Phase I, II, III, PCAs and Transactional Screen Assessments

Appendix G

Additional Documentation and Reports

WT Services Company

Environmental Consulting

PO Box 239 Seahurst, WA 98062 WTSERCI110CL Fax and Phone 206 242 9477
206 295 6921

September 24, 2002

Independent Cleanup Action Report

Duvall Market Square

Prepared for:
John Schlueter and William Minaglia
PO Box 327
Duvall, WA 98019

Prepared by:
Daniel A. Wright
Certified Washington State Site Assessor

RECEIVED
SEP 24 2002
DEPT OF ECOLOGY

Table of Contents

Page No.	Content
1-3	Report text
4	Vicinity Plan
5	Site Plan
6-14	Lab. Results, QA Data and Chain-of-Custody for samples obtained 7/29/02
15-18	Lab. Results, QA Data and Chain-of-Custody for samples obtained 8/08 & 8/12/02
19	Certificate of Disposal, Rinker Materials
20	Site Assessment Certification, Daniel A. Wright

WT Services Company **Environmental Consulting**

PO Box 239 Seahurst, WA 98062 WTSERCI110CL Fax and Phone 206 242 9477

September 24, 2002

John Schlueter and William Minaglia
PO Box 327
Duvall, WA 98019

Subject: Report of Independent Cleanup Action, 15802 Main Street, Duvall, WA.

Attention: John Schlueter, William Minaglia

This report presents a summary of an independent cleanup action performed in the location of 2 former underground storage tanks located at 15802 Main Street, Duvall, Washington.

The Site

Located in the older business commercial area of downtown Duvall, the site consists of a mostly flat parcel, approximately 9600 square feet in size. Prior to the excavation activities described below, the majority of the parcel was covered with concrete pavement, including the floor slab of a former building located in the easterly portion of the parcel. At the east end of the parcel, the land slopes up to a public right of way which is currently a gravel alley. Surrounding parcels are largely retail commercial in nature, as the site is located on State Route 203 (Main Street), a heavily trafficked thoroughfare. This area has been commercially developed for an extended period, dating back to the late 1800's and early 1900's. The location of the site is shown on the Vicinity Plan on page 4.

UST Systems

On July 29, 2002, two underground petroleum storage tanks (UST'S) were decommissioned by removal by Tank Services Northwest, of Woodinville, Washington. The two former gasoline tanks were excavated and removed from the site, one approximately 675 gallons in volume and one approximately 4000 gallons in volume. Anecdotal information indicates that the tanks had last been operated in 1976 or thereabouts, and were not registered with Ecology.

Each tank contained a small amount of water with a trace of gasoline product. The tanks appeared to be in an intact condition, with no apparent holes or significant rust. The location of the tanks is shown on the site plan, page 5.

Soils and Groundwater

The soils encountered during excavation included fills placed around the tanks (brown to gray silty sand with gravel, moist, loose) to undisturbed native soils adjacent and under the tanks (light brown to dark gray sandy silt, dense, damp). No groundwater was encountered in the excavation.

Soil Sampling and Analysis

During excavation of the tanks on July 29, 2002, a layer of soil ranging from 2 to 5 feet in depth exhibited a gasoline-like odor. This material was stockpiled separately under a cover of plastic sheeting. Additional samples were obtained from the four side walls and the base or floor of the excavation below the tanks. In addition a sample was obtained of the general excavation stockpile, to determine its suitability for backfill. The soil samples were obtained as discrete grab samples, placed in clean glass jars, stored in a chilled container and transported to Friedman and Bruya, Inc., Environmental Chemists, 3012 16th Avenue West, in Seattle, Washington. The samples were tested for Benzene, Toluene, Ethylbenzene, Xylenes and Gasoline by Method 8021B/NWTPH-Gx. The samples were also tested for Lead content by Method 6010. One sample was also tested for diesel and heavy oils by method NWTPH-Dx. The sample locations and depths are shown on the site plan, page 5.

The results of the laboratory analyses of samples obtained July 29 showed that significant gasoline contamination existed on the west side of the excavation (under the sidewalk adjacent to the street, sample 729-05), also on the south side of the excavation (at the sidewalk along Stewart Street, sample 729-01) and on the east side of the excavation (sample 729-06).

Laboratory results indicated that no detectable contamination existed at the base of the excavation below the tanks (sample 729-02), and from the north end of the excavation (sample 729-04). Soils selectively stockpiled for use as backfill showed to be uncontaminated and suitable for re-use on the site (sample 720-03).

The result of the analysis for diesel and heavy oils performed on soil sample 729-01 showed 170 parts per million. This result is below Method A cleanup levels, and is the result of spillover of gasoline-range hydrocarbons into the diesel range, due to high concentration of gasoline contamination in that sample.

The laboratory results, chain-of-custody form and quality assurance data are presented on pages 6 through 14. Page numbers for this report are shown in the upper right corner of each page.

Cleanup Action

On August 8 and 9, 2002, excavation and transportation of gasoline-contaminated soils was undertaken. Approximately 236 tons of contaminated soil was transported to Rinker Materials, located at 6300 Glenwood Avenue in Everett, Washington. At this location the soils were remediated by thermal desorption (incineration). Certification of the soil remediation is presented on page 19.

Soils were excavated and transported for treatment from the west side of the excavation under the sidewalk and from the area east of the initial excavation. Additional excavation from the south end of the excavation was not undertaken due to the presence of a corrugated metal storm drain pipe and the risk of undermining the Stewart Street right-of-way.

Additional soil sampling was performed during and subsequent to the excavation operation in order to verify the effectiveness of the cleanup, and to identify any remaining areas of contaminated soil. The limits of the excavation and the locations and depths of the sampling are shown on the site plan, page 5.

The results of the laboratory analyses confirmed that soils with contamination levels above the Model Toxics Control Act (MTCA) Method A cleanup levels had been removed from the area east of the tank locations (samples 812-01 and 812-02), and also from the area west of the tank locations under the sidewalk area (samples 808-01 and 808-02). A sample obtained from the sidewall of the excavation of material remaining under the Main Street right-of-way showed that some significant contamination remained. This material was not removed since it is beyond the property lines of the site, and due to the risk of undermining the Main Street right-of-way.

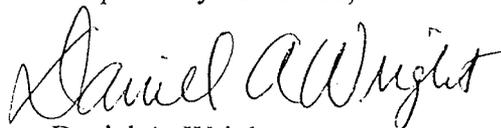
The laboratory results, quality assurance data, and chain-of-custody form for the samples obtained on August 8 and August 12 are presented on pages 15 - 18.

Summary

Based on observations made during excavation activities and the results of the laboratory analyses, it is our conclusion that soil contamination related to the gasoline underground storage tank systems on the site has been remediated to Method A standards within the approximate property limits of the site.

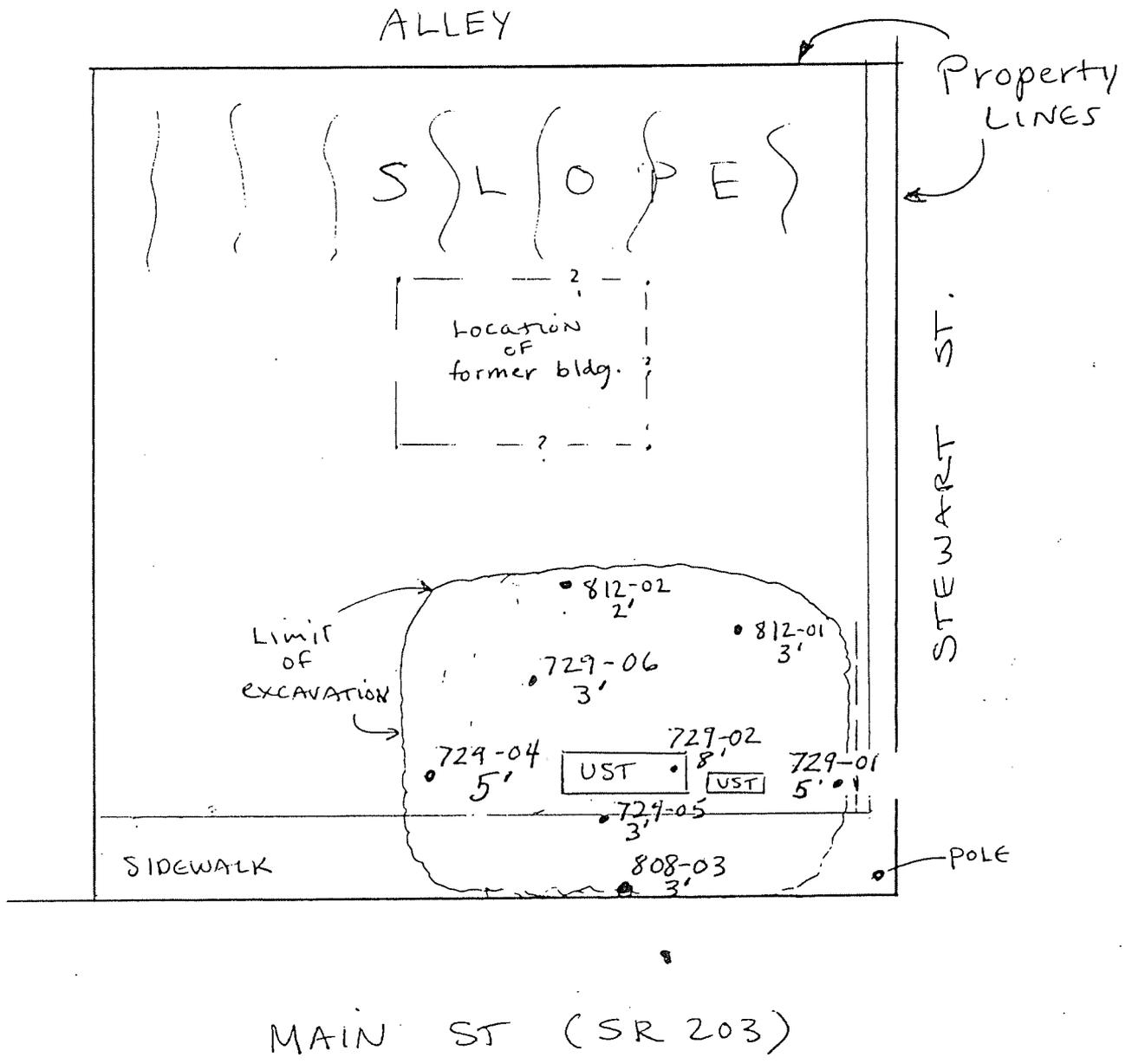
We appreciate the opportunity to assist you in this matter. If you have any questions regarding this report or need additional services, please call.

Respectfully submitted,

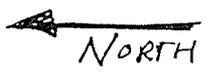


Daniel A. Wright
Certified Site Assessor

Site PLAN



1 IN. = 20 FT.



Legend

• 812-02 = Soil Sample No. 2' depth

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Morrow, M.S.
Yelena Aravkina, M.S.
Bradley T. Benson, B.S.
Kurt Johnson, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
TEL: (206) 285-8282
FAX: (206) 283-5044
e-mail: fbi@isomedia.com

August 9, 2002

Dan Wright, Project Manager
WT Services Company
PO Box 239
Seahurst, WA 98062

Dear Mr. Wright:

Included are the results from the testing of material submitted on July 29, 2002 from your Minaglia-Duvall project. 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 should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures
NAA0809R.DOC

1

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 08/09/02

Date Received: 07/29/02

Project: Minaglia-Duvall

Date Extracted: 07/31/02

Date Analyzed: 08/01/02

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

Results Reported on a Dry Weight Basis

Results Reported as µg/g (ppm)

<u>Sample ID</u> Laboratory ID	<u>Benzene</u>	<u>Toluene</u>	<u>Ethyl Benzene</u>	<u>Total Xylenes</u>	<u>Gasoline Range</u>	<u>Surrogate (% Recovery)</u> (Limit 76-118)
729-01 d 207240-01	2.4	12	9.0	31	1,700	ip
729-02 207240-02	<0.02	<0.02	<0.02	<0.02	<1	97
729-03 207240-03	<0.02	<0.02	<0.02	<0.02	<1	97
729-04 207240-04	<0.02	<0.02	<0.02	<0.02	<1	88
729-05 207240-05	0.30	2.1	1.2	8.8 ve	540 ve	ip
729-06 207240-06	<0.02	0.08	0.10	1.7	140	99
Method Blank	<0.02	<0.02	<0.02	<0.02	<1	100
Method Blank	<0.02	<0.02	<0.02	<0.02	<1	98

ve - The value reported exceeded the calibration range established for the analyte. The reported concentration is an estimate.

d - The sample was diluted. Detection limits are raised due to dilution.

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 08/09/02
Date Received: 07/29/02
Project: Minaglia-Duvall
Date Extracted: 07/31/02
Date Analyzed: 07/31/02

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLE
FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL
USING METHOD NWTPH-Dx
Extended to Include Motor Oil Range Compounds
Results Reported on a Dry Weight Basis
Results Reported as $\mu\text{g/g}$ (ppm)

<u>Sample ID</u> Laboratory ID	<u>Diesel Extended</u> (C ₁₀ -C ₃₆)	<u>Surrogate</u> (% Recovery) (Limit 45-147)
729-01 207240-01	170	83
Method Blank	<50	84

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 08/09/02
Date Received: 07/29/02
Project: Minaglia-Duvall
Date Extracted: 07/30/02
Date Analyzed: 07/31/02

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES
FOR TOTAL METALS
BY INDUCTIVELY COUPLED PLASMA (ICP)
(METHOD 6010)

Results Reported as $\mu\text{g/g}$ (ppm)

<u>Sample ID</u> Laboratory ID	<u>Total Lead</u>
729-01 207240-01	6.1
729-02 207240-02	2.4
729-03 207240-03	2.6
729-04 207240-04	2.9
729-05 207240-05	5.1
729-06 207240-06	5.9
Method Blank	<2.0

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 08/09/02

Date Received: 07/29/02

Project: Minaglia-Duvall

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: 207150-01 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Benzene	µg/g (ppm)	<0.02	<0.02	nm
Toluene	µg/g (ppm)	<0.02	<0.02	nm
Ethylbenzene	µg/g (ppm)	<0.02	<0.02	nm
Xylenes	µg/g (ppm)	<0.02	<0.02	nm
Gasoline	µg/g (ppm)	<1	<1	nm

Laboratory Code: 207150-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	<i>Blank</i> Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/g (ppm)	0.5	<0.02	98	98	34-136	0
Toluene	µg/g (ppm)	0.5	<0.02	100	100	35-140	0
Ethylbenzene	µg/g (ppm)	0.5	<0.02	101	102	37-150	1
Xylenes	µg/g (ppm)	1.5	<0.02	105	106	36-143	1

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/g (ppm)	0.5	92	94	60-122	2
Toluene	µg/g (ppm)	0.5	94	96	60-126	2
Ethylbenzene	µg/g (ppm)	0.5	95	97	56-130	2
Xylenes	µg/g (ppm)	1.5	99	101	58-128	2
Gasoline	µg/g (ppm)	20	99	100	43-143	1

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 08/09/02
Date Received: 07/29/02
Project: Minaglia-Duvall

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: 207140-02 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Benzene	µg/g (ppm)	<0.02	<0.02	nm
Toluene	µg/g (ppm)	<0.02	<0.02	nm
Ethylbenzene	µg/g (ppm)	<0.02	<0.02	nm
Xylenes	µg/g (ppm)	<0.02	<0.02	nm
Gasoline	µg/g (ppm)	<1	<1	nm

Laboratory Code: 207140-02 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/g (ppm)	0.5	<0.02	60	62	34-136	3
Toluene	µg/g (ppm)	0.5	<0.02	82	86	35-140	5
Ethylbenzene	µg/g (ppm)	0.5	<0.02	92	95	37-150	3
Xylenes	µg/g (ppm)	1.5	<0.02	96	99	36-143	3

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/g (ppm)	0.5	70	68	60-122	2
Toluene	µg/g (ppm)	0.5	96	92	60-126	4
Ethylbenzene	µg/g (ppm)	0.5	104	102	56-130	2
Xylenes	µg/g (ppm)	1.5	110	106	58-128	4
Gasoline	µg/g (ppm)	20	100	99	43-143	1

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 08/09/02
Date Received: 07/29/02
Project: Minaglia-Duvall

QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS DIESEL EXTENDED
USING METHOD NWTPH-Dx

Laboratory Code: 207207-03 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Diesel Extended	µg/g (ppm)	<50	<50	nm

Laboratory Code: 207207-03 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Percent Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	µg/g (ppm)	500	<50	116	122	60-187	3

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	µg/g (ppm)	500	105	67-140

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 08/09/02
Date Received: 07/29/02
Project: Minaglia-Duvall

QUALITY ASSURANCE RESULTS
FROM TOTAL METALS BY
INDUCTIVELY COUPLED PLASMA (ICP)
(METHOD 6010)

Laboratory Code: 207240-06 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference	Acceptance Criteria
Lead	µg/g (ppm)	5.9	5.0	17	0-20

Laboratory Code: 207240-06 (Matrix Spike)

Analyte	Reporting Units	Spike Level	^{Blank} Sample Result	% Recovery MS	Acceptance Criteria
Lead	µg/g (ppm)	20	5.9	74	50-150

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	% Recovery LCS	% Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Lead	µg/g (ppm)	20	103	101	80-120	2

SAMPLE CHAIN OF CUSTODY

Send Report To WT Services Co
 Company DAN WRIGHT
 Address PO Box 239
 City, State, ZIP Seahurst, WA 98062
 Phone # 206 242 9477 Fax # 206 242 9477

SAMPLERS (signature) Dan Wright
 PROJECT NAME/NO. Minajie-DUKALL
 REMARKS

Page # _____ of _____
 TURNAROUND TIME
 Standard (2 Weeks)
 RUSH
 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	ANALYSES REQUESTED						Notes	
						TPH-Diesel-X	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS		
729-01		7/29/02		Soil	1	X	X	X					
-02				"	1	X	X	X					
-03				"	1	X	X	X					
-04				"	1	X	X	X					
-05				"	1	X	X	X					
-06				"	1	X	X	X					

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
<u>Dan Wright</u>	<u>DAN WRIGHT</u>	<u>WT Services</u>	<u>7/29</u>	<u>4:30</u>
<u>S. O'Brien</u>	<u>S. O'Brien</u>	<u>FJB, Inc</u>		
Relinquished by:				
Received by:				
Relinquished by:				
Received by:				

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

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Morrow, M.S.
Yelena Aravkina, M.S.
Bradley T. Benson, B.S.
Kurt Johnson, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
TEL: (206) 285-8282
FAX: (206) 283-5044
e-mail: fbi@isomedia.com

August 20, 2002

Dan Wright, Project Manager
WT Services Co.
PO Box 239
Seahurst, WA 98062

Dear Mr. Wright:

Included are the results from the testing of material submitted on August 12, 2002 from your Minaglia-Duvall project. 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 should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC



Michael Erdahl
Project Manager

Enclosures
NAA0820R.DOC

12

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 08/20/02
 Date Received: 08/12/02
 Project: Minaglia-Duvall
 Date Extracted: 08/13/02
 Date Analyzed: 08/13/02 through 08/15/02

**RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES
 FOR BENZENE, TOLUENE, ETHYLBENZENE,
 XYLENES AND TPH AS GASOLINE
 USING EPA METHOD 8021B AND NWTPH-Gx**
 Results Reported on a Dry Weight Basis
 Results Reported as $\mu\text{g/g}$ (ppm)

<u>Sample ID</u> Laboratory ID	<u>Benzene</u>	<u>Toluene</u>	<u>Ethyl Benzene</u>	<u>Total Xylenes</u>	<u>Gasoline Range</u>	<u>Surrogate (% Recovery)</u> (Limit 76-118)
0808-01 208060-01	0.04	0.29	0.13	0.55	37	97
0808-02 208060-02	<0.02	<0.02	<0.02	<0.02	3	108
0808-03 208060-03	0.08	0.81	0.78	2.4	400 ve	98
0812-01 208060-04	<0.02	<0.02	<0.02	<0.02	<1	111
0812-02 208060-05	<0.02	<0.02	<0.02	0.03	13	115
Method Blank	<0.02	<0.02	<0.02	<0.02	<1	112

ve - The value reported exceeded the calibration range established for the analyte. The reported concentration is an estimate.

11

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 08/20/02
 Date Received: 08/12/02
 Project: Minaglia-Duvall

**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: 207207-12 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Benzene	µg/g (ppm)	<0.02	<0.02	nm
Toluene	µg/g (ppm)	<0.02	<0.02	nm
Ethylbenzene	µg/g (ppm)	<0.02	<0.02	nm
Xylenes	µg/g (ppm)	<0.02	<0.02	nm
Gasoline	µg/g (ppm)	<1	<1	nm

Laboratory Code: 207207-12 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/g (ppm)	0.5	<0.02	112	110	34-136	1
Toluene	µg/g (ppm)	0.5	<0.02	106	104	35-140	1
Ethylbenzene	µg/g (ppm)	0.5	<0.02	103	102	37-150	1
Xylenes	µg/g (ppm)	1.5	<0.02	111	110	36-143	1

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Benzene	µg/g (ppm)	0.5	102	100	60-122	2
Toluene	µg/g (ppm)	0.5	98	96	60-126	2
Ethylbenzene	µg/g (ppm)	0.5	96	95	56-130	1
Xylenes	µg/g (ppm)	1.5	103	104	58-128	1
Gasoline	µg/g (ppm)	20	107	116	43-143	8

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

208060

LTVE 8/12/02 CI-2

SAMPLE CHAIN OF CUSTODY

Send Report To WT Services Co
 Company Dan Wright
 Address PO Box 239
 City, State, ZIP Seahurst WA 98062
 Phone # 206 255-6921 Fax # 206 242-9477

SAMPLERS (signature) [Signature]
 PROJECT NAME/NO. Minglia-Duval
 TO #
 REMARKS

Page # 1 of 1
 TURNAROUND TIME
 Standard (2 Weeks)
 RUSH
 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	ANALYSES REQUESTED						Notes
						TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS	
0808-01	01	8/8/02		Soil	1	X	X	X				STD
0808-02	02	"		"	1	X	X	X				STD
0808-03	03	"		"	1	X	X	X				STD
0812-01	04	08/12/02		"	1	X	X	X				STD
0812-02	05	"		"	1	X	X	X				RUSH (24hr)

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

Relinquished by: [Signature]
 Received by: [Signature]
 Relinquished by: [Signature]
 Received by:

SIGNATURE
 PRINT NAME
 COMPANY
 DATE
 TIME

[Signature] Dan Wright
 WT Services
 8/12/02 3:30

[Signature] Eric Young
 FBI
 8/12/02 3:50



Release of Liability/Certificate of Disposal

Kryger Construction is released from liability for all petroleum contaminated soil originating from:

**N.E. Corner of Stewart & Main
Duvall, Wa**

and transported to:

Rinker Materials, Northwest Division.
6300 Glenwood Ave.
Everett WA 98203

From 08/08/2002 through 08/09/2002

A total of 235.65 tons of petroleum contaminated soil were transported to the above facility. The material was treated and disposed of in the following manner:

Thermal Desorption/Landfill for Reclamation

Treatment/Disposal of the contaminated soil was performed in accordance with all applicable federal, state, and local laws and regulations.

Signed:

Date: September 13, 2002

A handwritten signature in black ink that reads "Diana M. Hutchings". The signature is written in a cursive style with a large, looped initial "D".

Diana M. Hutchings

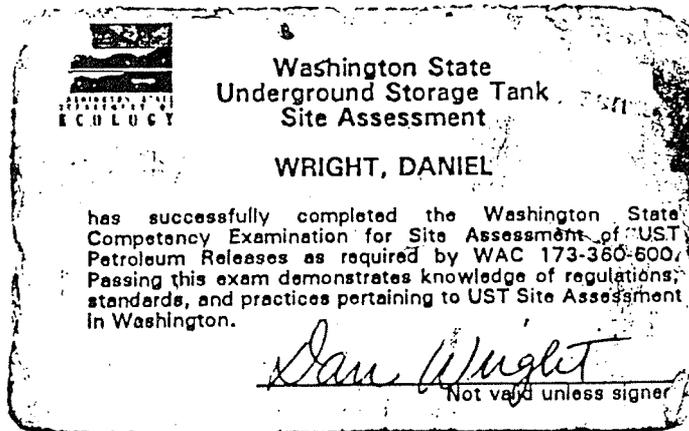
Inside Sales Representative
Soil Remediation Division

JOB 15802 MAIN ST, DUVALL WA

FILE NO. 479-01

BY Dan Wright DATE 9/24/02

SHEET 20 OF 20





ENVITECH

www.envitechnology.com
support@envitechnology.com
Tel 425.890.3517 Fax 425.310.6600
9528 226th PL NE Redmond WA 98053

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Duvall Market

***15820 Main St NE
Duvall, WA 98019***

*Y. C. H Enterprise
Corporation*

Prepared for

Pacific International Bank
1155 N. 130th St. Suite 100
Seattle, WA 98133

Prepared by

Envitech, Llc.
9528 226th PL NE
Redmond, WA 98053

February 29, 2008

Project No. 01080122-1



ENVITECH

www.envitechtechnology.com
support@envitechtechnology.com
Tel 425.890.3517 Fax 425.310.6600
9528 226th PL NE Redmond WA 98053

February 29, 2008

Project No. 01080122-1

Mr. Robert Kim
Pacific International Bank
1155 N. 130th St. Suite 100
Seattle, WA 98133

Attention: YCH Enterprise Corporation.
Mr. Chinkuk Yi

Subject: Phase I Environmental Site Assessment Report
Duvall Market
15820 Main St NE, Duvall, WA 98019

Envitech, Llc. is pleased to submit two copies of our report describing the finding of the Phase I Environmental Site Assessment performed at the above property.

This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-05) and "all appropriate inquiry" for the purposes of CERCLA sections 101(35)(B)(i)(i) and 101(35)(B)(ii) and (iii), as defined in *Standards and Practices for All Appropriate Inquires; Final Rule*, U.S.EPA, 40 CFR Part 312 (70 FR 66070).

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

If you have any questions or require further clarification of the report findings, please contact the undersigned at your convenience. Thank you for the opportunity to be of service to Pacific International Bank.

Yours very truly,

Jake S. Lee, Ph.D.
President
Envitech, Llc.



ENVITECH

www.envitechtechnology.com
support@envitechtechnology.com
Tel 425.890.3517 Fax 425.310.6600
9528 226th PL NE Redmond WA 98053

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Duvall Market

***15820 Main St NE
Duvall, WA 98019***

Prepared for

Pacific International Bank
1155 N 130th St. Suite 100
Seattle, WA 98133

Prepared by

Envitech, Llc.
9528 226th PL NE
Redmond, WA 98053

February 29, 2008

Project No. 01080122-1



ENVITECH

www.envitechnology.com
support@envitechnology.com
Tel 425.890.3517 Fax 425.310.6600
9528 226th Pl. NE Redmond WA 98053

TABLE OF CONTENTS

List of Appendices	iv
Executive Summary	1
General Information.....	1
Summary	1
1. Introduction	3
1.1. Purpose	3
1.2. Scope of Services	3
1.3. Significant Assumptions	4
1.4. Limitations and Exceptions of Assessments	4
1.5. Special Terms and Conditions.....	5
1.6. User Reliance	5
1.7. Non-CERCLA Considerations	5
2. Site Description	6
2.1. Location.....	6
2.2. Legal Description.....	6
2.3. Site and Vicinity General Characteristics	6
2.4. Description of the Property	6
2.5. Description of Structure and Other Improvement	7
2.6. Physical Setting	7
3. Standard Environmental Record Review	9
3.1. Federal Environmental Records.....	9
3.2. Washington State and Local Environmental Records.....	10
3.3. Tribal Records	12
3.4. EDR Proprietary Records.....	12
3.5. Summary of Environmental Record Search	13
4. Historical Record Review	14
4.1. Historical Topographic Maps	14
4.2. Sanborn Fire Insurance Map.....	15



ENVITECH

www.envitechnology.com
support@envitechnology.com
Tel 425.890.3517 Fax 425.310.6600
9528 226th Pl NE Redmond WA 98053

- 4.3. Aerial Photographs 15
- 4.4. City Directories..... 16
- 4.5. Other Historical Records 16
- 4.6. Historical Use on the subject property 17
- 4.7. Historical Use on Adjoining Property 17
- 4.8. Summary of Historical Property Use 18
- 5. Site Reconnaissance 19
 - 5.1. Methodology and Limiting Conditions 19
 - 5.2. General Site Setting 19
 - 5.3. Current Uses of Adjoining Properties 19
 - 5.4. Visual Reconnaissance of Adjoining Properties 20
 - 5.5. Historical Use of Adjoining Properties 20
 - 5.6. Exterior Observations 20
 - 5.7. Interior Observations 21
 - 5.8. Summary of Site Reconnaissance 22
- 6. Interviews 23
 - 6.1. User Provided Information 23
 - Owner, Property Manager and Occupant Information..... 23
 - Title Records..... 23
 - Environmental Liens or Activity and Use Limitations..... 23
 - Specialized Knowledge 23
 - Commonly Known or Reasonably Ascertainable Information 23
 - Valuation Reduction for Environmental Issues 24
 - Reason for Performing Phase I ESA..... 24
 - Other 24
 - 6.2. Interview with Duvall Market Business Owner 25
 - 6.3. Interview with Coin Laundry Business Owner 25
 - 6.4. Interview with Coin Laundry Business Owner 26
 - 6.5. Summary of Interviews 26
- 7. Findings and Conclusions 27
- 8. Recommendations 29
- Closure..... 30
- References..... 31



ENVITECH

www.envitechnology.com
support@envitechnology.com
Tel 425.890.3517 Fax 425.310.6600
9528 226th PL NE Redmond WA 98053

Appendices 32



ENVITECH

www.envitechnology.com
support@envitechnology.com
Tel 425.890.3517 Fax 425.310.6600
9528 226th PL NE Redmond WA 98053

LIST OF APPENDICES

APPENDIX 1. SITE (VICINITY) MAP	Appendix 1-1
APPENDIX 2. SITE PHOTOGRAPHS	Appendix 2-1
APPENDIX 3. EDR RADIUS MAP WITH GEOCHECK	Appendix 3-1
APPENDIX 4. EDR HISTORICAL TOPOGRAPHIC MAP REPORT.....	Appendix 4-1
APPENDIX 5. SANBORN MAP REPORT	Appendix 5-1
APPENDIX 6. AERIAL PHOTO DECADE PACKAGE.....	Appendix 6-1
APPENDIX 7. EDR CITY DIRECTORY ABSTRACT	Appendix 7-1
APPENDIX 8. OTHER ENVIRONMENTAL RECORDS.....	Appendix 8-1
APPENDIX 9. COUNTY ACCESSOR RECORDS	Appendix 9-1
APPENDIX 10. INDUSTRY STANDARD DEFINITIONS & ACRONYMS.....	Appendix 10-1
APPENDIX 11 QUESTIONNAIRE.....	Appendix 11-1
APPENDIX 12. QUALIFICATIONS	Appendix 12-1



ENVITECH

www.envitechnology.com
support@envitechnology.com
Tel 425.890.3517 Fax 425.310.6600
9528 226th PL NE Redmond WA 98053

EXECUTIVE SUMMARY

GENERAL INFORMATION

Project Information

Project Name Duvall Market
Project No. 01080122-1

Site Information

Duvall Market
15820 Main St NE, Duvall, WA 98019

Consultant Information

Envitech, LLC.
9528 226th PL NE
Redmond, WA 98053
Phone 425-890-3517
Fax 425-310-6600
Email jakelee@envitechnology.com

County King
Latitude 47.743020
Longitude 121.985580

Owner Information

YCH Enterprise Corporation
(Mr. Chinkuk Yi)

Engagement date 01/22/2008
Inspection date 01/31/2008
Report date 02/29/2008

Client Information

Pacific International Bank
YCH Enterprise Corporation.

SUMMARY

Pacific International Bank engaged Envitech, LLC to conduct a Phase I Environmental Site Assessment (ESA) of the property, Duvall Market, located at 15820 Main St NE, Duvall, WA 98019, subsequently referred to in this report as "the subject property". This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-05) and "all appropriate inquiry" for the purposes of CERCLA sections 101(35)(B)(i)(i) and 101(35)(B)(ii) and (iii), as defined in *Standards and Practices for All Appropriate Inquiries; Final Rule*, U.S.EPA, 40 CFR Part 312 (70 FR 66070). This assessment also complies with SBA as outlined in the Small Business Administration Standard Operation Procedure (SOP 50-10(4)(B) Subpart "A" Paragraph 7. Environmental Considerations).



The purpose of the Phase I ESA was to identify, to the extent feasible, Recognized Environmental Conditions in connection with the property. This assessment included a site reconnaissance as well as research and interviews.

The following is the results of this assessment:

1. The address of the subject property is 15820 Main St NE, Duvall, WA 98019. The center of the subject property was located at Latitude 47.743020 and Longitude 121.985580

The subject property consists of a rectangular-shaped parcel of land with an approximately 10,373 square-foot (0.24 acres) that is improved with an approximately 6,744 square-foot 1-story commercial building.

The subject property is improved with a 1-story building that is currently occupied by Pho Saigon Restaurant, Duvall Main Street Laundry and Duvall Market. The building was built in 1974.

2. The results of this assessment have revealed no current Recognized Environmental Conditions associated with the subject property.
3. The results of this assessment have revealed no historical Recognized Environmental Conditions associated with the subject property.
4. The results of this assessment have revealed no *de minimis* conditions associated with the subject property.
5. There are no data gaps that significantly affected our ability to identify Recognized Environmental Conditions associated with the subject property.
6. The results of this assessment have revealed no Recognized Environmental Conditions associated with adjoining or surrounding properties that could affect the subject property.
7. In our professional opinion, **no additional investigation** is necessary to detect the presence of hazardous substances and provide greater certainty regarding identified Recognized Environmental Conditions on the subject property.
8. Envitech hereby recommends **no further action** on the subject property based on the current site conditions and available public records due to minimum risk of liability for site contamination and cleanup at the subject property.

Except for the limitations and exceptions discussed in Section 1.4, this Phase I ESA complies with the ASTM Standard 1527-05. No additional services beyond the scope of the ASTM Standard 1527-05 were conducted as part of this assessment.



1. INTRODUCTION

Pacific International Bank engaged Envitech, Llc. (Envitech) to conduct a Phase I Environmental Site Assessment (ESA) of the property, Duvall Market, located at 15820 Main St NE, Duvall, WA 98019, subsequently referred to in this report as "the subject property". This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-05) and "all appropriate inquiry" for the purposes of CERCLA sections 101(35)(B)(i)(i) and 101(35)(B)(ii) and (iii), as defined in *Standards and Practices for All Appropriate Inquires; Final Rule*, U.S.EPA, 40 CFR Part 312 (70 FR 66070). This assessment also comply with SBA as outlined in the Small Business Administration Standard Operation Procedure (SOP 50-10(4)(B) Subpart "A" Paragraph 7. Environmental Considerations).

1.1. PURPOSE

The purpose of the Phase I ESA was to identify, to the extent feasible, existing or potential Recognized Environmental Conditions or historical Recognized Environmental Conditions (as defined by ASTM E1527-05) affecting the subject property.

1.2. SCOPE OF SERVICES

The scope of work for this assessment was in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-05). These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying Recognized Environmental Conditions.

The scope of work for the ESA includes the following activities:

- A Reconnaissance-level site visit and visual observation of neighbouring properties.
- A review of background information on the site setting and history of site usage.
- An evaluation of land use in the vicinity of the subject site.
- A review of regulatory records concerning the subject site and surrounding area.
- Preparation of report presenting our findings.



Typically a Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA, if requested. For this Phase I ESA, no addition to the ASTM 1527-05 standard was made.

1.3. SIGNIFICANT ASSUMPTIONS

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the property may have occurred which could not be identified. The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorised by the Client. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

1.4. LIMITATIONS AND EXCEPTIONS OF ASSESSMENTS

The report has been prepared in accordance with generally accepted environmental methodologies referred to in ASTM 1527-05, and contains all of the limitations inherent in these methodologies. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this report.

The conclusions of this report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. Should such an event occur, Envitech must be notified in order that we may determine if modifications to our conclusions are necessary.

The services performed and outlined in this report were based, in part, upon visual observations of the site and attendant structures. Our opinion cannot be extended to portions of the site that were unavailable for direct observation, reasonably beyond the control of Envitech.

The objective of this report was to assess environmental conditions at the site, within the context of our contract and existing environmental regulations within the applicable jurisdiction. Evaluating compliance of past or future owners with applicable local, provincial and federal government laws and regulations was not included in our contract for services.



Our observations relating to the condition of environmental media at the site are described in this report. It should be noted that compounds or materials other than those described could be present in the site environment.

1.5. SPECIAL TERMS AND CONDITIONS

All appropriate inquiry into the prior uses of the subject property was made with good commercial and customary practices in order to identify and analyze RECs' constituting existing, past or potential environmental concerns in connection with the subject property.

1.6. USER RELIANCE

This assessment was performed at the request of the client utilizing methods and procedures consistent with good commercial and customary designed to confirm with acceptable industry standard. The independent conclusions represent the best professional judgment of the environmental professional based on the conditions that existed and the information and data available to us during the course of assignment.

Factual information regarding operations, conditions, and test data provided by the client, owner, or their representative have been assumed to be correct and complete.

This report may be distributed and relied upon by Pacific International Bank, YCH Enterprise Corporation and its successors and assigns. Reliance on the information and conclusions in this report by any other person or entity is not authorized without the written consent of Envitech.

1.7. NON-CERCLA CONSIDERATIONS

Non-CERCLA considerations may include the following: asbestos-containing materials (ACMs), PCB-containing materials, lead-based paint, lead in drinking water, urea formaldehyde, wetlands identification, mold inspections, air quality inspections, or flood zone applicability.

Envitech did not conduct a review of non-CERCLA environmental risk during this investigation as per the agreed to the scope of work.



2. SITE DESCRIPTION

A site visit was performed by Dr. Jake Lee, environmental professional, on Thursday, January 31, 2007. The observations noted in this section apply to the site as it appeared on that day. Site map showing general site layout are prepared in Appendix 1 – Site (Vicinity) Map.

2.1. LOCATION

The address of the subject property is 15820 Main St NE, Duvall, WA 98019. The center of the subject property was located at Latitude 47.743020 and Longitude 121.985580 (Appendix 1 – Site Location Map).

2.2. LEGAL DESCRIPTION

The legal description of the subject property is:

DUVALL PLAT OF DIV # 1

2.3. SITE AND VICINITY GENERAL CHARACTERISTICS

The subject property consists of a parcel located on the southeast corner of Main St. NE and NE Virginia St. The setting of general area is mixed commercial and residential.

Duvall is a city in King County, Washington, United States, located on SR-203, approximately 25 miles northeast of Seattle, halfway between Monroe and Carnation.

2.4. DESCRIPTION OF THE PROPERTY

County	King		
District	Duvall	Parcel Number	2130700470
Property Name	Duvall Market	Property Type	Commercial
Plat Name	DUVALL PLAT OF DIV NO.01	Present Use	Retail Store
Plat Block	9	Water System	Water District



Lot Area	10,373SqFt (0.24 acres)	Sewer System	Public
S/T/R	NW 13 26 6	Street Surface	Paved

The subject property consists of a rectangular-shaped parcel of land with an approximately 10,373 square-foot (0.24 acres) that is improved with an approximately 6,744 square-foot 1-story commercial building.

2.5. DESCRIPTION OF STRUCTURE AND OTHER IMPROVEMENT

Building Number	1	Building Quality	Average
Number of Buildings	1	Description	Market
Year Built	1974	Construction Class	Masonry
Gross SqFt	6,744	Shape	Rect. or Slight Irreg.
Net SqFt	6,744	Heating	Forced Air Unit
Stories	1	Address	15820 Main St
Predominant Use	Market		Duvall, WA 98019

The subject property is improved with an 1-story building that is currently occupied by Pho Saigon Restaurant, Duvall Main Street Laundry and Duvall Market. The building was built in 1974.

2.6. PHYSICAL SETTING

The objective of reviewing physical setting is to provide information about the impact of potential environmental contaminant migration. Envitech reviewed the physical setting source provided by EDR GeoCheck (Appendix 3).

Current USGS 7.5 Minute Topographic Maps (47121-F8 Carnation, WA 1993) was reviewed to determine the topography of the subject property.

Topography	Elevation	80 feet above sea level
	Slope	General WNW
	Groundwater flow	N/A



Regional Geology	Era	Cenozoic
	Bedrock system	Quaternary
	Bedrock series	Quaternary
Soil Survey	Soil component	TOKUL
	Soil surface	Gravelly - loam
Radon	Zone 3	Indoor average level < 2 pCi/L

The surface elevation at the site is approximately 80 feet above mean sea level with a down-slope toward WNW. The highest elevation of the surrounding area within one mile is 390 feet above sea level, located approximately one (1) mile east of the subject property. The distance between the subject property and this location is intersected by Lake Rasmussen. Another area of increased elevation at 143 feet above sea level is located approximately 1 mile south of the subject property.

The Quad Map shows no physical features that may have environmentally impacted the subject property. The subject property and general area are identified as mixed commercial and residential.

Information on groundwater flow and soil type was obtained to determine the ease with which contaminants from surrounding properties can reach the subject property. The direction and velocity of groundwater flow in this area is unknown. The soil name is TOKUL. The dominant soil type of this area is gravelly - loam. This type of soil is moderately well drained. Soils have a layer of low hydraulic conductivity, wet state high in the profile. Depth to water table is 3 to 6 feet. Hydraulic infiltration rate is slow due to soils with layers impeding downward movement of water or soils with moderately fine or fine textures.



3. STANDARD ENVIRONMENTAL RECORD REVIEW

The purpose of the records review was to obtain and review records that will help identify Recognized Environmental Conditions in connection with the property.

Some records reviewed pertain not only to the property, but also to properties within an additional approximate minimum search distance in order to help assess the likelihood of problems from migrating hazardous substances or petroleum products. Unless stated otherwise the approximate minimum search distances used below were as specified in the ASTM Standard 1527-05.

A search of available federal and state environmental records was conducted by Environmental Data Resources, Inc. (EDR). The EDR Radius Report with GeoCheck (Report) for the subject property is included in Appendix 3. The provided Report meets or exceeds the regulatory records search requirements of ASTM E1527-05.

Discrepancies may exist between the EDR report and the findings of this research and reconnaissance regarding sites identified in the report. Listed facilities may not be plotted in correct locations or may be listed as unmapped sites because of incomplete or incorrect addresses or other inadequate data. When discrepancies occur, the finding of Envitech’s site reconnaissance and other records review will take precedence over information provided by EDR.

A review of the regulatory information from this database search for possible Recognized Environmental Conditions (RECs) within the ASTM approximate minimum search distance is provided in the Federal and State sections below.

3.1. FEDERAL ENVIRONMENTAL RECORDS

Table 3-1. Summary of Federal Environmental Records

Record Source	Target Property	Surrounding Properties	Concern
NPL	None	None	No
Proposed NPL	None	None	No
Delisted NPL	None	None	No
CERCLIS	None	None	No
CERCLIS NFRAP	None	None	No
CORRACTS	None	None	No



Record Source	Target Property	Surrounding Properties	Concern
RCRA TSD	None	None	No
RCRA Generators	None	None	No
US Brownfield	None	None	No

The target property was not identified in the Federal Environmental Records.

The surrounding properties were not identified in the Federal Environmental Records.

3.2. WASHINGTON STATE AND LOCAL ENVIRONMENTAL RECORDS

Table 3-2. Summary of Washington State Environmental Records

Record Source	Target Property	Surrounding Properties	Concern
CSCSL	None	None	No
HSL	None	None	No
CSCSL NFA	None	None	No
State Landfill	None	None	No
LUST	None	3	No
UST	None	2	No
AST	None	None	No
Manifest	None	None	No
SPILLS	None	None	No
VCP	None	None	No
ICR	None	1	No
Brownfields	None	None	No
Others	None	None	No

The target property was not identified in any of the Washington State and local environmental database searched by EDR



Leaking Underground Storage Tanks (LUST) – the Leaking Underground Storage Tank Incident Records contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Ecology’s Leaking Underground Storage Tanks Site List.

A review of the LUST list, as provided by EDR, and dated 09/10/2007 has revealed that there are three (3) LUST sites within approximately 0.5 miles of the Subject Property.

Table 3-3. Summary of LUST sites.

Name	MAP ID	Distance (ft)	Relative	Comments
Valley Shell	1	490	Higher	Soil contamination by petroleum products. Reported cleaned up.
Town Center Mini Mart	A2	1121	Higher	Soil and groundwater contamination by petroleum products. Awaiting cleanup.
Cherry Valley Elementary School	4	1223	Lower	Soil and groundwater contamination by petroleum products. Cleanup started.

Underground Storage Tanks (UST) –The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Ecology’s Statewide UST Site/Tank Report.

A review of the UST list, as provided by EDR, and dated 09/10/2007 has revealed that there are two (2) USTsites within approximately 0.25 miles of the Subject Property.

Storage tanks in general are not a concern unless there is a spill associated with the tank (i.e., tank system failure or overfilling). Any documented spills associated with storage tanks are described in the CSCSL or LUST.

Independent Cleanup Report (ICR) - there are remedial action reports Ecology has received from either the owner or operator of the site. These actions have been conducted without department oversight or approval and are not under an order or decree.

A review of the ICR list, as provided by EDR, and dated 12/01/2002 has revealed that there is one (1) ICR site within approximately 0.5 miles of the target property.

Table 3-4. Summary of ICR sites.

Name	MAP ID	Distance (ft)	Relative	Comments
------	--------	---------------	----------	----------



Name	MAP ID	Distance (ft)	Relative	Comments
Cherry Valley Elementary School	4	1223	Lower	Soil and groundwater contamination by petroleum products. Cleanup started.

3.3. TRIBAL RECORDS

Table 3-5. Summary of Tribal Records

Record Source	Target Property	Surrounding Properties	Concern
Indian Reserv	None	None	No
Indian LUST	None	None	No
Indian UST	None	None	No

The target and surrounding properties were not identified in the Tribal Records.

Indian Lands – This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres. A review of the INDIAN RESERV list, as provided by EDR and dated 12/31/2005 has revealed that there is no INDIAN RESERV site within approximately 1 mile of the subject property.

3.4. EDR PROPRIETARY RECORDS

Table 3-6. Summary of EDR Proprietary Records

Record Source	Target Property	Surrounding Properties	Concern
Manufactured Gas Plants	None	None	No
EDR Historical Auto Stations	None	None	No
EDR Historical Cleaners	None	None	No

The target and surrounding properties were not identified in the EDR Proprietary Records.



3.5. SUMMARY OF ENVIRONMENTAL RECORD SEARCH

- **The target property was not listed in any of the databases searched by EDR.**
- The Federal database search indicates that there are no surrounding sites.
- The State and local database search indicates that there are three (3) LUST, two (2) UST and one (1) ICR sites identified in the database search.
- Envitech's review of the database findings for vicinity sites indicates that **none of the offsite areas would represent a risk of adversely affecting the subject property.** Each of the identified vicinity sites are either in down- or cross-gradient locations, the sites have been remediated to the satisfaction of regulations, no releases to the subsurface have been reported, or no violations have been reported.



4. HISTORICAL RECORD REVIEW

The objective of consulting historical sources is to develop a history of the previous use of the subject property in order to help identify the likelihood of past uses having led to Recognized Environmental Conditions in connection with the subject property. Standard Historical Records search in conformance with the scope and limitations of ASTM Standard Practice 1527-05 was conducted for the subject property. Envitech reviewed Standard Historical Records to identify the subject property use from 1940 or back to the property's obvious first use, whichever is earlier. Envitech obtained reasonably ascertainable historical data and conducted interviews with individuals knowledgeable about previous site usage.

Historical and physical setting resources available and reviewed for this subject property include:

- **Historical Topographic Map** The USGS 7.5 min. quad topo sheet(s) associated with the site: Target property: TP | 1993 | 47121-F8 Carnation, WA
- **Sanborn Fire Insurance Map** Sanborn Fire Insurance Map covering the subject property was identified for the year 1930 and 1917 map.
- **Aerial Photograph** Aerial Photographs depicting the subject property for the year 1952, 1971, 1983 and 1990 were identified through EDR search.
- **City Directory** City Directories covering the subject property and its adjoining properties for the year 1996 was identified.
- **Other Sources** County Assessor records; and user/owner interviews.

4.1. HISTORICAL TOPOGRAPHIC MAPS

- Envitech reviewed historical topographic maps for the year 1953, 1968, 1973 and 1993 for the target property from Environmental Data Resources (EDR), a historical research company (Appendix 4).
- The 1993 map shows the subject property is essentially in the current use and configuration.
- Review and evaluation of the Historical Topographic Maps provided no new information to indicate a recognized environmental condition on-site.



4.2. SANBORN FIRE INSURANCE MAP

In 1867, the Sanborn Map Company began preparing detailed street maps of densely populated areas throughout the United States. The purpose of the mapping process was to assist insurance agents in rating the degree of fire hazard for a particular area or property. Sanborn Fire Insurance maps (Sanborn maps) contain detailed information on such building features as size, shape, construction type (and sometimes date), use, and street address. For hazardous material surveys, a review of existing and previous land use information is one component of environmental site assessments. Sanborn Maps are extremely useful in identifying former or abandoned underground storage tanks and aboveground chemical storage areas (Appendix 5).

The recent purchase by EDR on the Sanborn Map Company included the acquisition of all copyrights associated with the Sanborn Maps. The Sanborn copyright prohibits the photocopying of the maps without the prior written permission of EDR. However, EDR has granted permission for one set of photocopies to be made from the Sanborn Map that may be included in this report.

- Sanborn Fire Insurance Map covering the subject property was not identified through EDR search.
- The 1917 map shows that the subject property is undeveloped vacant land.
- The 1930 map shows that the subject property is undeveloped vacant land.

4.3. AERIAL PHOTOGRAPHS

Originally performed under government contracts, aerial photographs of the general area are available beginning with the 1940's. The scales for these aerials can range from 1" = 1667' to 1" = 2500''; aerials taken by private contractors were generally taken at lower altitudes and provide a larger scale. Depending upon the resolution, the photographs can provide valuable information on land use and site development of both the Subject and adjoining properties. Ultimately, the scale, clarity, and resolution serves as the limitations on visual interpretation. Envitech requested historical aerial photographs for the study area from EDR (Appendix 6). The interpretations are as follows:

- The subject property appears to be located within a generally developed setting.
- The 1952 and 1971 maps show that the subject property is a vacant land.



- The 1990 map shows that the subject property appears to be essentially in the current use and configuration.
- Review and evaluation of the Aerial Photographs provided no new information to indicate a recognized environmental condition on-site.

4.4. CITY DIRECTORIES

- Envitech obtained and reviewed city directories from EDR (Appendix 7)
- The subject property is not listed in the Polk City Directory before 1966.
- The subject property is listed as:

Year	Uses
1996	Illusions Sports Bar & Grill Market Square Inc.

- The adjoining properties are generally listed as commercial.

4.5. OTHER HISTORICAL RECORDS

Recorded land titles – Recorded land titles are records usually maintained by the municipal clerk or county recorder of deeds that detail ownership fees, leases, land contracts, easements, liens, deficiencies, and other encumbrances attached to or recorded against the subject property in the local jurisdiction having control for or reporting responsibility to the subject property. Due to state land trust regulations and laws, land title records will often only provide trust names, bank trust numbers, owners’ name, or easement holders, and not information concerning previous uses or occupants of the subject property. Additionally, environmental liens recorded against the subject property are considered outside the scope of recorded land title records. For these reasons, this Environmental Site Assessment has relied upon other standard historical information sources assumed either more accurate or informative than recorded land titles.

- Envitech reviewed the County Assessor records concerning the subject property. The records indicate that the subject property was built in 1974 and operating as a commercial building known as Duvall Market.



- Review and evaluation of the Assessor records provided no new information to indicate a recognized environmental condition on the target property.

4.6. HISTORICAL USE ON THE SUBJECT PROPERTY

Period	Site Uses	Source
1917	Vacant area	Sanborn Map
1930	Vacant area	Sanborn Map
1974	Commercial Building (grocery store)	County Assessor
1996	Commercial Building (Illusions Sports Bar & Grill, Market Square Inc.)	City Directory
1998	Commercial Building (Illusions Sports Bar & Grill, Grocery)	User Interview
2002	Commercial Building (Dominos Pizza, Grocery)	Tenant Interview
2006	Commercial Building (Dominos Pizza, Coin Laundry, Grocery)	Tenant Interview
2007	Commercial Building (Pho Saigon Restaurant, Coil Laundry, Grocery)	Tenant Interview
2008	Commercial Building (Pho Saigon Restaurant & Duvall Main Street Laundry, Duvall Market)	Site visit

4.7. HISTORICAL USE ON ADJOINING PROPERTY

Period	Site Uses	Source
1933 -	The surrounding properties appear to be mixed commercial and residential.	Topo map, Aerial photo

Envitech performed a Standard Historical Use of the Adjoining Properties in conformance with the scope and limitations of ASTM Standard Practice E 1527-05 and found no evidence of Recognized Environmental Conditions in connection with the Adjoining Properties that would lead to contamination of the subject property.



4.8. SUMMARY OF HISTORICAL PROPERTY USE

- The subject property was apparently undeveloped vacant land before 1974.
- The subject property was developed as a grocery store in 1974.
- The subject property has been used as a restaurant and grocery store between 1974 and 1996.
- The grocery store has been operated since its construction in 1974.
- The restaurant has been used as Illusions Sports Bar & Grill, Dominos Pizza, and then Pho Saigon Restaurant.
- The coin laundry shop and drop shop has been operated since 2006.
- Review and evaluation of site history provided no new information to indicate recognized environmental conditions on the subject property.



5. SITE RECONNAISSANCE

The purpose of the site reconnaissance is to obtain information indicating the likelihood of identifying Recognized Environmental Conditions in connection with the subject property.

5.1. METHODOLOGY AND LIMITING CONDITIONS

A site visit was performed by Dr. Jake Lee on January 31, 2008. The observations noted in this section apply to the subject property as it appeared on that day. The weather during the inspection was clear. An interior and exterior walk-through investigation of the building and the site was performed. There was no visual or physical obstruction of the subject property. The exterior of adjoining properties were visually evaluated for any Recognized Environmental Conditions (RECs).

Site photographs taken during the site inspection are in Appendix 2. Additional information about the subject property was obtained from interviews with Mr. Chinkuk Yi, who has historical knowledge of operations of the property. Details are included in Appendix 11.

5.2. GENERAL SITE SETTING

The address of the subject property is 15820 Main St NE, Duvall, WA 98019. The center of the subject property was located at Latitude 47.743020 and Longitude 121.985580.

The subject property consists of a rectangular-shaped parcel of land with an approximately 10,373 square-foot (0.24 acres) that is improved with an approximately 6,744 square-foot 1-story commercial building.

The subject property is improved with a 1-story building that is currently occupied by Pho Saigon Restaurant, Duvall Main Street Laundry and Duvall Market. The building was built in 1974.

5.3. CURRENT USES OF ADJOINING PROPERTIES

An adjoining property is any real estate property whose border is contiguous or partially contiguous with the subject property, or that would be if the properties were not separated by a roadway, street, public thoroughfare, river or stream. The following identifies specific adjacent property tenants and/or use:



Direction	Site Use	Adjoining Street
East	Unused Car Wash	Non-applicable
West	Wet Land	Main St NE
South	Vacant & Pet Supply Store	NE Stewart St
North	Antique Shop	NE Virginia St

5.4. VISUAL RECONNAISSANCE OF ADJOINING PROPERTIES

Envitech performed a visual reconnaissance of the Adjoining Properties in conformance with the scope and limitations of ASTM Standard Practice E 1527-05. Envitech found no visible evidence of Recognized Environmental Conditions in connection with the Adjoining Properties that could lead to contamination of the subject property.

5.5. HISTORICAL USE OF ADJOINING PROPERTIES

Period	Site Uses	Source
1933 -	The surrounding properties appear to be mixed commercial and residential.	Topo map, Aerial photo

Envitech performed a Standard Historical Use of the Adjoining Properties in conformance with the scope and limitations of ASTM Standard Practice E 1527-05 and found no evidence of Recognized Environmental Conditions in connection with the Adjoining Properties that would lead to contamination of the subject property.

5.6. EXTERIOR OBSERVATIONS

Category	Item	Item Observed
AST	Evidence of above ground storage tank	Not observed
	Drums, barrels and/or containers (>5 gallon)	Not observed
UST	Evidence of underground storage tank	Not observed
	Sump, cisterns, catch basin and/or dry well	Not observed
	Septic tank and/or leach fields	Not observed
	Pipeline markers	Not observed



Category	Item	Item Observed
PCB	Hydraulic Equipment	Not observed
Evidence of (potential) releases	Stressed vegetation	Not observed
	Stained soil	Not observed
	Stained pavement or similar surface	Not observed
	Leachate or waste seeps	Not observed
	Trash, debris and/or other waste materials	Not observed
	Dumping or disposal areas	Not observed
	Construction/demolition debris and/or dump fill dirt	Not observed
	Water discoloration, sheen, free floating product	Not observed
	Strong, pungent or noxious odors	Not observed
	Exterior pipe discharges, other effluent discharge	Not observed
	Discharge from roof drains	Not observed
Discharge other than roof drains	Not observed	
Compressor blow down	Not observed	
Other Notable Site Features	Surface water bodies	Not observed
	Quarries or pits	Not observed
	Wells	Not observed
Hazardous	Hazardous materials	Not observed
Petroleum	Petroleum products	Not observed
Wells	Portable	Not observed
	Irrigation	Not observed
	Industrial	Not observed
	Abandoned	Not observed

- There were no recognized environmental conditions observed during the exterior observations.

5.7. INTERIOR OBSERVATIONS

Category	Item	Item Observed
AST	Evidence of above ground storage tank	Not observed
	Drums, barrels and/or containers (>5 gallon)	Not observed



UST	Evidence of underground storage tank equipment	Not observed
	Grease traps	Not observed
	Oil/water separators	Not observed
	Interior floor drains	Not observed
Evidence of (potential) releases	Stained pavement or similar surface	Not observed
	Laboratory hoods and/or incinerators	Not observed
	Waste treatment systems	Not observed
	Water treatment systems	Not observed
Hazardous	Hazardous materials	Not observed
Petroleum	Petroleum products	Not observed

- There were no recognized environmental conditions observed during the exterior observations.

5.8. SUMMARY OF SITE RECONNAISSANCE

- The subject property has been used as a commercial building that is currently occupied by Pho Saigon Restaurant, Duvall Main Street Laundry and Duvall Market.
- There were no recognized environmental conditions identified during the site reconnaissance.



6. INTERVIEWS

6.1. USER PROVIDED INFORMATION

Owner, Property Manager and Occupant Information

- The subject property is currently owned by YCH Enterprise Corporation and is occupied by Pho Saigon Restaurant, Duvall Main Street Laundry and Duvall Market.
- Mr. Chinkuk Yi was identified as the Key Site Manager of the subject property.
- Mr. Chinkuk Lee of YCH Enterprise Corporation was identified as a user (owner) of the subject property.

Title Records

- Title company or professional was engaged by the client to review recorded land title records and lien records.
- A complete title report search and review was beyond the scope of work for this assessment.

Environmental Liens or Activity and Use Limitations

- The user of the subject property is not aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law.
- The user is not aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry.

Specialized Knowledge

- The user does not have any specialized knowledge or experience related to the property or nearby properties.
- No additional specialized knowledge, beyond that described elsewhere in this report, was provided to Envitech by the Client as part of this Phase I ESA.

Commonly Known or Reasonably Ascertainable Information



- The user knows the following past use of the subject property: grocery store, coin laundry and restaurant.
- The user does not know of any specific chemicals that are present or once were present at the subject property.
- The user does not know of any spills or other chemical releases that have taken place at the subject property.
- The user does not know of any environmental cleanup that has taken place at the subject property.
- The user does not know of any environmental site assessments and/or environmental activities that have been conducted previously on the subject property.

Valuation Reduction for Environmental Issues

- The user believes the purchase price being paid for this property reasonably reflects the fair market value of the property.

Reason for Performing Phase I ESA

The Phase 1 ESA was prepared by Envitech at the request of the client. The Phase 1 ESA was requested for one or more of the following reasons:

- Assist in the determination whether any immediate actions at the property are necessary to comply with environmental laws and regulations.
- Assist in the evaluation of legal and financial liabilities associated with the property.
- Assist in the evaluation of the property's overall development potential.
- Constitute partial or whole appropriate inquiry for purposes of CERCLA's innocent buyer defence.

Other

- The user knows of no indicators that point to the presence or likely presence of contamination at the subject property.
- The user does not have any other knowledge or experience with the property that may be pertinent to the environmental professional.



- The user operated the convenience store as a business owner in 1998. He purchased the commercial building in 2002.

6.2. INTERVIEW WITH DUVALL MARKET BUSINESS OWNER

- Business owner: Mr. Wayne Park
- Mr. Park is an occupant since November 2003.
- Mr. Park is operating a grocery store.
- Mr. Park knows the following past use of the subject property: grocery store, coin laundry and restaurant.
- Mr. Park does not know of any specific chemicals that are present or once were present at the subject property.
- Mr. Park does not know of any spills or other chemical releases that have taken place at the subject property.
- Mr. Park does not know of any environmental cleanup that has taken place at the subject property.

6.3. INTERVIEW WITH COIN LAUNDRY BUSINESS OWNER

- Business owner: Maylea Coby.
- Ms. Coby is an occupant since last year.
- Ms. Coby is operating a coin laundry
- Ms. Coby knows the following past use of the subject property: grocery store, coin laundry and restaurant.
- Ms. Coby does not know of any specific chemicals that are present or once were present at the subject property.
- Ms. Coby does not know of any spills or other chemical releases that have taken place at the subject property.
- Ms. Coby does not know of any environmental cleanup that has taken place at the subject property.



6.4. INTERVIEW WITH COIN LAUNDRY BUSINESS OWNER

- Business owner: My Yuay Tran.
- Ms. Tran is an occupant since last year (for 10 months)
- Ms. Tran is operating a Pho Saigon Restaurant
- Ms. Tran knows the following past use of the subject property: restaurant (Sports bar -> Domino Pizza -> Pho Saigon Restaurant).
- Ms. Tran does not know of any specific chemicals that are present or once were present at the subject property.
- Ms. Tran does not know of any spills or other chemical releases that have taken place at the subject property.
- Ms. Tran does not know of any environmental cleanup that has taken place at the subject property.

6.5. SUMMARY OF INTERVIEWS

- The owner and occupants know the following past use of the subject property: grocery store, coin laundry and restaurant.
- The owner and occupants do not know of any specific chemicals that are present or once were present at the subject property.
- The owner and occupants do not know of any spills or other chemical releases that have taken place at the subject property.
- The owner and occupants do not know of any environmental cleanup that has taken place at the subject property.
- There were no recognized environmental conditions identified during the interviews



7. FINDINGS AND CONCLUSIONS

Pacific International Bank engaged Envitech, Llc to conduct a Phase I Environmental Site Assessment (ESA) of the property, Duvall Market, located at 4702-4720 Liberty Rd S, Duvall, WA 98019. This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E1527-05) and "all appropriate inquiry" for the purposes of CERCLA sections 101(35)(B)(i)(i) and 101(35)(B)(ii) and (iii), as defined in *Standards and Practices for All Appropriate Inquiries; Final Rule*, U.S.EPA, 40 CFR Part 312 (70 FR 66070). This assessment also complies with SBA as outlined in the Small Business Administration Standard Operation Procedure (SOP 50-10(4)(B) Subpart "A" Paragraph 7. Environmental Considerations).

The purpose of the Phase I ESA was to identify, to the extent feasible, Recognized Environmental Conditions in connection with the property. This assessment included a site reconnaissance as well as research and interviews.

The results of this assessment have revealed the following findings:

1. **Subject Property Characteristics** – the address of the subject property is 15820 Main St NE, Duvall, WA 98019. The center of the subject property was located at Latitude 47.743020 and Longitude 121.985580.

The subject property consists of a rectangular-shaped parcel of land with an approximately 10,373 square-foot (0.24 acres) that is improved with an approximately 6,744 square-foot 1-story commercial building.

The subject property is improved with a 1-story building that is currently occupied by Pho Saigon Restaurant, Duvall Main Street Laundry and Duvall Market. The building was built in 1974.

2. **Standard Environmental Records** - The target property was not listed in any of the databases searched by EDR. The State and local database search indicates that there are three (3) LUST, two (2) UST and one (1) ICR sites identified in the database search. Envitech's review of the database findings for vicinity sites indicates that none of the offsite areas would represent a risk of adversely affecting the subject property.
3. **Historical Records** - The subject property has been used as a grocery store since its construction in 1974. A restaurant has been used as Illusions Sports Bar & Grill, Dominos Pizza, and then Pho Saigon Restaurant. The coin laundry and drop shop has been operated since 2006.



4. **Site reconnaissance** – There were no recognized environmental conditions identified during the site reconnaissance.
5. **Interviews** – The owner and occupants do not know of any specific chemicals that are present or once were present at the subject property. The owner and occupants do not know of any spills or other chemical releases that have taken place at the subject property. The owner and occupants do not know of any environmental cleanup that has taken place at the subject property.

The results of this assessment have revealed the following Recognized Environmental Conditions (RECs):

1. The results of this assessment have revealed no current Recognized Environmental Conditions associated with the subject property.
2. The results of this assessment have revealed no historical Recognized Environmental Conditions associated with the subject property.
3. The results of this assessment have revealed no *de minimis* conditions associated with the subject property.
4. There are no data gaps that significantly affected our ability to identify Recognized Environmental Conditions associated with the subject property.
5. The results of this assessment have revealed no Recognized Environmental Conditions associated with adjoining or surrounding properties that could affect the subject property.
6. In our professional opinion, **no additional investigation** is necessary to detect the presence of hazardous substances or petroleum products and provide greater certainty regarding identified Recognized Environmental Conditions on the subject property.

Except for the limitations and exceptions discussed in Section 1.4, this Phase I ESA complies with the ASTM Standard 1527-05. No additional services beyond the scope of the ASTM Standard 1527-05 were conducted as part of this assessment.



ENVITECH

www.envitechnology.com
support@envitechnology.com
Tel 425.890.3517 Fax 425.310.6600
9528 226th PL NE Redmond WA 98053

8. RECOMMENDATIONS

Envitech hereby recommends **no further action** on the subject property based on the current site conditions and available public records due to minimum risk of liability for site contamination and cleanup at the subject property.



ENVITECH

www.envitechtechnology.com
support@envitechtechnology.com
Tel 425.890.3517 Fax 425.310.6600
9528 226th PL NE Redmond WA 98053

CLOSURE

This report has been prepared for the sole benefit of Pacific International Bank and YCH Enterprise Corporation. The report may not be relied upon by any other person or entity without the express written consent of Envitech, Pacific International Bank, and YCH Enterprise Corporation.

Respectively submitted,

Envitech, Llc.

Prepared by:

Jake S. Lee, Ph.D.
President
Envitech, Llc.



REFERENCES

ASTM International. (2005). *ASTM E1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. ASTM E International.

Environmental Data Resources, Inc. (2008). *EDR Historical Topographic Map Report*. Environmental Data Resources, Inc.

Environmental Data Resources, Inc. (2008). *Sanborn Map Report*. Environmental Data Resources, Inc.

Environmental Data Resources, Inc. (2008). *The EDR Radius Map with GeoCheck*. Environmental Data Resources, Inc.

Environmental Data Resources, Inc. (2008). *The EDR-City Directory Abstract*. Environmental Data Resources, Inc.

United States Department of Agriculture. (1992). *Soil Conservation Service, Soil Survey*. United States Department of Agriculture.

US EPA. (2005). *40 CFR Part 312 Standard and Practices for All Appropriate Inquiries; Final Rule*. US EPA.

ATTACHMENT E
2015 ECOLOGY – VCP ACCEPTANCE LETTER AND FURTHER
ACTION LETTER



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

May 22, 2015

MR. TED YI
YCH ENTERPRISE CORPORATION
600 128TH AVE NE
BELLEVUE, WA 98005

Re: Acceptance of VCP Application for the following Site:

- **Site Name:** Duvall Market
- **Site Address:** 15802 Main St, Duvall, WA 98019
- **Facility/Site No.:** 764631
- **CS ID:** 499
- **VCP Project No.:** NW2972

Dear Mr. Yi:

The Department of Ecology (Ecology) has accepted your Voluntary Cleanup Program (VCP) application for the Duvall Market facility (Site). We applaud your initiative and welcome your interest in the VCP. This letter confirms your entry into the VCP and provides important information on how we will manage the Project.

Agreement

Ecology has completed and signed the VCP Agreement governing the Project. The effective date of the Agreement is **May 22, 2015**. A copy of the Agreement is enclosed. Please review it carefully.

Identification

Ecology has assigned a unique name and number to the **Site**. We have also assigned a unique number to your **Project** at the Site. You can find this information in the box at the bottom of the first page of the Agreement. When contacting us, please use this information to identify your Project.

Designated Managers

Communications between Ecology and Duvall Market should be directed through their designated managers to the maximum extent possible.



Mr. Ted Yi
May 22, 2015
Page 2

- **Ecology**

We have designated the following site manager to respond to your requests:

Ms. Tamara Cardona-Marek
Department of Ecology
Toxic Cleanup Program, NWRO
3190 160th Ave. SE
Bellevue, WA 98008
Phone: (425) 649-7058
E-mail: taca461@ecy.wa.gov

- **Duvall Market**

The application designated Mr. David Rankin as the project manager for the site. We will therefore respond only to his requests. If someone replaces him as the project manager or her contact information changes, please submit a Change of Contact Form. You may download the Form from our VCP web site:

<http://www.ecy.wa.gov/programs/tcp/vcp/vcp2008/vcpForms.html>

Requests for Written Opinions

In your application, you requested a written opinion on the sufficiency of your cleanup actions. Ecology will review the documents you submitted and provide you a written opinion within about 90 days.

Reporting Requirements

When requesting written opinions on planned or completed remedial actions, please comply with the following reporting requirements:

1. **Licensing.** Documents submitted containing geologic, hydrologic, or engineering work must be under the seal of an appropriately licensed professional, as required by Chapters 18.43 and 18.220 RCW.
2. **Data Submittal.** Environmental sampling data must be submitted in both a printed form and an electronic form capable of being transferred into our data management systems. For instructions on how to submit data, please refer to the following web site:
www.ecy.wa.gov/programs/tcp/data_submittal/data_requirements.htm.

Failure to comply with these requirements may result in unnecessary delays.

Mr. Ted Yi
May 22, 2015
Page 3

Payment

Ecology will send monthly invoices to you, the billing contact designated in the Application Form. If someone replaces you as the billing contact or your contact information changes, please submit a Change of Contact Form. The Form is available on the VCP web site.

The invoice will include a summary of the costs incurred, payments received, identity of staff involved, and the amount of time spent on the Project during the previous month. Payment is due within thirty days of the invoice date. For more information on the billing system, please refer to the VCP web site.

Contact Information

We are committed to working with you to accomplish the prompt and effective cleanup of the Site. Again, if you have any questions about the VCP or your Project, please contact Ms. Tamara Cardona-Marek at (425) 649-7058.

Sincerely,



Diane Escobedo
Toxics Cleanup Program, NWRO

DE:de

Enclosure: Copy of VCP Agreement

cc: David K. Rankin, Kane Environmental Inc. (e-mail)
Dolores Mitchell, VCP Financial Manager

VCP AGREEMENT



INSTRUCTIONS: Submit this Agreement (original) to Ecology as part of your Application.
 Before submitting, enter the Customer's name and the Site's address on the first page and sign the Agreement on the second page. If your Application is accepted, then Ecology will do the following: 1) identify the Site and VCP project in the box below; 2) sign the Agreement; and 3) send you a copy of the completed Agreement.

This document constitutes an Agreement between the State of Washington Department of Ecology (Ecology) and YCH Enterprise Corporation (Customer) to provide informal site-specific technical consultations under the Voluntary Cleanup Program (VCP) for the Site identified below and associated with the following address:
15820 (15802 to 15820) Main Street; King County, Duvall, WA 98019

The purpose of this Agreement is to facilitate independent remedial action at the Site. Ecology is entering into this Agreement under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC. If a term in this Agreement is defined in MTCA or Chapter 173-340 WAC, then that definition shall govern.

Services Provided by Ecology

Upon request, Ecology agrees to provide the Customer informal site-specific technical consultations on the independent remedial actions proposed for or performed at the Site consistent with WAC 173-340-515(5). Those consultations may include assistance in identifying applicable regulatory requirements and opinions on whether the remedial actions proposed for or conducted at the Site meet those requirements.

Ecology may use any appropriate resource to provide the Customer with the requested consultative services. Those resources may include, but shall not be limited to, those of Ecology and the Office of the Attorney General. However, Ecology shall not use independent contractors unless the Customer provides Ecology with prior written authorization.

In accordance with RCW 70.105D.030(1)(i), any opinions provided by Ecology under this Agreement are advisory only and not binding on Ecology. Ecology, the state, and officers and employees of the state are immune from all liability. Furthermore, no cause of action of any nature may arise from any act or omission in providing, or failing to provide, informal advice and assistance under the VCP.

Payment for Services by Customer

The Customer agrees to pay all costs incurred by Ecology in providing the informal site-specific technical consultations requested by the Customer consistent with WAC 173-340-515(6) and 173-340-550(6). Those costs may include the costs incurred by attorneys or independent contractors used by Ecology to provide the requested consultative services. Ecology's hourly costs shall be determined based on the method in WAC 173-340-550(2).

Ecology shall mail the Customer a monthly itemized statement of costs (invoice) by the tenth day of each month (invoice date) that there is a balance on the account. The invoice shall include a summary of the costs incurred, payments received, identity of staff involved, and amount of time staff spent on the project.

The Customer shall pay the required amount by the due date, which shall be thirty (30) calendar days after the invoice date. If payment has not been received by the due date, then Ecology shall withhold

FOR COMPLETION BY ECOLOGY ONLY	Facility / Site Name:	Duvall Market	RECEIVED FEB 13 2015 DEPT OF ECOLOGY TCP-NWRO
	Facility / Site No.:	764631	
	VCP Project No.:	NW2972	

any requested opinions and notify the Customer by certified mail that the debt is past due. If payment has not been received within sixty (60) calendar days of the invoice date, then Ecology shall stop all work under the Agreement and may, as appropriate, assign the debt to a collection agency under Chapter 19.16 RCW. The Customer agrees to pay the collection agency fee incurred by Ecology in the course of debt collection.

Reservation of Rights / No Settlement

This Agreement does not constitute a settlement of liability to the state under MTCA. This Agreement also does not protect a liable person from contribution claims by third parties for matters addressed by the Agreement. The state does not have the authority to settle with any person potentially liable under MTCA except in accordance with RCW 70.105D.040(4). Ecology's signature on this Agreement in no way constitutes a covenant not to sue or a compromise of any Ecology rights or authority.

Ecology reserves all rights under MTCA, including the right to require additional or different remedial actions at the Site should it deem such actions necessary to protect human health and the environment, and to issue orders requiring such remedial actions. Ecology also reserves all rights regarding the injury to, destruction of, or loss of natural resources resulting from the release or threatened release of hazardous substances at the Site.

Effective Date, Modifications, and Severability

The effective date of this Agreement shall be the date on which this Agreement is signed by the Toxics Cleanup Program's Section Manager or delegated representative. This Agreement may be amended by mutual agreement of Ecology and the Customer. Amendments shall be in writing and shall be effective when signed by the Toxics Cleanup Program's Section Manager or delegated representative. If any provision of this Agreement proves to be void, it shall in no way invalidate any other provision of this Agreement.

Termination of Agreement

Either party may terminate this Agreement without cause by sending written notice by U.S. mail to the other party. The effective date of termination shall be the date Ecology sends notice to the Customer or the date Ecology receives notice from the Customer, whichever occurs first. Unless otherwise directed, issuance of a No Further Action opinion, either for the Site as a whole or for a portion of the real property located within the Site, shall constitute notice of termination by Ecology.

Under this Agreement, the Customer is only responsible for costs incurred by Ecology before the effective date of termination. However, termination of this Agreement shall not affect any right Ecology may have to recover its costs under MTCA or any other provision of law.

Representations and Signatures

The undersigned representative of the Customer hereby certifies that he or she is fully authorized to enter into this Agreement and to execute and legally bind the Customer to comply with the Agreement.

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Loise Bardy
Signature

LOUISE BARDY
Printed Name for

Section Manager, Robert W. Warren TOP
Toxics Cleanup Program Section

Date: 5/15/15

YCH Enterprise Corporation
Name of Customer

Ted Yi
Signature

Ted Yi (Chinkuk Yi)
Printed Name of Signatory

Owner
Title of Signatory

Date: 2/9/2015

If you need this document in an alternative format, please call the Toxics Cleanup Program at 360-407-7170. Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.



Voluntary Cleanup Program

Washington State Department of Ecology Toxics Cleanup Program

APPLICATION FORM

Under the Voluntary Cleanup Program (VCP), the Department of Ecology (Ecology) may provide informal site-specific technical consultations to persons conducting independent remedial actions at a hazardous waste site. Ecology may provide such consultations under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC.

To enter the VCP, complete and submit to Ecology a VCP Application. The Application consists of the following two documents:

1. Application Form (including required attachments). ← THIS DOCUMENT
2. Agreement.

For guidance on how to complete your Application, please refer to the Application Instructions, which are available separately on the VCP web site: www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm.

Part 1 - ADMINISTRATION

A. Customer Information. The Customer is the person or organization requesting services from Ecology under the VCP, and is responsible for paying the costs incurred by Ecology. The authority and duty of the Customer are explained in the Agreement.

Name of Customer:

What type of entity is the Customer?

Person

If the Customer is a "person," then the Customer shall serve as both the Project Manager and the Project Billing Contact. Please identify this person and their contact information in both Parts 1B and 1C.

Organization

*If the Customer is an "organization," then please identify the Project Manager in Part 1B and the Project Billing Contact in Part 1C. **Both persons must be employed by the Customer organization.***

What is the Customer's involvement at the Site? Please check all that apply.

Property owner

Business owner (operator)

Past property owner

Mortgage holder

Future property owner

Consultant

Property lessee

Attorney

Other – please specify: _____

RECEIVED

FEB 13 2015

DEPT OF ECOLOGY
TCP-NWRO

If not the current property owner, is the Customer acting as the agent for the property owner?

Yes No

If not the current property owner, is the Customer authorized to grant access to the property?

Yes No

Part I - ADMINISTRATION continued

B. Project Manager Information. Ecology will send this person all official correspondence. This person must either be the Customer or be employed by the Customer. This person may not be an independent contractor hired by the Customer. Please enter the required information below.

Name: David K. Rankin, LHG, LEG – Kane Environmental Inc.		Title: Program Manager
Mailing address: 3815 Woodland Park Ave N, Suite 102		
City: Seattle	State: WA	Zip: 98103
Phone: 971-322-9330	Fax: 206-675-0650	E-mail: drankin@kane-environmental.com

C. Project Billing Contact Information. Ecology will send this person monthly invoices. This person must either be the Customer or be employed by the Customer. This person may not be an independent contractor hired by the Customer. Please enter the required information below.

Name: YCH Enterprise Corporation (Ted Yi)		Title: Owner
Mailing address: 600 128th Ave NE		
City: Bellevue	State: WA	Zip: 98005
Phone: 206-412-8562	Fax:	E-mail: yiland@comcast.net

D. Project Consultant Information.

Is the Customer a consultant?
 Yes *If you answered "YES," then skip to the next question.*
 No *If you answered "NO" and the Customer hired a consultant to conduct the independent remedial action, then enter the required information below.*

Name: ... SEE SECTION B...		Title:
Organization:		
Mailing address:		
City:	State:	Zip:
Phone:	Fax:	E-mail:

Do you want Ecology to contact the Project Consultant?
 Yes No

E. Property Owner Information.

Is the Customer the owner of the property where independent remedial action is being conducted?
 Yes *If you answered "YES," then enter the type of entity and skip to the next question.*
 No *If you answered "NO," then please enter all of the required information below.*

Name:		Title:
Organization:		
Mailing address:		
City:	State:	Zip:
Phone:	Fax:	E-mail:

Part 1 – ADMINISTRATION continued

What type of entity is the property owner? Please check only one.

- | | |
|--|--|
| <input checked="" type="checkbox"/> Private | <input type="checkbox"/> County |
| <input type="checkbox"/> Tribal | <input type="checkbox"/> Municipal |
| <input type="checkbox"/> Federal | <input type="checkbox"/> Mixed |
| <input type="checkbox"/> State | <input type="checkbox"/> Public School |
| <input type="checkbox"/> Other – please specify: _____ | |

F. Request for Written Opinion.

Are you requesting a written opinion at this time?

- Yes No

If you answered “YES,” on what planned or completed remedial action do you want a written opinion?

Please attach to this Application any additional remedial action plans or reports you want Ecology to review. Ecology will base its opinion on the information contained in the Site file, including any information attached to this Application.

If you answered “NO,” please explain why you are enrolling in the VCP at this time and when you expect to request a written opinion from Ecology.

Additional sampling/testing work is needed to complete work stopped in 2002 by the previous owner.

Conducting assessment of residual contamination that may be impacting the roadway off-site.

Report expected to be submitted to VCP for review/opinion in late February 2015.

The owner needs a VCP opinion before July 1, 2015 as the bank extended the loan until July 1.

Owner has a prospective buyer who needs to see a NFA.

Attach additional pages if necessary.

G. Reporting Requirements.

Please comply with the following reporting requirements when requesting written opinions on planned or completed remedial actions:

- Licensing.** Documents submitted containing geologic, hydrologic, or engineering work must be under the seal of an appropriately licensed professional, as required by Chapters 18.43 and 18.220 RCW.
- Data Submittal.** Environmental sampling data must be submitted in both a printed form and an electronic form capable of being transferred into Ecology’s data management systems. For instructions on how to submit the data, please refer to the following Ecology web site:
www.ecy.wa.gov/programs/tcp/data_submittal/Data_Requirements.htm.

Failure to comply with these requirements may result in unnecessary delays. **Ecology will not issue a No Further Action (NFA) opinion unless these requirements are satisfied.**

Part 2 - DESCRIPTION OF THE SITE

A. Name of the Site. If Ecology has already identified the Site, enter the name provided by Ecology. Otherwise, enter a suggested name for the Site. You may also include an alternate name.

Name: Duvall Market (WA Ecology Facility/Site No.: 7646431, WA Ecology Cleanup Site 499)

Alternate Name: none

B. Location of Property where the Releases Occurred (Source Property).

The "source property" is the property where hazardous substances were released into the environment. For example, if petroleum was released from a leaking UST, the source property is the property where the UST was located.

Do you know on which property the releases occurred?

- Yes *If you answered "YES," then please refer to the source property when answering the following questions.*
- No *If you answered "NO," then please refer to the property addressed by your remedial action (cleanup) when answering the following questions.*

Physical Address. Please enter the physical address of the property below.

Street Address: Duvall Market - 15820 (15802 to 15820) Main Street

City: Duvall

State: WA

Zip: 98019

Geographic Position. Please enter the geographical position of the property below. For additional guidance on how to complete this part, please refer to instructions on the VCP web site.

COORDINATES	LATITUDE:	Degrees: 47	Minutes: 44	Seconds: 33
	LONGITUDE :	Degrees: 121	Minutes: 59	Seconds: 08
LOCATION ON PROPERTY: [e.g., point of release or center of parcel]		Southwest corner near intersection of Main and Stewart streets		
COLLECTION METHOD: [e.g., GPS or address matching]		Google Earth		
COLLECTION SOURCE: [i.e., map scale]		1:12,000 (1"=100 feet)		
HORIZONTAL DATUM: [i.e., base reference for coordinate system]		NAD83		
ACCURACY LEVEL: [i.e., +/- feet or meters]		0.5 foot		

Legal Descriptions.

TRS DATA:	Township: 26N	Range: 8E	Section: 13**	Quarter-Quarter: CC
TAX PARCEL #(s):	##213070-0445-07, #213070-0460-07 and #213070-0470-05			
	** note: Ecology online shows Section 17, actually it is #13.			

Part 2 - DESCRIPTION OF THE SITE continued

C. Identification of Properties affected by the Releases (Affected Properties).

An "affected property" is a property affected by the release of hazardous substances on the source property. For example, petroleum released from a leaking UST on one property (source property) may migrate through the soil or ground water onto an adjacent property (affected property).

Do any of the releases affect any properties adjacent to the source property?

- Yes *If you answered "YES," then please identify below each property that you know has been affected by the releases on the source property. If you need to identify additional properties, please attach additional pages.*
- No *If you answered "NO," then skip to the next question.*
- Unknown *If you answered "UNKNOWN," then skip to the next question.*

1.	Address: not applicable
	Tax Parcel(s): not applicable
2.	Address:
	Tax Parcel(s):
3.	Address:
	Tax Parcel(s):
4.	Address:
	Tax Parcel(s):

D. Identification of Public Right-of-Ways affected by the Releases.

Do any of the releases affect any public right-of-ways (e.g., streets)?

- Yes No Unknown

If you answered "YES" above, please specify below. Otherwise, skip to the next question.

Currently assessing potential (see Section F of this form)

If contaminated, likely much less than 5,000 sq ft, based on data in Ecology's files

Attach additional pages if necessary.

E. Extent of the Site.

What is the approximate areal extent of the Site? Please check only one.

- < 5,000 square feet
- > 5,000 square feet, but < 1 acre
- > 1 acre, but < 10 acres
- > 10 acres
- Unknown

F. Description of Release(s) at the Site.

Source of Release(s).

What are the source(s) of the release(s) at the Site? Please check all that apply.

- Point source (e.g., leaking tank)
- Non-point source (e.g., contaminated soil used as fill)
- Area-wide lead and arsenic soil contamination (see questions below)
- Other – please specify: _____
- Unknown

To the extent known, please describe the source(s) of the release(s):

Gasoline tank removed

Gasoline contaminated soil removed to edge of property in 2002 time frame.

Residual contamination at property line shows Gx and benzene in soil slightly above MTCA –A/B

See Ecology files.

Attach additional pages if necessary.

Circumstances of Release(s). To the extent known, please describe below the circumstances of the release(s).

Gasoline UST. See Ecology files.

Attach additional pages if necessary.

Circumstances of Release Discovery. To the extent known, please describe below the circumstances of the discovery of the release(s).

During UST removal. See Ecology files.

Attach additional pages if necessary.

Part 2 - DESCRIPTION OF THE SITE continued

Area-Wide Soil Contamination. For information about the area-wide soil contamination project, please refer to the following web site: [www.ecy.wa.gov/programs/tcp/area wide/area wide hp.html](http://www.ecy.wa.gov/programs/tcp/area%20wide/area%20wide%20hp.html). For information about the Tacoma Smelter Plume (TSP) and the associated Management Plan, please refer to the following web site: [www.ecy.wa.gov/programs/tcp/sites/tacoma smelter/ts hp.htm](http://www.ecy.wa.gov/programs/tcp/sites/tacoma%20smelter/ts%20hp.htm).

Is the Site located within an area affected by smelter emissions, such as the TSP area?

Yes No Unknown

To determine whether your Site is located within the TSP area, please refer to the map on the TSP web site identified above.

Is the Site located on a former apple or pear orchard in operation prior to 1947?

Yes No Unknown

Is the Site impacted by area-wide arsenic and/or lead soil contamination?

Yes No Unknown

G. Nature and Extent of Hazardous Substances Released at the Site. The following questions refer to conditions after the release, but prior to any cleanup, of the hazardous substances at the Site.

Hazardous Substances and Affected Media. To the extent known, please identify in the following table the hazardous substances released at the Site and the media (e.g., soil) impacted by those substances. Use the codes at the bottom of the table.

HAZARDOUS SUBSTANCE	AFFECTED MEDIA				
	SOIL	GROUND WATER	SURFACE WATER	SEDIMENT	AIR
EXAMPLE: Benzene	C	S	N/A	N/A	B
TPH-Gx (gasoline range)	C	N/A	N/A	N/A	N/A
Benzene	C	N/A	N/A	N/A	N/A

When identifying the affected media in the table above, please use one of the following codes:

- C = confirmed, above cleanup level
- B = confirmed, below cleanup level
- O = confirmed, not present
- S = suspected
- N/A = not suspected
- U = unknown

Part 2 - DESCRIPTION OF THE SITE continued

Drinking Water.

Does any of the contamination at the Site pose a threat or potential threat to an existing drinking water source (ground water or surface water)?

- Yes No Unknown

If you answered "YES" above, what type of drinking water system is threatened by the contamination? Please check all that apply.

- Single Family
 Public Drinking Water Supply

If you checked "Public Drinking Water Supply" above, is the contamination located within or upstream of a 10-year wellhead protection area?

- Yes No Unknown

To help answer the above question or if you answered "Yes" to that question, then go to <https://fortress.wa.gov/doh/eh/dw/swap/maps/> or call (800) 521-0323.

Indoor Air.

Are contaminant odors present in any buildings, manholes, or other confined spaces?

- Yes No Unknown

If you answered "YES" above, please specify:

FYI, No buildings within 60 feet of zone of contamination

Attach additional pages if necessary.

H. Maps of the Site.

Please attach to this application map(s) that identify, to the extent known, the following:

- The location of the site.
- The properties, and any public right-of ways, affected by the site.
- The source(s) of the release(s) at the site.
- The nature and extent of contamination at the site.
- Any human or ecological receptors impacted by the site (e.g., drinking water wells).
- The physical characteristics of the site (e.g., property lines, building and road outlines, surface water bodies, water supply wells, ground water flow direction, and utility right-of-ways).
- The properties adjacent to the site and the uses of those properties (e.g., gas station, dry cleaner, residential).

Part 3 – OPERATIONAL HISTORY OF THE SITE

A. Current Use of Source Property. *Note that the following questions refer only to the Source Property, not other properties affected by the Site. Answer these questions to the best of your ability.*

Current Property Owners. To the extent known, please identify below the current owner of the source property.

Name: See Part 1 – Section C Title:

Organization:

Mailing address:

City: State: Zip code:

Phone:

Current Business Owner (Operator). To the extent known, please identify below the current owner of the business located on the source property.

Name: Title:

Organization:

Mailing address:

City: State: Zip code:

Phone:

Current Business Operations. To the extent known, please identify below the current operations of the business located on the source property.

What is the current land use of the source property? Please check all that apply.

- Residential
- Commercial
- Industrial
- Agricultural
- Other – please specify: Grocery over 60 feet to north on same property but removed from source area (currently paved)
- School
- Childcare facility
- Park

Is there a currently operational commercial or industrial business located on the source property?

- Yes No Unknown

If you answered “YES” above, please identify in the following table the current business operations using the North American Industry Classification System (NAICS) codes and specifying the operations.

NAICS CODE	DESCRIPTION OF OPERATIONS
EX: 447110	Gasoline Stations with Convenience Stores

Part 3 – OPERATIONAL HISTORY OF THE SITE continued

Is there a solid waste handling facility located on the Source Property?

Yes No Unknown

If you answered "YES" above, please identify:

Attach additional pages if necessary.

Is there a dangerous waste treatment, storage, or disposal facility located on the Source Property?

Yes No Unknown

If you answered "YES" above, please identify:

Attach additional pages if necessary.

Regulation of Current Business Operations.

Does the business operate under any federal, state, or local permits related to the release of hazardous substances into the environment (e.g., NPDES permit)?

Yes No Unknown

If you answered "YES" above, please specify the regulated operation, the name of the permit, and the date it was issued in the table below.

REGULATED OPERATION	PERMIT	DATE ISSUED
EX: Wastewater discharge	NPDES permit	02/02/02

Has a state or federal notice of enforcement action (e.g., notice of violation) ever been issued related to the release of hazardous substances at the business?

Yes No Unknown

If you answered "yes" above, please specify (notice and year issued): March 2006 Ecology Letter "Notification of Pending Inactive Determination Status". Issued following previous owner's halting activity in 2002.

Have business operations resulted in any other spills or other unpermitted releases on the source property?

Yes No Unknown

If you answered "YES" above, please specify in the table below.

RELEASE	DATE OF RELEASE	STATUS OF RELEASE

Part 3 – OPERATIONAL HISTORY OF THE SITE continued

Storage Tank Information. In table below, please identify all above ground storage tanks (AST) and underground storage tanks (UST) that have been used for storing hazardous substances on the source property, irrespective of whether the tanks are still in use or in place. *If you are unable to provide answers to specific questions regarding a tank, please enter "U" for unknown.*

IDENTIFICATION				STATUS AND CLOSURE				RELEASES	
Hazardous Substance	Type (AST/UST)	Size (Gallons)	TANK ID	DATE INSTALL	IN USE (Y/N)	DATE CLOSED	CLOSURE METHOD (*)	PAST (Y/N)	CURRENT (Y/N)
EX: Diesel	UST	10,000	4	02/87	N	05/98	Removed	Y	N
Gasoline likely, empty during removal	UST	675	A	unk	N	07/02	Removed	Y	NA
Gasoline likely, empty during removal	UST	4,000	B	unk	N	07/02	Removed	Y	NA

(*) Options = Removed or Closed in Place

B. Past Use of Source Property. Note that the following questions refer only to the Source Property, not other properties affected by the Site. Please answer these questions to the best of your ability.

Past Property Owners. To the extent known, please identify below the owner of the source property at the time the release occurred.

Name: Helmuth Schlueter	Title: previous owner	
Organization: self		
Mailing address: 26321 NE Valley Street (PO Box 40)		
City: Duvall	State: WA	Zip code: 98019
Phone: 425-788-1544	Fax: NA	E-mail: NA

Past Business Owners (Operators). To the extent known, please identify below the owner of the business (operator) at the time the release occurred.

Name:	Title:	
Organization:		
Mailing address:		
City:	State:	Zip code:
Phone:	Fax:	E-mail:

Identification of Past Business Operations. Please identify in the following table the past operations of businesses located on the source property using the North American Industry Classification System (NAICS) codes and/or specifying the operations.

NAICS CODE	DESCRIPTION OF OPERATIONS
EX: 447110	Gasoline Stations with Convenience Stores
44710	Gasoline station with grocery store

Part 3 – OPERATIONAL HISTORY OF THE SITE continued

C. Future Use of Source and Affected Properties. The following questions refer to both source and affected properties. Please answer these questions to the best of your ability.

Will any ownership interest in the source or affected properties be conveyed prior to, or upon completion of, the cleanup?

- Yes No Unknown

If you answered "YES" above, please specify:

TBD

Attach additional pages if necessary.

Will any of the source or affected properties, or portions of those properties, be redeveloped as part of the cleanup?

- Yes No Unknown

If you answered "YES" above, please specify the proposed land use below. Please check all that apply.

- | | |
|--|---|
| <input type="checkbox"/> Residential | <input type="checkbox"/> School |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Childcare facility |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Park |
| <input type="checkbox"/> Agricultural | |
| <input type="checkbox"/> Other – please specify: | |

Please also specify the activities proposed for that land use:

Attach additional pages if necessary.

Part 4 – ADMINISTRATIVE HISTORY OF THE SITE

Have you previously reported the release(s) of hazardous substances at the Site to Ecology?

- Yes – If so, when? _____ No Unknown

Has the cleanup of the Site, or any portion of the Site, ever been managed under the VCP?

- Yes – If so, please specify the VCP Project Number: 7646431
 No
 Unknown

Has the cleanup of the Site, or any portion of the Site, ever been managed under a federal or state order or decree?

- Yes – If so, please specify the type and docket number: _____
 No
 Unknown

Part 5 – DESCRIPTION OF INDEPENDENT REMEDIAL ACTIONS AT THE SITE

A. Scope of Remedial Actions.

Do you plan to characterize and address all of the contamination at the Site, including any contamination located on affected adjacent properties, as part of the VCP project?

- Yes No Unknown

If you answered "NO" above, please describe below the scope of the VCP project, including the contamination (properties, portions of a property, media and/or hazardous substances) that you DO NOT plan on characterizing and/or addressing as part of the VCP project. Please include additional pages if necessary.

On-going. See Part 1 – Section F of this form.

Attach additional pages if necessary.

Part 5 – DESCRIPTION OF INDEPENDENT REMEDIAL ACTIONS AT THE SITE continued

B. Status of Remedial Actions.

What is the current status of remedial actions at the site? Please check all that apply in the table below.

REMEDIAL ACTION	PLANNED	ONGOING	COMPLETED	NOT APPLICABLE
INITIAL RESPONSE (UST ONLY)			X	
INTERIM ACTION			X	
REMEDIAL INVESTIGATION		X		
FEASIBILITY STUDY		X		
CLEANUP ACTION	If needed			

C. Documentation of Remedial Actions.

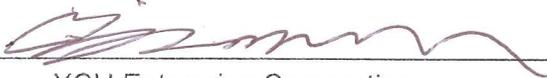
Please list in the table below all known remedial action plans or reports produced for the site, including:

- The title of the plan or report,
- The author (e.g. consulting firm) of the plan or report,
- The date the plan or report was produced,
- Whether the plan or report has been submitted to Ecology,
- The date the plan or report was submitted to Ecology.

	TITLE	AUTHOR	DATE	SUBMITTED TO ECOLOGY	
				Y/N?	DATE
EX:	John Doe's Site: Remedial Investigation Work Plan	Mom's Consulting Firm	02/20/05	NO	N/A
1.	See Ecology file which duplicative of the owner's file on the UST removal, removal of 236 tons of contaminated soil and post-removal follow-up testing of contamination				
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					

Part 6 – STATEMENT AND SIGNATURE

A. Statement and Signature. The undersigned affirms that the information contained in this application is true and accurate to the best of his or her knowledge. Please note that someone other than the Customer may sign this Application Form.

Name: Ted Yi (Chinkuk Yi)		Title: Owner
Signature: 		Date: 2/9/15
Organization: YCH Enterprise Corporation		
Mailing address: 600 128th Ave NE		
City: Bellevue	State: WA	Zip code: 98005
Phone: 206-412-8562	Fax:	E-mail: yiland@comcast.net

B. Affiliation.

What is the signatory's involvement at the Site? Please check all that apply.

- Customer
- Property Owner
- Consultant
- Attorney
- Other – please specify: _____

If you need this publication in an alternate format, please call the Toxics Cleanup Program at 360-407-7170. Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

December 23, 2015

Mr. Ted Yi
YCH Enterprise Corporation
600 128th Avenue NE
Bellevue, WA 98005

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

- **Site Name:** Duvall Market
- **Property Address:** 15802 Main Street Northeast, Duvall, WA 98019
- **Facility/Site No.:** 764631
- **VCP Project No.:** NW2972
- **Cleanup Site ID No.:** 499

Dear Mr. Yi:

Thank you for submitting documents regarding your proposed additional characterization for the Duvall Market facility (Site) for review by the Washington State Department of Ecology (Ecology) under the Voluntary Cleanup Program (VCP). Ecology appreciates your initiative in pursuing this administrative option for cleaning up hazardous waste sites under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

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

- Total gasoline range petroleum hydrocarbons (TPH-G) and benzene into soil.

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

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

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



Mr. Ted Yi
December 23, 2015
Page 2

1. Kane Environmental Inc., *Response to Washington Department of Ecology Letter (September 23, 2015)*, October 13, 2015.
2. Kane Environmental Inc., *Work Plan Addendum to April 2015 Phase II Environmental Assessment*; July 30, 2015.
3. Kane Environmental Inc., *Limited Phase II Environmental Site Assessment*, April 7, 2015.
4. WT Services Company, *Independent Cleanup Action, 15802 Main Street, Duvall, WA*, September 24, 2002.

The reports listed above will be kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. You can make an appointment by calling the NWRO resource contact at (425) 649-7235 or sending an email to: nwro_public_request@ecy.wa.gov.

The Site is defined by the extent of contamination caused by the following releases:

- TPH-G and benzene into soil.

Based on a review of supporting documentation listed above, pursuant to **requirements contained in MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC, for characterizing and addressing the following release(s) at the Site, Ecology has determined that the proposed work may not result in complete and adequate site characterization. Additional details are provided below:**

- The proposed ground water monitoring locations appear to be outside of the expected contaminated area, upgradient of the area of contamination (when considering the presumed ground water flow direction), and within the previously excavated (fill) area. Wells should be installed in native material and in areas where they will effectively characterize and delineate the contamination.

As stated in Ecology's opinion letter dated September 23, 2015, ground water samples should be collected from areas that show impacts in soil, to adequately evaluate any leaching into ground water.

- The proposed work plan should include details regarding the number of samples to be collected from each soil boring or how the sample depth will be selected. The adequacy of the sampling methods cannot be determined without this information.
- The proposed soil boring locations are not adequately located to delineate the lateral extent of the contamination to the northwest and southwest of the known impacted area.
- As requested in previous correspondence (September 23, 2015), a copy of the 2008 geotechnical study report completed by HWA Geosciences for the City of Duvall has not been submitted to

Mr. Ted Yi
December 23, 2015
Page 3

Ecology. Because the data is referenced in the report and used as supporting information for Site characterization, the complete report including the laboratory analysis package must be submitted.

- Under Washington State law (Chapters 18.43 and 18.220 RCW), all hydrogeological and engineering work must be conducted by, or under the supervision of a licensed geologist, hydrogeologist or professional engineer qualified to conduct the work. Any site investigation/cleanup document containing geologic or engineering work must be submitted under the seal of such an appropriately licensed professional. Please ensure that any documents including work plans are signed and stamped by a licensed professional.

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

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

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

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

If you have any questions regarding this opinion, please contact me at (425) 649-7058 or by email at tamara.cardona-marek@ecy.wa.gov.

Sincerely,



Tamara Cardona, PhD
Toxics Cleanup Program

Enclosures: Site Description and Diagrams

cc: David Rankin, Kane Environmental, Inc. ✓
Sonia Fernandez, Ecology

**ATTACHMENT F
BORING AND WELL LOGS**

Sample Number	Sample Interval	PID (ppm)	Soil Log	% Recovery	Blow Counts	Soil Description
B-1:4		>200	SM	100	1/2/1	2.5'-4': Brown silt w/ sand & gravel. Strong fuel odor.
B-1:6.5		>200	SM	75	3/3/5	5'-6.5': Gray silt w/ sand & gravel. Strong fuel odor.
B-1:8.5		18.1	SM	100	21/33/50-5"	7.5'-9': Light brown silty sand w/ gravel, dense, dry.
		66.2	SM	10	50-6"	10' - 11.5': Same as above. Low recovery, no sample.
B-1:14		2.1	SM	80	50/50-4"	12.5' - 14': Same as above, dense, dry, no odor.

Depth Below Ground Surface (bgs) in feet

Logged by: Eric Nassau Driller: Borettec, Inc. Drilling Method: Hollow Stem Auger Sampling Method: Split Spoon Casing Type: N/A Annular Pack: N/A Slot Size: N/A	Hammer Size: 140 Lbs Date Drilled: 3/24/2015 Hole Diameter: 10 inch Hole Depth: 14 feet Well Diameter: N/A Well Depth: N/A Screened Interval: N/A	Depth to Water (First Encountered): N/A Depth to Water (Static): N/A Key: Concrete:  Bentonite:  Silica sand:  Screen: 
--	---	--

Soils classified visually using the Unified Soils Classification System



Limited Phase II
Environmental Site Assessment
15820 Main Street Northeast
Duvall, Washington

Boring Log

Sample Number	Sample Interval	PID (ppm)	Soil Log	% Recovery	Blow Counts	Soil Description
			SM	10	2/2/9	2.5'-4': Rock in shoe. No recovery.
B-2:6		0.0	SM	100	6/11/20	5'-6.5': Light brown & gray silty sand w/ gravel, dry, no odor.
B-2:8.5		0.2	SM	100	25/50-4"	7.5'-9': Same as above, dense, no odor.
					100-0"	
			SM	0	100-3"	
B-2:16		0.0		100	50/50-5"	15' - 16.5': Same as 7.5'-9', dense, dry, no odor.

Depth Below Ground Surface (bgs) in feet

Logged by: Eric Nassau Driller: Borettec, Inc. Drilling Method: Hollow Stem Auger Sampling Method: Split Spoon Casing Type: N/A Annular Pack: N/A Slot Size: N/A	Hammer Size: 140 Lbs Date Drilled: 3/24/2015 Hole Diameter: 10 inch Hole Depth: 16 feet Well Diameter: N/A Well Depth: N/A Screened Interval: N/A	Depth to Water (First Encountered): N/A Depth to Water (Static): N/A Key: Concrete:  Bentonite:  Silica sand:  Screen: 
--	---	--

Soils classified visually using the Unified Soils Classification System



Limited Phase II
Environmental Site Assessment
15820 Main Street Northeast
Duvall, Washington

Boring Log

Sample Number	Sample Interval	PID (ppm)	Soil Log	% Recovery	Blow Counts	Soil Description
B-3:4			SM		2/2/2	2.5'-4': Brown & gray silt w/ sand & gravel, damp, no odor.
B-3:6		0.3	SM	75	4/6/7	5'-6.5': Gray silty sand w/ gravel, damp, no odor.
B-3:8		0.4	SM	100	17/50-2"	7.5'-9': Gray & brown sand w/ silt & gravel, dry, no odor.
B-3:11		0.2		100	40/50-5"	10' - 11.5': Gray silty sand w/ gravel, dense, dry, no odor.
B-3:13.5		0.0	SM	100	49/50-4"	12.5' - 14': Same as above, dense, dry, no odor.

Depth Below Ground Surface (bgs) in feet

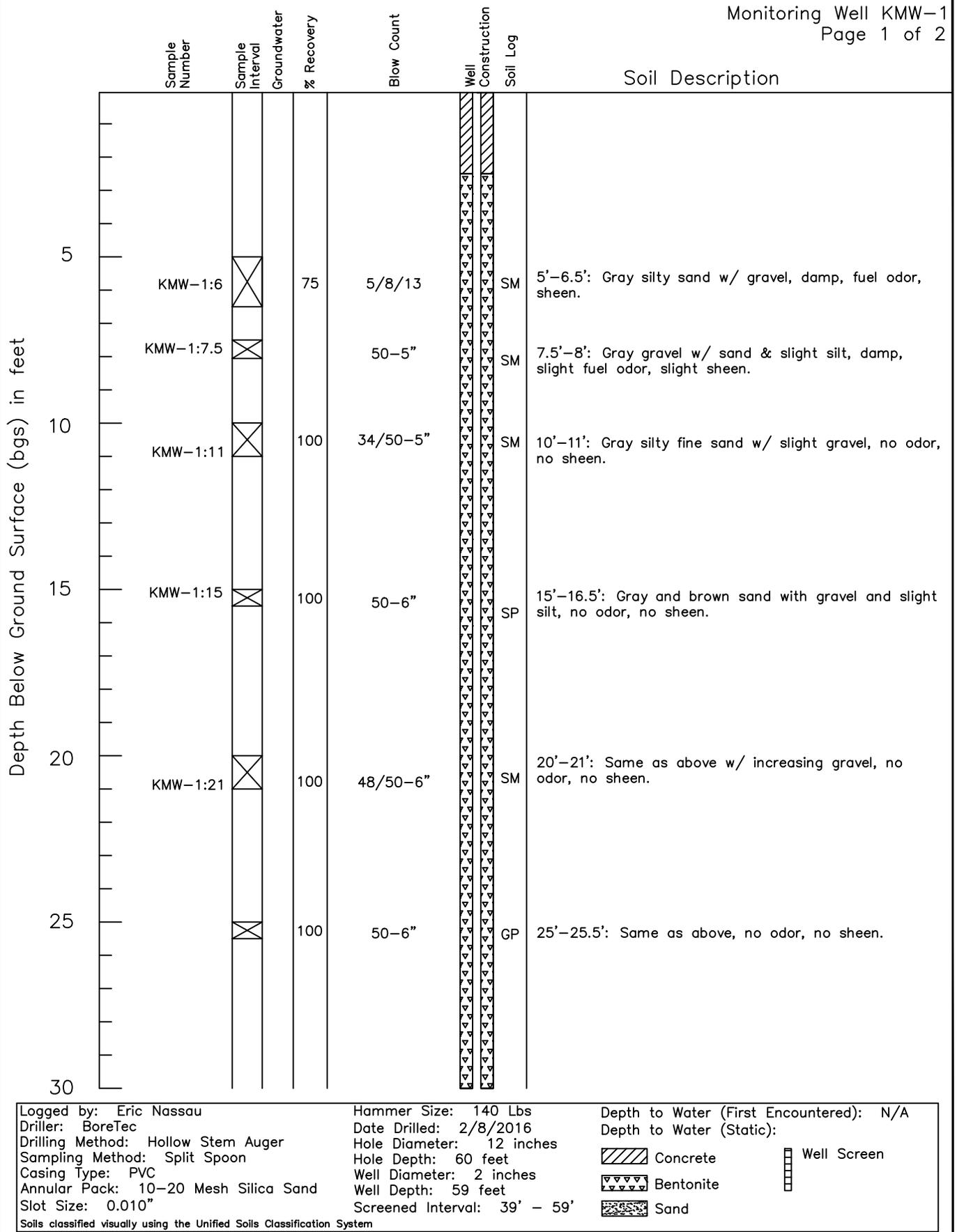
Logged by: Eric Nassau Driller: Borettec, Inc. Drilling Method: Hollow Stem Auger Sampling Method: Split Spoon Casing Type: N/A Annular Pack: N/A Slot Size: N/A	Hammer Size: 140 Lbs Date Drilled: 3/24/2015 Hole Diameter: 10 inch Hole Depth: 14 feet Well Diameter: N/A Well Depth: N/A Screened Interval: N/A	Depth to Water (First Encountered): N/A Depth to Water (Static): N/A Key: Concrete:  Bentonite:  Silica sand:  Screen: 
--	---	--

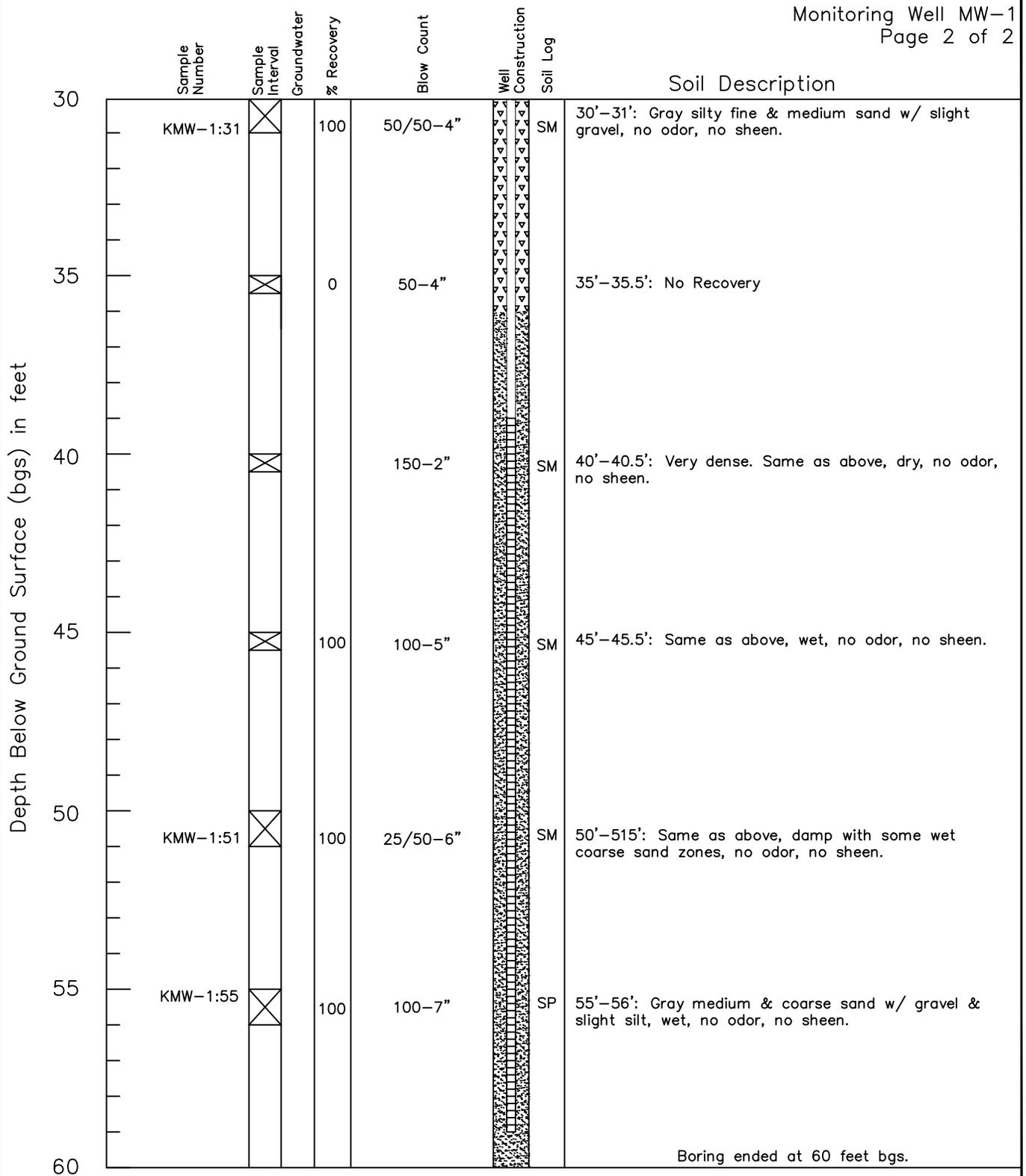
Soils classified visually using the Unified Soils Classification System



Limited Phase II
Environmental Site Assessment
15820 Main Street Northeast
Duvall, Washington

Boring Log





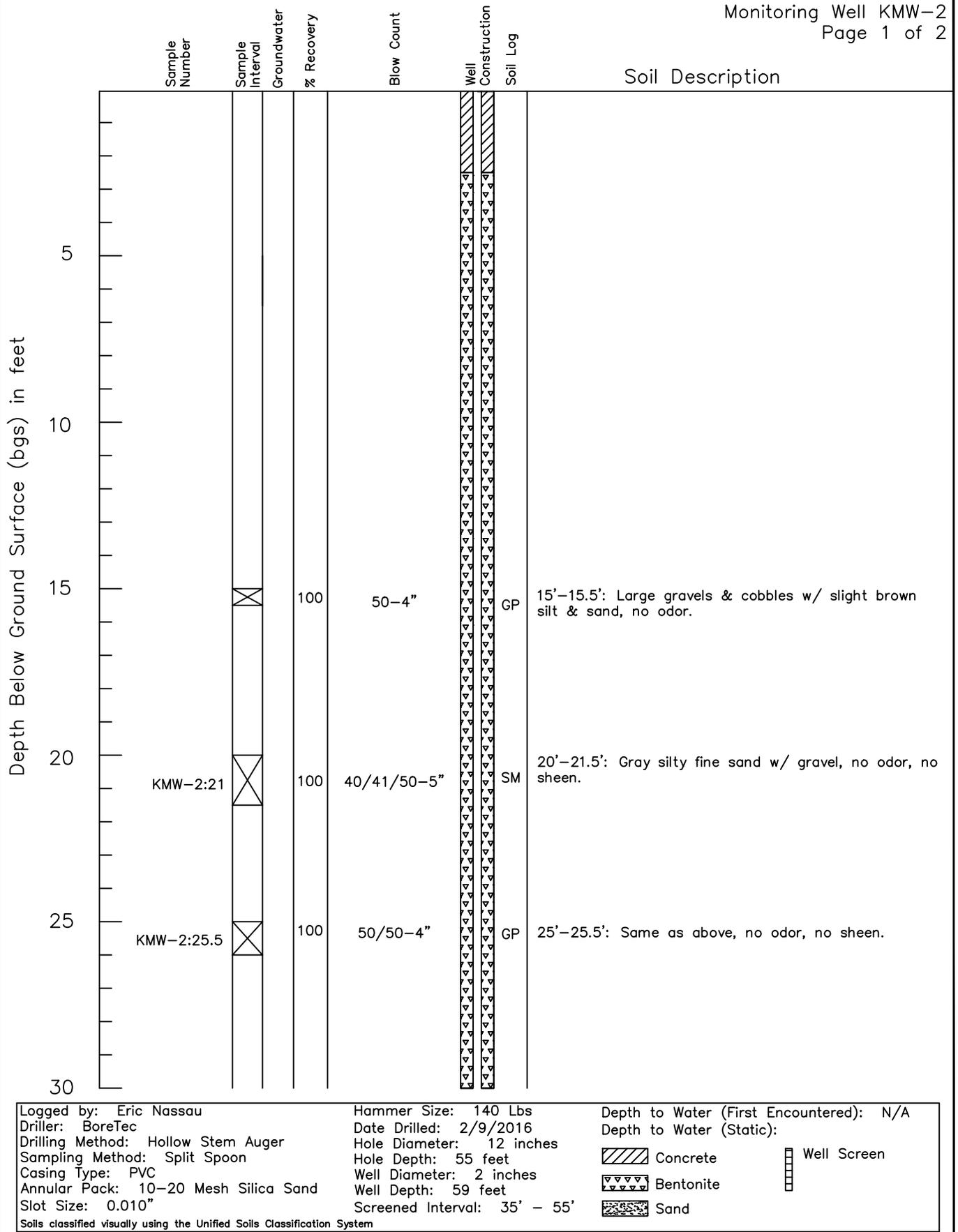
Logged by: Eric Nassau Driller: BoreTec Drilling Method: Hollow Stem Auger Sampling Method: Split Spoon Casing Type: PVC Annular Pack: 10-20 Mesh Silica Sand Slot Size: 0.010"	Hammer Size: 140 Lbs Date Drilled: 2/8/2016 Hole Diameter: 12 inches Hole Depth: 60 feet Well Diameter: 2 inches Well Depth: 59 feet Screened Interval: 39' - 59'	Depth to Water (First Encountered): N/A Depth to Water (Static):  Concrete  Bentonite  Sand  Well Screen
---	---	--

Soils classified visually using the Unified Soils Classification System



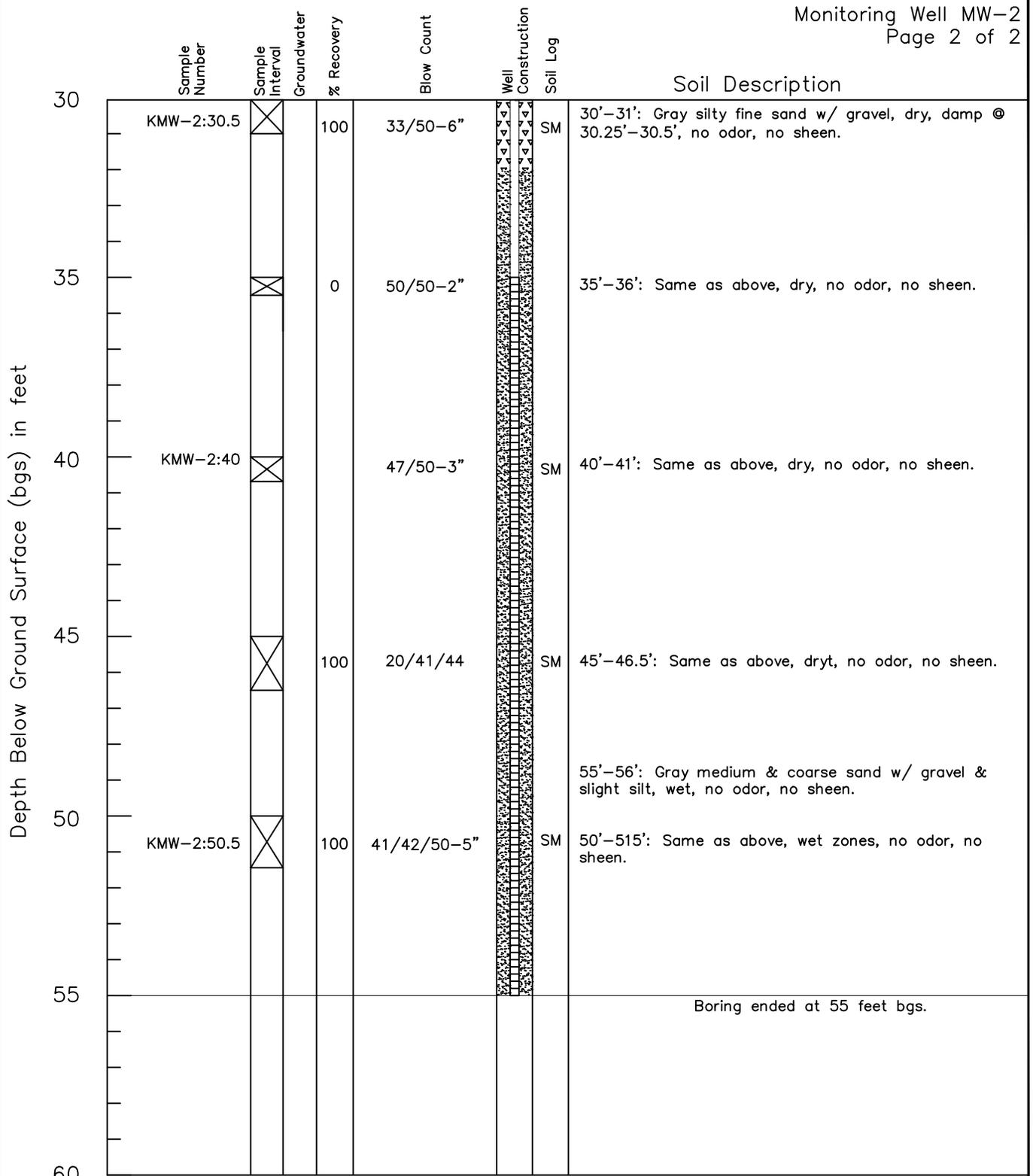
Monitoring Well Installation
15820 Main Street Northeast
Duvall, Washington

Well Construction Log



Monitoring Well Installation
15820 Main Street Northeast
Duvall, Washington

Well Construction Log



Logged by: Eric Nassau
 Driller: BoreTec
 Drilling Method: Hollow Stem Auger
 Sampling Method: Split Spoon
 Casing Type: PVC
 Annular Pack: 10-20 Mesh Silica Sand
 Slot Size: 0.010"

Hammer Size: 140 Lbs
 Date Drilled: 2/9/2016
 Hole Diameter: 12 inches
 Hole Depth: 55 feet
 Well Diameter: 2 inches
 Well Depth: 55 feet
 Screened Interval: 35' - 55'

Depth to Water (First Encountered): N/A
 Depth to Water (Static):

 Concrete
 Bentonite
 Sand

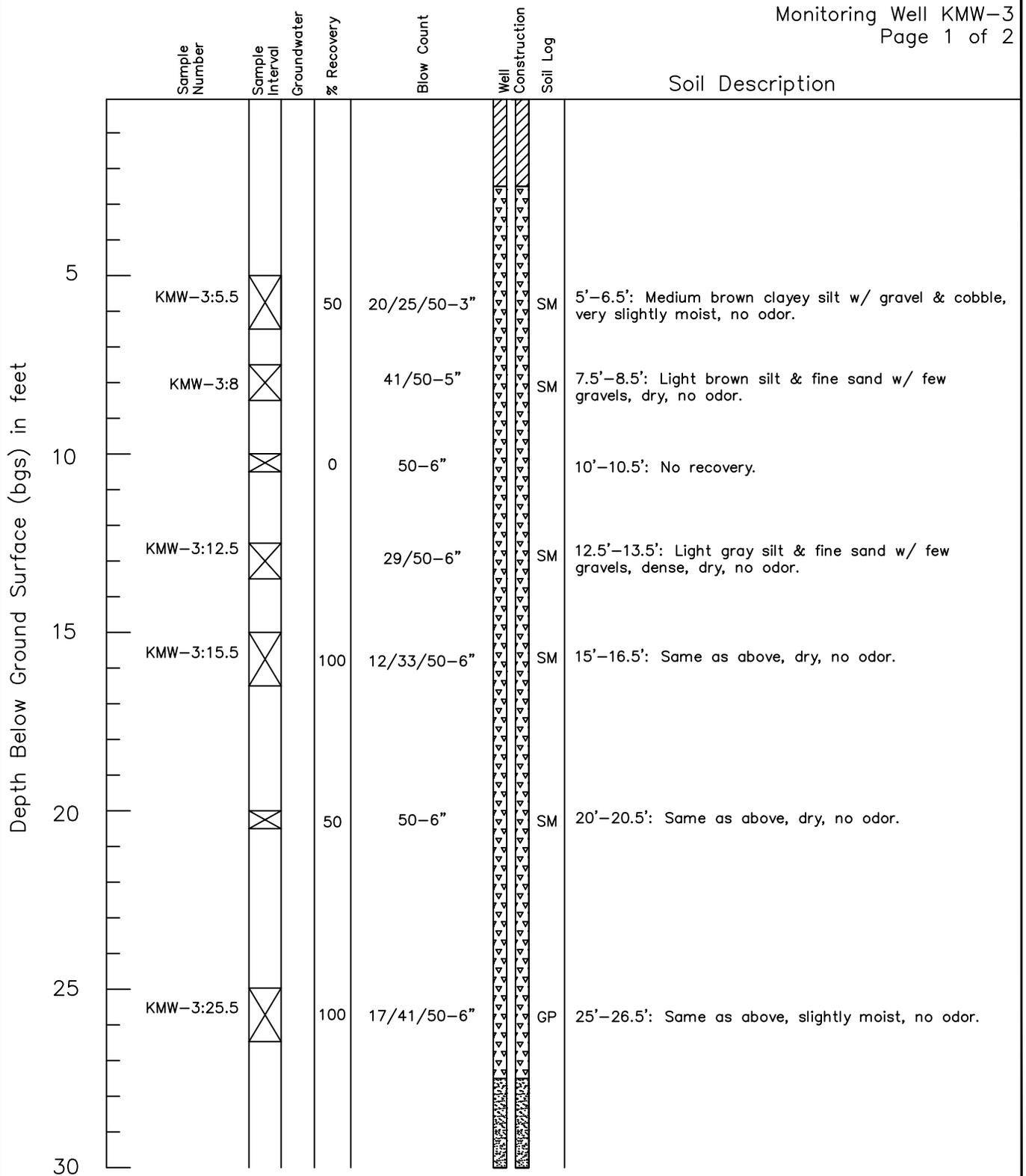
 Well Screen

Soils classified visually using the Unified Soils Classification System



Monitoring Well Installation
15820 Main Street Northeast
Duvall, Washington

Well Construction Log



Logged by: Justin Vetter
 Driller: BoreTec
 Drilling Method: Hollow Stem Auger
 Sampling Method: Split Spoon
 Casing Type: PVC
 Annular Pack: 10-20 Mesh Silica Sand
 Slot Size: 0.010"

Hammer Size: 140 Lbs
 Date Drilled: 2/10/2016
 Hole Diameter: 12 inches
 Hole Depth: 50.5 feet
 Well Diameter: 2 inches
 Well Depth: 50 feet
 Screened Interval: 30' - 50'

Depth to Water (First Encountered): N/A
 Depth to Water (Static):

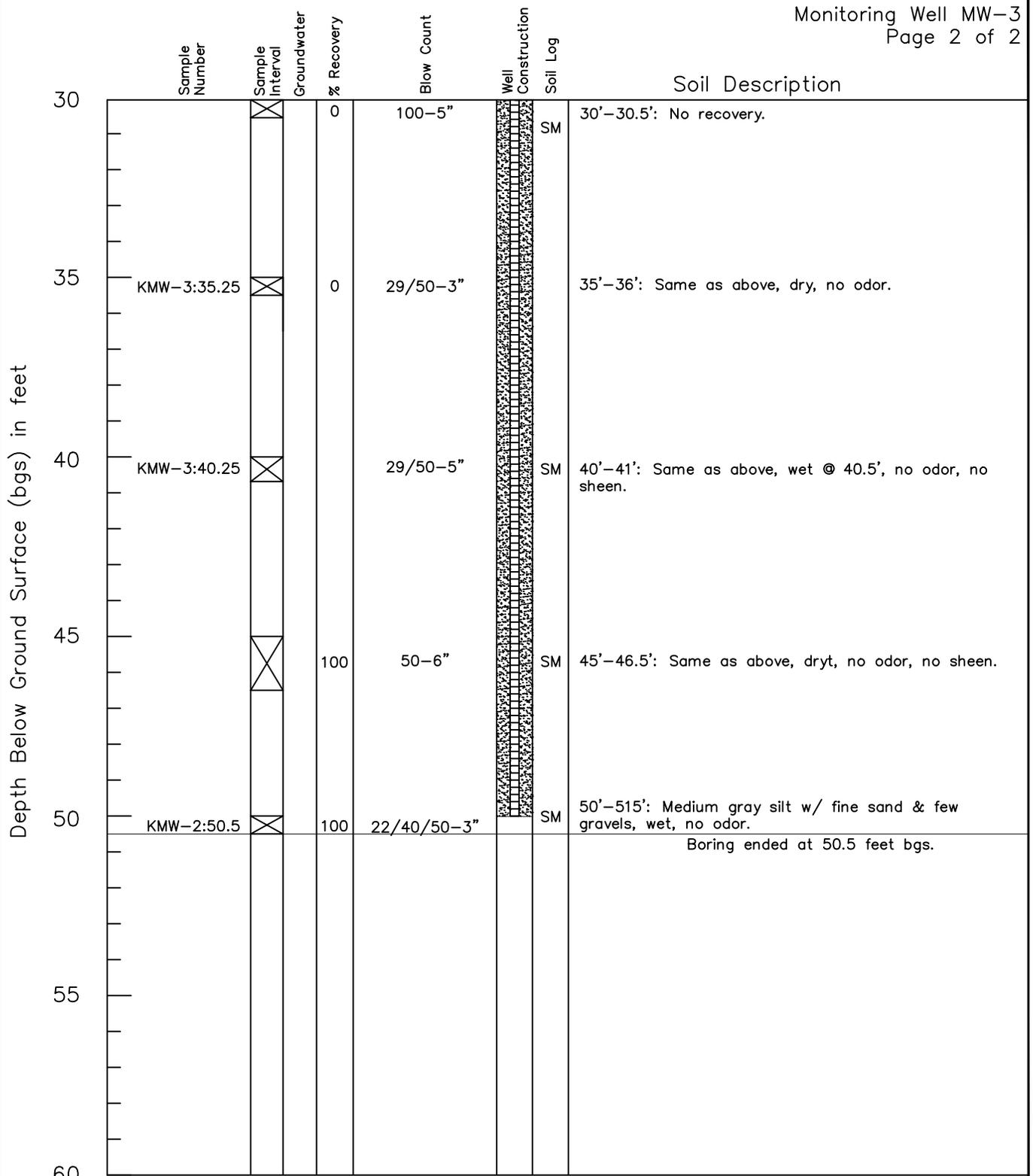
 Concrete
 Bentonite
 Sand
 Well Screen

Soils classified visually using the Unified Soils Classification System



Monitoring Well Installation
 15820 Main Street Northeast
 Duvall, Washington

Well Construction Log



Logged by: Justin Vetter
 Driller: BoreTec
 Drilling Method: Hollow Stem Auger
 Sampling Method: Split Spoon
 Casing Type: PVC
 Annular Pack: 10-20 Mesh Silica Sand
 Slot Size: 0.010"

Hammer Size: 140 Lbs
 Date Drilled: 2/10/2016
 Hole Diameter: 12 inches
 Hole Depth: 50.5 feet
 Well Diameter: 2 inches
 Well Depth: 50 feet
 Screened Interval: 30' - 50'

Depth to Water (First Encountered): N/A
 Depth to Water (Static):
 Concrete
 Bentonite
 Sand
 Well Screen

Soils classified visually using the Unified Soils Classification System



Monitoring Well Installation
 15820 Main Street Northeast
 Duvall, Washington

Well Construction Log

ATTACHMENT G
LABORATORY ANALYTICAL REPORTS



3600 Fremont Ave. N.

Seattle, WA 98103

T: (206) 352-3790

F: (206) 352-7178

info@fremontanalytical.com

Kane Environmental, Inc.

Eric Nassau

3815 Woodland Park Ave N, Ste. 102

Seattle, WA 98103

RE: Duvall Market - 67802

Lab ID: 1503267

March 31, 2015

Attention Eric Nassau:

Fremont Analytical, Inc. received 12 sample(s) on 3/24/2015 for the analyses presented in the following report.

Gasoline by NWTPH-Gx

Sample Moisture (Percent Moisture)

Total Metals by EPA Method 6020

Volatile Organic Compounds by EPA Method 8260

This report consists of the following:

- Case Narrative
- Analytical Results
- Applicable Quality Control Summary Reports
- Chain of Custody

All analyses were performed consistent with the Quality Assurance program of Fremont Analytical, Inc. Please contact the laboratory if you should have any questions about the results.

Thank you for using Fremont Analytical.

Sincerely,

A handwritten signature in black ink, appearing to read "Chelsea Ward", written in a cursive style.

Chelsea Ward
Project Manager



Date: 03/31/2015

CLIENT: Kane Environmental, Inc.
Project: Duvall Market - 67802
Lab Order: 1503267

Work Order Sample Summary

Lab Sample ID	Client Sample ID	Date/Time Collected	Date/Time Received
1503267-001	B-1:4	03/24/2015 8:30 AM	03/24/2015 2:52 PM
1503267-002	B-1:6.5	03/24/2015 8:45 AM	03/24/2015 2:52 PM
1503267-003	B-1:8.5	03/24/2015 9:00 AM	03/24/2015 2:52 PM
1503267-004	B-1:13	03/24/2015 9:15 AM	03/24/2015 2:52 PM
1503267-005	B-3:4	03/24/2015 9:50 AM	03/24/2015 2:52 PM
1503267-006	B-3:6	03/24/2015 10:00 AM	03/24/2015 2:52 PM
1503267-007	B-3:8	03/24/2015 10:15 AM	03/24/2015 2:52 PM
1503267-008	B-3:11	03/24/2015 10:30 AM	03/24/2015 2:52 PM
1503267-009	B-3:13.5	03/24/2015 10:40 AM	03/24/2015 2:52 PM
1503267-010	B-2:6	03/24/2015 11:30 AM	03/24/2015 2:52 PM
1503267-011	B-2:8.5	03/24/2015 12:05 PM	03/24/2015 2:52 PM
1503267-012	B-2:16	03/24/2015 1:15 PM	03/24/2015 2:52 PM

Note: If no "Time Collected" is supplied, a default of 12:00AM is assigned

CLIENT: Kane Environmental, Inc.

Project: Duvall Market - 67802

I. SAMPLE RECEIPT:

Samples receipt information is recorded on the attached Sample Receipt Checklist.

II. GENERAL REPORTING COMMENTS:

Results are reported on a wet weight basis unless dry-weight correction is denoted in the units field on the analytical report ("mg/kg-dry" or "ug/kg-dry").

Matrix Spike (MS) and MS Duplicate (MSD) samples are tested from an analytical batch of "like" matrix to check for possible matrix effect. The MS and MSD will provide site specific matrix data only for those samples which are spiked by the laboratory. The sample chosen for spike purposes may or may not have been a sample submitted in this sample delivery group. The validity of the analytical procedures for which data is reported in this analytical report is determined by the Laboratory Control Sample (LCS) and the Method Blank (MB). The LCS and the MB are processed with the samples and the MS/MSD to ensure method criteria are achieved throughout the entire analytical process.

III. ANALYSES AND EXCEPTIONS:

Exceptions associated with this report will be footnoted in the analytical results page(s) or the quality control summary page(s) and/or noted below.

Qualifiers:

- * - Flagged value is not within established control limits
- B - Analyte detected in the associated Method Blank
- D - Dilution was required
- E - Value above quantitation range
- H - Holding times for preparation or analysis exceeded
- I - Analyte with an internal standard that does not meet established acceptance criteria
- J - Analyte detected below LOQ
- N - Tentatively Identified Compound (TIC)
- Q - Analyte with an initial or continuing calibration that does not meet established acceptance criteria (<20%RSD, <20% Drift or minimum RRF)
- S - Spike recovery outside accepted recovery limits
- ND - Not detected at the Reporting Limit

Acronyms:

- %Rec - Percent Recovery
- CCB - Continued Calibration Blank
- CCV - Continued Calibration Verification
- DF - Dilution Factor
- HEM - Hexane Extractable Material
- ICV - Initial Calibration Verification
- LCS/LCSD - Laboratory Control Sample / Laboratory Control Sample Duplicate
- MB or MBLANK - Method Blank
- MDL - Method Detection Limit
- MS/MSD - Matrix Spike / Matrix Spike Duplicate
- PDS - Post Digestion Spike
- Ref Val - Reference Value
- RL - Reporting Limit
- RPD - Relative Percent Difference
- SD - Serial Dilution
- SGT - Silica Gel Treatment
- SPK - Spike
- Surr - Surrogate



Analytical Report

WO#: 1503267
Date Reported: 3/31/2015

Client: Kane Environmental, Inc.
Project: Duvall Market - 67802
Lab ID: 1503267-001
Client Sample ID: B-1:4

Collection Date: 3/24/2015 8:30:00 AM
Matrix: Soil

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
----------	--------	----	------	-------	----	---------------

Gasoline by NWTPH-Gx

Batch ID: 10371 Analyst: BC

Gasoline	ND	3.69		mg/Kg-dry	1	3/25/2015 1:59:00 PM
Gasoline Range Organics C6-C12	758	184	D	mg/Kg-dry	50	3/26/2015 12:05:00 PM
Surr: 4-Bromofluorobenzene	111	65-135	D	%REC	50	3/26/2015 12:05:00 PM
Surr: Toluene-d8	121	65-135		%REC	1	3/25/2015 1:59:00 PM

NOTES:

GRO - Indicates the presence of unresolved compounds eluting from toluene to dodecane (~C7->C12).

Volatile Organic Compounds by EPA Method 8260

Batch ID: 10371 Analyst: BC

Methyl tert-butyl ether (MTBE)	ND	0.0369		mg/Kg-dry	1	3/25/2015 1:59:00 PM
1,2-Dichloroethane (EDC)	ND	0.0221		mg/Kg-dry	1	3/25/2015 1:59:00 PM
Benzene	ND	0.0148		mg/Kg-dry	1	3/25/2015 1:59:00 PM
Toluene	ND	0.0148		mg/Kg-dry	1	3/25/2015 1:59:00 PM
1,2-Dibromoethane (EDB)	ND	0.00369		mg/Kg-dry	1	3/25/2015 1:59:00 PM
Ethylbenzene	ND	0.0221		mg/Kg-dry	1	3/25/2015 1:59:00 PM
m,p-Xylene	ND	0.0148		mg/Kg-dry	1	3/25/2015 1:59:00 PM
o-Xylene	ND	0.0148		mg/Kg-dry	1	3/25/2015 1:59:00 PM
Surr: Dibromofluoromethane	93.5	63.7-129		%REC	1	3/25/2015 1:59:00 PM
Surr: Toluene-d8	129	64.3-131		%REC	1	3/25/2015 1:59:00 PM
Surr: 1-Bromo-4-fluorobenzene	120	63.1-141		%REC	1	3/25/2015 1:59:00 PM

Total Metals by EPA Method 6020

Batch ID: 10380 Analyst: TN

Lead	6.51	0.205		mg/Kg-dry	1	3/25/2015 5:17:00 PM
------	------	-------	--	-----------	---	----------------------

Sample Moisture (Percent Moisture)

Batch ID: R21447 Analyst: CG

Percent Moisture	19.9			wt%	1	3/25/2015 10:35:49 AM
------------------	------	--	--	-----	---	-----------------------



Analytical Report

WO#: 1503267

Date Reported: 3/31/2015

Client: Kane Environmental, Inc.

Collection Date: 3/24/2015 8:45:00 AM

Project: Duvall Market - 67802

Lab ID: 1503267-002

Matrix: Soil

Client Sample ID: B-1:6.5

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
----------	--------	----	------	-------	----	---------------

Gasoline by NWTPH-Gx

Batch ID: 10371 Analyst: BC

Gasoline	ND	2.24		mg/Kg-dry	1	3/25/2015 2:57:00 PM
Gasoline Range Organics C6-C12	186	112	D	mg/Kg-dry	50	3/26/2015 12:34:00 PM
Surr: 4-Bromofluorobenzene	135	65-135		%REC	1	3/25/2015 2:57:00 PM
Surr: Toluene-d8	125	65-135		%REC	1	3/25/2015 2:57:00 PM

NOTES:

GRO - Indicates the presence of unresolved compounds eluting from toluene to dodecane (~C7->C12).

Volatile Organic Compounds by EPA Method 8260

Batch ID: 10371 Analyst: BC

Methyl tert-butyl ether (MTBE)	ND	0.0224		mg/Kg-dry	1	3/25/2015 2:57:00 PM
1,2-Dichloroethane (EDC)	ND	0.0134		mg/Kg-dry	1	3/25/2015 2:57:00 PM
Benzene	ND	0.00896		mg/Kg-dry	1	3/25/2015 2:57:00 PM
Toluene	ND	0.00896		mg/Kg-dry	1	3/25/2015 2:57:00 PM
1,2-Dibromoethane (EDB)	ND	0.00224		mg/Kg-dry	1	3/25/2015 2:57:00 PM
Ethylbenzene	ND	0.0134		mg/Kg-dry	1	3/25/2015 2:57:00 PM
m,p-Xylene	ND	0.00896		mg/Kg-dry	1	3/25/2015 2:57:00 PM
o-Xylene	ND	0.00896		mg/Kg-dry	1	3/25/2015 2:57:00 PM
Surr: Dibromofluoromethane	94.6	63.7-129		%REC	1	3/25/2015 2:57:00 PM
Surr: Toluene-d8	133	64.3-131	S	%REC	1	3/25/2015 2:57:00 PM
Surr: 1-Bromo-4-fluorobenzene	104	63.1-141		%REC	1	3/25/2015 2:57:00 PM

NOTES:

S - High surrogate recovery attributed to TPH interference. The method is in control as indicated by the Method Blank (MB) & Laboratory Control Sample (LCS).

Total Metals by EPA Method 6020

Batch ID: 10380 Analyst: TN

Lead	2.96	0.186		mg/Kg-dry	1	3/25/2015 5:20:31 PM
------	------	-------	--	-----------	---	----------------------

Sample Moisture (Percent Moisture)

Batch ID: R21447 Analyst: CG

Percent Moisture	16.6			wt%	1	3/25/2015 10:35:49 AM
------------------	------	--	--	-----	---	-----------------------



Analytical Report

WO#: 1503267

Date Reported: 3/31/2015

Client: Kane Environmental, Inc.

Collection Date: 3/24/2015 9:15:00 AM

Project: Duvall Market - 67802

Lab ID: 1503267-004

Matrix: Soil

Client Sample ID: B-1:13

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
----------	--------	----	------	-------	----	---------------

Gasoline by NWTPH-Gx

Batch ID: 10371 Analyst: BC

Gasoline	ND	2.12		mg/Kg-dry	1	3/25/2015 10:35:00 AM
Surr: 4-Bromofluorobenzene	114	65-135		%REC	1	3/25/2015 10:35:00 AM
Surr: Toluene-d8	97.2	65-135		%REC	1	3/25/2015 10:35:00 AM

Volatile Organic Compounds by EPA Method 8260

Batch ID: 10371 Analyst: BC

Methyl tert-butyl ether (MTBE)	ND	0.0212		mg/Kg-dry	1	3/25/2015 10:35:00 AM
1,2-Dichloroethane (EDC)	ND	0.0127		mg/Kg-dry	1	3/25/2015 10:35:00 AM
Benzene	ND	0.00849		mg/Kg-dry	1	3/25/2015 10:35:00 AM
Toluene	ND	0.00849		mg/Kg-dry	1	3/25/2015 10:35:00 AM
1,2-Dibromoethane (EDB)	ND	0.00212		mg/Kg-dry	1	3/25/2015 10:35:00 AM
Ethylbenzene	ND	0.0127		mg/Kg-dry	1	3/25/2015 10:35:00 AM
m,p-Xylene	ND	0.00849		mg/Kg-dry	1	3/25/2015 10:35:00 AM
o-Xylene	ND	0.00849		mg/Kg-dry	1	3/25/2015 10:35:00 AM
Surr: Dibromofluoromethane	93.3	63.7-129		%REC	1	3/25/2015 10:35:00 AM
Surr: Toluene-d8	96.9	64.3-131		%REC	1	3/25/2015 10:35:00 AM
Surr: 1-Bromo-4-fluorobenzene	105	63.1-141		%REC	1	3/25/2015 10:35:00 AM

Total Metals by EPA Method 6020

Batch ID: 10380 Analyst: TN

Lead	1.90	0.177		mg/Kg-dry	1	3/25/2015 5:31:10 PM
------	------	-------	--	-----------	---	----------------------

Sample Moisture (Percent Moisture)

Batch ID: R21447 Analyst: CG

Percent Moisture	8.20			wt%	1	3/25/2015 10:35:49 AM
------------------	------	--	--	-----	---	-----------------------



Analytical Report

WO#: 1503267

Date Reported: 3/31/2015

Client: Kane Environmental, Inc.

Collection Date: 3/24/2015 9:50:00 AM

Project: Duvall Market - 67802

Lab ID: 1503267-005

Matrix: Soil

Client Sample ID: B-3:4

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
----------	--------	----	------	-------	----	---------------

Gasoline by NWTPH-Gx

Batch ID: 10371 Analyst: BC

Gasoline	ND	4.56		mg/Kg-dry	1	3/25/2015 11:04:00 AM
Gasoline Range Organics C6-C12	10.9	4.56		mg/Kg-dry	1	3/25/2015 11:04:00 AM
Surr: 4-Bromofluorobenzene	118	65-135		%REC	1	3/25/2015 11:04:00 AM
Surr: Toluene-d8	103	65-135		%REC	1	3/25/2015 11:04:00 AM

NOTES:

GRO - Indicates the presence of unresolved compounds eluting from toluene to dodecane (~C7->C12).

Volatile Organic Compounds by EPA Method 8260

Batch ID: 10371 Analyst: BC

Methyl tert-butyl ether (MTBE)	ND	0.0456		mg/Kg-dry	1	3/25/2015 11:04:00 AM
1,2-Dichloroethane (EDC)	ND	0.0274		mg/Kg-dry	1	3/25/2015 11:04:00 AM
Benzene	ND	0.0183		mg/Kg-dry	1	3/25/2015 11:04:00 AM
Toluene	ND	0.0183		mg/Kg-dry	1	3/25/2015 11:04:00 AM
1,2-Dibromoethane (EDB)	ND	0.00456		mg/Kg-dry	1	3/25/2015 11:04:00 AM
Ethylbenzene	ND	0.0274		mg/Kg-dry	1	3/25/2015 11:04:00 AM
m,p-Xylene	ND	0.0183		mg/Kg-dry	1	3/25/2015 11:04:00 AM
o-Xylene	ND	0.0183		mg/Kg-dry	1	3/25/2015 11:04:00 AM
Surr: Dibromofluoromethane	95.3	63.7-129		%REC	1	3/25/2015 11:04:00 AM
Surr: Toluene-d8	99.9	64.3-131		%REC	1	3/25/2015 11:04:00 AM
Surr: 1-Bromo-4-fluorobenzene	108	63.1-141		%REC	1	3/25/2015 11:04:00 AM

Total Metals by EPA Method 6020

Batch ID: 10380 Analyst: TN

Lead	10.8	0.197		mg/Kg-dry	1	3/25/2015 5:34:41 PM
------	------	-------	--	-----------	---	----------------------

Sample Moisture (Percent Moisture)

Batch ID: R21447 Analyst: CG

Percent Moisture	25.0			wt%	1	3/25/2015 10:35:49 AM
------------------	------	--	--	-----	---	-----------------------



Analytical Report

WO#: 1503267

Date Reported: 3/31/2015

Client: Kane Environmental, Inc.

Collection Date: 3/24/2015 10:15:00 AM

Project: Duvall Market - 67802

Lab ID: 1503267-007

Matrix: Soil

Client Sample ID: B-3:8

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
<u>Gasoline by NWTPH-Gx</u>			Batch ID: 10371 Analyst: BC			
Gasoline	ND	2.59		mg/Kg-dry	1	3/25/2015 11:33:00 AM
Surr: 4-Bromofluorobenzene	116	65-135		%REC	1	3/25/2015 11:33:00 AM
Surr: Toluene-d8	102	65-135		%REC	1	3/25/2015 11:33:00 AM
<u>Volatile Organic Compounds by EPA Method 8260</u>			Batch ID: 10371 Analyst: BC			
Methyl tert-butyl ether (MTBE)	ND	0.0259		mg/Kg-dry	1	3/25/2015 11:33:00 AM
1,2-Dichloroethane (EDC)	ND	0.0155		mg/Kg-dry	1	3/25/2015 11:33:00 AM
Benzene	ND	0.0104		mg/Kg-dry	1	3/25/2015 11:33:00 AM
Toluene	ND	0.0104		mg/Kg-dry	1	3/25/2015 11:33:00 AM
1,2-Dibromoethane (EDB)	ND	0.00259		mg/Kg-dry	1	3/25/2015 11:33:00 AM
Ethylbenzene	ND	0.0155		mg/Kg-dry	1	3/25/2015 11:33:00 AM
m,p-Xylene	ND	0.0104		mg/Kg-dry	1	3/25/2015 11:33:00 AM
o-Xylene	ND	0.0104		mg/Kg-dry	1	3/25/2015 11:33:00 AM
Surr: Dibromofluoromethane	91.8	63.7-129		%REC	1	3/25/2015 11:33:00 AM
Surr: Toluene-d8	101	64.3-131		%REC	1	3/25/2015 11:33:00 AM
Surr: 1-Bromo-4-fluorobenzene	108	63.1-141		%REC	1	3/25/2015 11:33:00 AM
<u>Total Metals by EPA Method 6020</u>			Batch ID: 10380 Analyst: TN			
Lead	2.25	0.180		mg/Kg-dry	1	3/25/2015 5:38:13 PM
<u>Sample Moisture (Percent Moisture)</u>			Batch ID: R21447 Analyst: CG			
Percent Moisture	10.3			wt%	1	3/25/2015 10:35:49 AM



Analytical Report

WO#: 1503267

Date Reported: 3/31/2015

Client: Kane Environmental, Inc.

Collection Date: 3/24/2015 10:40:00 AM

Project: Duvall Market - 67802

Lab ID: 1503267-009

Matrix: Soil

Client Sample ID: B-3:13.5

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
----------	--------	----	------	-------	----	---------------

Gasoline by NWTPH-Gx

Batch ID: 10371 Analyst: BC

Gasoline	ND	1.73		mg/Kg-dry	1	3/25/2015 12:02:00 PM
Surr: 4-Bromofluorobenzene	110	65-135		%REC	1	3/25/2015 12:02:00 PM
Surr: Toluene-d8	92.8	65-135		%REC	1	3/25/2015 12:02:00 PM

Volatile Organic Compounds by EPA Method 8260

Batch ID: 10371 Analyst: BC

Methyl tert-butyl ether (MTBE)	ND	0.0173		mg/Kg-dry	1	3/25/2015 12:02:00 PM
1,2-Dichloroethane (EDC)	ND	0.0104		mg/Kg-dry	1	3/25/2015 12:02:00 PM
Benzene	ND	0.00692		mg/Kg-dry	1	3/25/2015 12:02:00 PM
Toluene	ND	0.00692		mg/Kg-dry	1	3/25/2015 12:02:00 PM
1,2-Dibromoethane (EDB)	ND	0.00173		mg/Kg-dry	1	3/25/2015 12:02:00 PM
Ethylbenzene	ND	0.0104		mg/Kg-dry	1	3/25/2015 12:02:00 PM
m,p-Xylene	ND	0.00692		mg/Kg-dry	1	3/25/2015 12:02:00 PM
o-Xylene	ND	0.00692		mg/Kg-dry	1	3/25/2015 12:02:00 PM
Surr: Dibromofluoromethane	94.6	63.7-129		%REC	1	3/25/2015 12:02:00 PM
Surr: Toluene-d8	101	64.3-131		%REC	1	3/25/2015 12:02:00 PM
Surr: 1-Bromo-4-fluorobenzene	102	63.1-141		%REC	1	3/25/2015 12:02:00 PM

Total Metals by EPA Method 6020

Batch ID: 10380 Analyst: TN

Lead	2.01	0.177		mg/Kg-dry	1	3/25/2015 5:41:45 PM
------	------	-------	--	-----------	---	----------------------

Sample Moisture (Percent Moisture)

Batch ID: R21447 Analyst: CG

Percent Moisture	7.98			wt%	1	3/25/2015 10:35:49 AM
------------------	------	--	--	-----	---	-----------------------



Analytical Report

WO#: 1503267

Date Reported: 3/31/2015

Client: Kane Environmental, Inc.

Collection Date: 3/24/2015 11:30:00 AM

Project: Duvall Market - 67802

Lab ID: 1503267-010

Matrix: Soil

Client Sample ID: B-2:6

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
<u>Gasoline by NWTPH-Gx</u>					Batch ID: 10371	Analyst: BC
Gasoline	ND	1.96		mg/Kg-dry	1	3/25/2015 12:31:00 PM
Surr: 4-Bromofluorobenzene	115	65-135		%REC	1	3/25/2015 12:31:00 PM
Surr: Toluene-d8	103	65-135		%REC	1	3/25/2015 12:31:00 PM
<u>Volatile Organic Compounds by EPA Method 8260</u>					Batch ID: 10371	Analyst: BC
Methyl tert-butyl ether (MTBE)	ND	0.0196		mg/Kg-dry	1	3/25/2015 12:31:00 PM
1,2-Dichloroethane (EDC)	ND	0.0118		mg/Kg-dry	1	3/25/2015 12:31:00 PM
Benzene	ND	0.00785		mg/Kg-dry	1	3/25/2015 12:31:00 PM
Toluene	ND	0.00785		mg/Kg-dry	1	3/25/2015 12:31:00 PM
1,2-Dibromoethane (EDB)	ND	0.00196		mg/Kg-dry	1	3/25/2015 12:31:00 PM
Ethylbenzene	ND	0.0118		mg/Kg-dry	1	3/25/2015 12:31:00 PM
m,p-Xylene	ND	0.00785		mg/Kg-dry	1	3/25/2015 12:31:00 PM
o-Xylene	ND	0.00785		mg/Kg-dry	1	3/25/2015 12:31:00 PM
Surr: Dibromofluoromethane	93.9	63.7-129		%REC	1	3/25/2015 12:31:00 PM
Surr: Toluene-d8	101	64.3-131		%REC	1	3/25/2015 12:31:00 PM
Surr: 1-Bromo-4-fluorobenzene	107	63.1-141		%REC	1	3/25/2015 12:31:00 PM
<u>Total Metals by EPA Method 6020</u>					Batch ID: 10380	Analyst: TN
Lead	2.28	0.166		mg/Kg-dry	1	3/25/2015 5:45:17 PM
<u>Sample Moisture (Percent Moisture)</u>					Batch ID: R21447	Analyst: CG
Percent Moisture	10.0			wt%	1	3/25/2015 10:35:49 AM



Analytical Report

WO#: 1503267

Date Reported: 3/31/2015

Client: Kane Environmental, Inc.

Collection Date: 3/24/2015 12:05:00 PM

Project: Duvall Market - 67802

Lab ID: 1503267-011

Matrix: Soil

Client Sample ID: B-2:8.5

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
<u>Gasoline by NWTPH-Gx</u>			Batch ID: 10371 Analyst: BC			
Gasoline	ND	2.05		mg/Kg-dry	1	3/25/2015 1:00:00 PM
Surr: 4-Bromofluorobenzene	109	65-135		%REC	1	3/25/2015 1:00:00 PM
Surr: Toluene-d8	97.5	65-135		%REC	1	3/25/2015 1:00:00 PM
<u>Volatile Organic Compounds by EPA Method 8260</u>			Batch ID: 10371 Analyst: BC			
Methyl tert-butyl ether (MTBE)	ND	0.0205		mg/Kg-dry	1	3/25/2015 1:00:00 PM
1,2-Dichloroethane (EDC)	ND	0.0123		mg/Kg-dry	1	3/25/2015 1:00:00 PM
Benzene	ND	0.00822		mg/Kg-dry	1	3/25/2015 1:00:00 PM
Toluene	ND	0.00822		mg/Kg-dry	1	3/25/2015 1:00:00 PM
1,2-Dibromoethane (EDB)	ND	0.00205		mg/Kg-dry	1	3/25/2015 1:00:00 PM
Ethylbenzene	ND	0.0123		mg/Kg-dry	1	3/25/2015 1:00:00 PM
m,p-Xylene	ND	0.00822		mg/Kg-dry	1	3/25/2015 1:00:00 PM
o-Xylene	ND	0.00822		mg/Kg-dry	1	3/25/2015 1:00:00 PM
Surr: Dibromofluoromethane	94.4	63.7-129		%REC	1	3/25/2015 1:00:00 PM
Surr: Toluene-d8	107	64.3-131		%REC	1	3/25/2015 1:00:00 PM
Surr: 1-Bromo-4-fluorobenzene	101	63.1-141		%REC	1	3/25/2015 1:00:00 PM
<u>Total Metals by EPA Method 6020</u>			Batch ID: 10380 Analyst: TN			
Lead	2.07	0.158		mg/Kg-dry	1	3/25/2015 5:48:49 PM
<u>Sample Moisture (Percent Moisture)</u>			Batch ID: R21447 Analyst: CG			
Percent Moisture	6.46			wt%	1	3/25/2015 10:35:49 AM



Analytical Report

WO#: 1503267

Date Reported: 3/31/2015

Client: Kane Environmental, Inc.

Collection Date: 3/24/2015 1:15:00 PM

Project: Duvall Market - 67802

Lab ID: 1503267-012

Matrix: Soil

Client Sample ID: B-2:16

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
<u>Gasoline by NWTPH-Gx</u>			Batch ID: 10371		Analyst: BC	
Gasoline	ND	1.75		mg/Kg-dry	1	3/25/2015 1:29:00 PM
Surr: 4-Bromofluorobenzene	113	65-135		%REC	1	3/25/2015 1:29:00 PM
Surr: Toluene-d8	99.3	65-135		%REC	1	3/25/2015 1:29:00 PM
<u>Volatile Organic Compounds by EPA Method 8260</u>			Batch ID: 10371		Analyst: BC	
Methyl tert-butyl ether (MTBE)	ND	0.0175		mg/Kg-dry	1	3/25/2015 1:29:00 PM
1,2-Dichloroethane (EDC)	ND	0.0105		mg/Kg-dry	1	3/25/2015 1:29:00 PM
Benzene	ND	0.00701		mg/Kg-dry	1	3/25/2015 1:29:00 PM
Toluene	ND	0.00701		mg/Kg-dry	1	3/25/2015 1:29:00 PM
1,2-Dibromoethane (EDB)	ND	0.00175		mg/Kg-dry	1	3/25/2015 1:29:00 PM
Ethylbenzene	ND	0.0105		mg/Kg-dry	1	3/25/2015 1:29:00 PM
m,p-Xylene	ND	0.00701		mg/Kg-dry	1	3/25/2015 1:29:00 PM
o-Xylene	ND	0.00701		mg/Kg-dry	1	3/25/2015 1:29:00 PM
Surr: Dibromofluoromethane	93.9	63.7-129		%REC	1	3/25/2015 1:29:00 PM
Surr: Toluene-d8	100	64.3-131		%REC	1	3/25/2015 1:29:00 PM
Surr: 1-Bromo-4-fluorobenzene	104	63.1-141		%REC	1	3/25/2015 1:29:00 PM
<u>Total Metals by EPA Method 6020</u>			Batch ID: 10380		Analyst: TN	
Lead	2.27	0.175		mg/Kg-dry	1	3/25/2015 5:52:20 PM
<u>Sample Moisture (Percent Moisture)</u>			Batch ID: R21447		Analyst: CG	
Percent Moisture	7.92			wt%	1	3/25/2015 10:35:49 AM



Work Order: 1503267
CLIENT: Kane Environmental, Inc.
Project: Duvall Market - 67802

QC SUMMARY REPORT
Total Metals by EPA Method 6020

Sample ID MB-10380	SampType: MBLK	Units: mg/Kg				Prep Date: 3/25/2015	RunNo: 21464				
Client ID: MBLKS	Batch ID: 10380					Analysis Date: 3/25/2015	SeqNo: 407332				
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Lead ND 0.200

Sample ID LCS-10380	SampType: LCS	Units: mg/Kg				Prep Date: 3/25/2015	RunNo: 21464				
Client ID: LCSS	Batch ID: 10380					Analysis Date: 3/25/2015	SeqNo: 407333				
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Lead 132 0.200 138.0 0 95.6 73.2 127.5

Sample ID 1503089-022ADUP	SampType: DUP	Units: mg/Kg-dry				Prep Date: 3/25/2015	RunNo: 21464				
Client ID: BATCH	Batch ID: 10380					Analysis Date: 3/25/2015	SeqNo: 407335				
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Lead 4.58 0.175 4.491 1.94 20

Sample ID 1503089-022AMS	SampType: MS	Units: mg/Kg-dry				Prep Date: 3/25/2015	RunNo: 21464				
Client ID: BATCH	Batch ID: 10380					Analysis Date: 3/25/2015	SeqNo: 407337				
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Lead 23.6 0.173 21.67 4.491 88.0 75 125

Sample ID 1503089-022AMSD	SampType: MSD	Units: mg/Kg-dry				Prep Date: 3/25/2015	RunNo: 21464				
Client ID: BATCH	Batch ID: 10380					Analysis Date: 3/25/2015	SeqNo: 407338				
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Lead 23.9 0.175 21.84 4.491 88.9 75 125 23.57 1.39 20

Work Order: 1503267
CLIENT: Kane Environmental, Inc.
Project: Duvall Market - 67802

QC SUMMARY REPORT
Gasoline by NWTPH-Gx

Sample ID 1503234-001BDUP	SampType: DUP	Units: mg/Kg-dry			Prep Date: 3/24/2015	RunNo: 21473					
Client ID: BATCH	Batch ID: 10371				Analysis Date: 3/25/2015	SeqNo: 407451					
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Gasoline	ND	5.54						0		30	
Surr: Toluene-d8	1.33		1.386		96.2	65	135		0		
Surr: 4-Bromofluorobenzene	1.53		1.386		110	65	135		0		

Sample ID LCS-10371	SampType: LCS	Units: mg/Kg			Prep Date: 3/24/2015	RunNo: 21473					
Client ID: LCSS	Batch ID: 10371				Analysis Date: 3/24/2015	SeqNo: 407464					
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Gasoline	25.1	5.00	25.00	0	100	65	135				
Surr: Toluene-d8	1.21		1.250		96.7	65	135				
Surr: 4-Bromofluorobenzene	1.33		1.250		107	65	135				

Sample ID MB-10371	SampType: MBLK	Units: mg/Kg			Prep Date: 3/24/2015	RunNo: 21473					
Client ID: MBLKS	Batch ID: 10371				Analysis Date: 3/24/2015	SeqNo: 407465					
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Gasoline	ND	5.00									
Surr: Toluene-d8	1.06		1.250		85.1	65	135				
Surr: 4-Bromofluorobenzene	1.30		1.250		104	65	135				

Sample ID CCV-D-10371	SampType: CCV	Units: mg/Kg			Prep Date: 3/26/2015	RunNo: 21473					
Client ID: CCV	Batch ID: 10371				Analysis Date: 3/26/2015	SeqNo: 407536					
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Gasoline	489	5.00	500.0	0	97.7	80	120				
Surr: Toluene-d8	23.3		25.00		93.2	65	135				
Surr: 4-Bromofluorobenzene	27.7		25.00		111	65	135				



Work Order: 1503267
CLIENT: Kane Environmental, Inc.
Project: Duvall Market - 67802

QC SUMMARY REPORT
Volatile Organic Compounds by EPA Method 8260

Sample ID 1503234-001BDUP	SampType: DUP	Units: mg/Kg-dry			Prep Date: 3/24/2015	RunNo: 21472					
Client ID: BATCH	Batch ID: 10371				Analysis Date: 3/25/2015	SeqNo: 407427					
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Methyl tert-butyl ether (MTBE)	ND	0.0554						0		30	
1,2-Dichloroethane (EDC)	ND	0.0333						0		30	
Benzene	ND	0.0222						0		30	
Toluene	ND	0.0222						0		30	
1,2-Dibromoethane (EDB)	ND	0.00554						0		30	
Ethylbenzene	ND	0.0333						0		30	
m,p-Xylene	ND	0.0222						0		30	
o-Xylene	ND	0.0222						0		30	
Surr: Dibromofluoromethane	1.32		1.386		95.1	63.7	129		0		
Surr: Toluene-d8	1.37		1.386		98.7	64.3	131		0		
Surr: 1-Bromo-4-fluorobenzene	1.41		1.386		102	63.1	141		0		

Sample ID 1503089-009BMS	SampType: MS	Units: mg/Kg-dry			Prep Date: 3/24/2015	RunNo: 21472					
Client ID: BATCH	Batch ID: 10371				Analysis Date: 3/24/2015	SeqNo: 407443					
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Methyl tert-butyl ether (MTBE)	1.03	0.0518	1.035	0	99.6	54.4	132				
1,2-Dichloroethane (EDC)	0.919	0.0311	1.035	0	88.8	51.3	139				
Benzene	1.03	0.0207	1.035	0	99.5	63.5	133				
Toluene	0.994	0.0207	1.035	0.007794	95.3	63.4	132				
1,2-Dibromoethane (EDB)	1.17	0.00518	1.035	0	113	50.4	136				
Ethylbenzene	1.07	0.0311	1.035	0.002163	103	54.5	134				
m,p-Xylene	2.08	0.0207	2.070	0.007536	100	53.1	132				
o-Xylene	1.05	0.0207	1.035	0.002432	101	53.3	139				
Surr: Dibromofluoromethane	1.35		1.294		105	63.7	129				
Surr: Toluene-d8	1.25		1.294		96.8	64.3	131				
Surr: 1-Bromo-4-fluorobenzene	1.37		1.294		106	63.1	141				



Work Order: 1503267
CLIENT: Kane Environmental, Inc.
Project: Duvall Market - 67802

QC SUMMARY REPORT
Volatile Organic Compounds by EPA Method 8260

Sample ID	LCS-10371	SampType:	LCS	Units:	mg/Kg	Prep Date:	3/24/2015	RunNo:	21472		
Client ID:	LCSS	Batch ID:	10371	Analysis Date:	3/24/2015	SeqNo:	407447				
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Methyl tert-butyl ether (MTBE)	1.02	0.0500	1.000	0	102	59.1	138				
1,2-Dichloroethane (EDC)	0.909	0.0300	1.000	0	90.9	61.9	136				
Benzene	0.958	0.0200	1.000	0	95.8	64.3	133				
Toluene	0.936	0.0200	1.000	0	93.6	67.3	138				
1,2-Dibromoethane (EDB)	1.18	0.00500	1.000	0	118	70	130				
Ethylbenzene	0.954	0.0300	1.000	0	95.4	74	129				
m,p-Xylene	1.85	0.0200	2.000	0	92.4	79.8	128				
o-Xylene	0.933	0.0200	1.000	0	93.3	72.7	124				
Surr: Dibromofluoromethane	1.32		1.250		106	63.7	129				
Surr: Toluene-d8	1.27		1.250		102	64.3	131				
Surr: 1-Bromo-4-fluorobenzene	1.26		1.250		101	63.1	141				

Sample ID	MB-10371	SampType:	MBLK	Units:	mg/Kg	Prep Date:	3/24/2015	RunNo:	21472		
Client ID:	MBLKS	Batch ID:	10371	Analysis Date:	3/24/2015	SeqNo:	407448				
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Methyl tert-butyl ether (MTBE)	ND	0.0500									
1,2-Dichloroethane (EDC)	ND	0.0300									
Benzene	ND	0.0200									
Toluene	ND	0.0200									
1,2-Dibromoethane (EDB)	ND	0.00500									
Ethylbenzene	ND	0.0300									
m,p-Xylene	ND	0.0200									
o-Xylene	ND	0.0200									
Surr: Dibromofluoromethane	1.23		1.250		98.4	63.7	129				
Surr: Toluene-d8	1.28		1.250		103	64.3	131				
Surr: 1-Bromo-4-fluorobenzene	1.20		1.250		96.0	63.1	141				

Client Name: **KANE**
 Logged by: **Erica Silva**

 Work Order Number: **1503267**
 Date Received: **3/24/2015 2:52:00 PM**

Chain of Custody

1. Is Chain of Custody complete? Yes No Not Present
2. How was the sample delivered? Client

Log In

3. Coolers are present? Yes No NA
4. Shipping container/cooler in good condition? Yes No
5. Custody seals intact on shipping container/cooler? Yes No Not Required
6. Was an attempt made to cool the samples? Yes No NA
7. Were all coolers received at a temperature of >0°C to 10.0°C? Yes No NA
8. Sample(s) in proper container(s)? Yes No
9. Sufficient sample volume for indicated test(s)? Yes No
10. Are samples properly preserved? Yes No
11. Was preservative added to bottles? Yes No NA
12. Is the headspace in the VOA vials? Yes No NA
13. Did all samples containers arrive in good condition(unbroken)? Yes No
14. Does paperwork match bottle labels? Yes No
15. Are matrices correctly identified on Chain of Custody? Yes No
16. Is it clear what analyses were requested? Yes No
17. Were all holding times able to be met? Yes No

Special Handling (if applicable)

18. Was client notified of all discrepancies with this order? Yes No NA

Person Notified:	<input type="text"/>	Date:	<input type="text"/>
By Whom:	<input type="text"/>	Via:	<input type="checkbox"/> eMail <input type="checkbox"/> Phone <input type="checkbox"/> Fax <input type="checkbox"/> In Person
Regarding:	<input type="text"/>		
Client Instructions:	<input type="text"/>		

19. Additional remarks:

Item Information

Item #	Temp °C	Condition
Cooler	0.9	Good
Sample	1.2	Good



Fremont Analytical

Chain of Custody Record

3600 Fremont Ave N.
Seattle, WA 98103

Tel: 206-352-3790
Fax: 206-352-7178

Date: 3/24/15

Laboratory Project No (Internal): 15032167

Client: Kane Environmental

Project Name: Duvall MacRet-67802

Address: _____

Location: Duvall MacRet

City, State, Zip: _____

Collected by: Duvall
EM

Reports To (PM): Eric Nesson

Project No: 67802

*Matrix Codes: A = Air, AQ = Aqueous, B = Bulk, O = Other, P = Product, S = Soil, SD = Sediment, SL = Solid, W = Water, DW = Drinking Water, GW = Ground Water, WW = Waste Water

Sample Name	Sample Date	Sample Time	Sample Type (Matrix)*	VOC (EPA 8260)	GX/BTEX	BTEX	Gasoline Range Organics (GX)	Hydrocarbon Identification (HCR)	Diesel/Heavy Oil Range Organics (DX)	SEMI VOL (EPA 8270)	PAH (EPA 8270 - SIM)	PCBs (EPA 8082)	Metals** (6020) 200.8	Total(T) Dissolved (D)	Anions (IC)***	EDB/EDC/MTBE	Comments/Depth
1 B-2: 8.5	3/24	1205	S	X									X				
2 B-2: 16	L	1315	L	X									X				
3																	
4																	
5																	
6																	
7																	
8																	
9																	
10																	

**Metals Analysis (Circle): MTCO-5 RCR-8 Priority Pollutants TAL Individual: Ag Al As B Ba Be Ca Cd Co Cr Cu Fe Hg K Mg Mn Mo Na Ni Pb Sb Se Sr Sn Tl U V Zn

***Anions (Circle): Nitrate Nitrite Chloride Sulfate Bromide O-Phosphate Fluoride Nitrate+Nitrite

Sample Disposal: Return to Client Disposal by Lab (A see may be assessed if samples are retained after 30 days.)

Refrigerated: _____ Date/Time: _____

Refrigerated: _____ Date/Time: 3/24/15 1456

Refrigerated: _____ Date/Time: _____

Received: _____ Date/Time: 3-24-15 14:52

Received: _____ Date/Time: _____

TAT -> SameDay NextDay 2 Day 3 Day STD

*Please coordinate with the lab in advance



3600 Fremont Ave. N.

Seattle, WA 98103

T: (206) 352-3790

F: (206) 352-7178

info@fremontanalytical.com

Kane Environmental, Inc.

Eric Nassau

3815 Woodland Park Ave N, Ste. 102

Seattle, WA 98103

RE: Duvall Market - 67802

Lab ID: 1602108

February 17, 2016

Attention Eric Nassau:

Fremont Analytical, Inc. received 22 sample(s) on 2/10/2016 for the analyses presented in the following report.

Gasoline by NWTPH-Gx

Sample Moisture (Percent Moisture)

Volatile Organic Compounds by EPA Method 8260

This report consists of the following:

- Case Narrative
- Analytical Results
- Applicable Quality Control Summary Reports
- Chain of Custody

All analyses were performed consistent with the Quality Assurance program of Fremont Analytical, Inc. Please contact the laboratory if you should have any questions about the results.

Thank you for using Fremont Analytical.

Sincerely,

A handwritten signature in black ink, appearing to read "Chelsea Ward", written in a cursive style.

Chelsea Ward
Project Manager



Date: 02/17/2016

CLIENT: Kane Environmental, Inc.
Project: Duvall Market - 67802
Lab Order: 1602108

Work Order Sample Summary

Lab Sample ID	Client Sample ID	Date/Time Collected	Date/Time Received
1602108-001	KMW-1:6	02/08/2016 9:00 AM	02/10/2016 4:18 PM
1602108-002	KMW-1:7.5	02/08/2016 9:10 AM	02/10/2016 4:18 PM
1602108-003	KMW-1:11	02/08/2016 9:20 AM	02/10/2016 4:18 PM
1602108-004	KMW-1:15	02/08/2016 9:30 AM	02/10/2016 4:18 PM
1602108-005	KMW-1:21	02/08/2016 9:55 AM	02/10/2016 4:18 PM
1602108-006	KMW-1:31	02/08/2016 10:25 AM	02/10/2016 4:18 PM
1602108-007	KMW-1:51	02/08/2016 11:45 AM	02/10/2016 4:18 PM
1602108-008	KMW-1:55	02/08/2016 12:00 PM	02/10/2016 4:18 PM
1602108-009	KMW-2:21	02/09/2016 8:45 AM	02/10/2016 4:18 PM
1602108-010	KMW-2:25.5	02/09/2016 9:00 AM	02/10/2016 4:18 PM
1602108-011	KMW-2:30.5	02/09/2016 9:25 AM	02/10/2016 4:18 PM
1602108-012	KMW-2:40	02/09/2016 10:05 AM	02/10/2016 4:18 PM
1602108-013	KMW-2:50.5	02/09/2016 10:55 AM	02/10/2016 4:18 PM
1602108-014	KMW-3:5.5	02/10/2016 8:30 AM	02/10/2016 4:18 PM
1602108-015	KMW-3:8	02/10/2016 8:45 AM	02/10/2016 4:18 PM
1602108-016	KMW-3:12.5	02/10/2016 9:00 AM	02/10/2016 4:18 PM
1602108-017	KMW-3:15.5	02/10/2016 9:09 AM	02/10/2016 4:18 PM
1602108-018	KMW-3:25.5	02/10/2016 9:45 AM	02/10/2016 4:18 PM
1602108-019	KMW-3:35.25	02/10/2016 10:20 AM	02/10/2016 4:18 PM
1602108-020	KMW-3:40.25	02/10/2016 10:40 AM	02/10/2016 4:18 PM
1602108-021	KMW-3:45.25	02/10/2016 10:55 AM	02/10/2016 4:18 PM
1602108-022	KMW-3:50.25	02/10/2016 11:17 AM	02/10/2016 4:18 PM

Note: If no "Time Collected" is supplied, a default of 12:00AM is assigned

CLIENT: Kane Environmental, Inc.

Project: Duvall Market - 67802

I. SAMPLE RECEIPT:

Samples receipt information is recorded on the attached Sample Receipt Checklist.

II. GENERAL REPORTING COMMENTS:

Results are reported on a wet weight basis unless dry-weight correction is denoted in the units field on the analytical report ("mg/kg-dry" or "ug/kg-dry").

Matrix Spike (MS) and MS Duplicate (MSD) samples are tested from an analytical batch of "like" matrix to check for possible matrix effect. The MS and MSD will provide site specific matrix data only for those samples which are spiked by the laboratory. The sample chosen for spike purposes may or may not have been a sample submitted in this sample delivery group. The validity of the analytical procedures for which data is reported in this analytical report is determined by the Laboratory Control Sample (LCS) and the Method Blank (MB). The LCS and the MB are processed with the samples and the MS/MSD to ensure method criteria are achieved throughout the entire analytical process.

III. ANALYSES AND EXCEPTIONS:

Exceptions associated with this report will be footnoted in the analytical results page(s) or the quality control summary page(s) and/or noted below.

Qualifiers:

- * - Flagged value is not within established control limits
- B - Analyte detected in the associated Method Blank
- D - Dilution was required
- E - Value above quantitation range
- H - Holding times for preparation or analysis exceeded
- I - Analyte with an internal standard that does not meet established acceptance criteria
- J - Analyte detected below Reporting Limit
- N - Tentatively Identified Compound (TIC)
- Q - Analyte with an initial or continuing calibration that does not meet established acceptance criteria (<20%RSD, <20% Drift or minimum RRF)
- S - Spike recovery outside accepted recovery limits
- ND - Not detected at the Reporting Limit
- R - High relative percent difference observed

Acronyms:

- %Rec - Percent Recovery
- CCB - Continued Calibration Blank
- CCV - Continued Calibration Verification
- DF - Dilution Factor
- HEM - Hexane Extractable Material
- ICV - Initial Calibration Verification
- LCS/LCSD - Laboratory Control Sample / Laboratory Control Sample Duplicate
- MB or MBLANK - Method Blank
- MDL - Method Detection Limit
- MS/MSD - Matrix Spike / Matrix Spike Duplicate
- PDS - Post Digestion Spike
- Ref Val - Reference Value
- RL - Reporting Limit
- RPD - Relative Percent Difference
- SD - Serial Dilution
- SGT - Silica Gel Treatment
- SPK - Spike
- Surr - Surrogate



Analytical Report

WO#: 1602108

Date Reported: 2/17/2016

Client: Kane Environmental, Inc.

Collection Date: 2/8/2016 9:00:00 AM

Project: Duvall Market - 67802

Lab ID: 1602108-001

Matrix: Soil

Client Sample ID: KMW-1:6

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
----------	--------	----	------	-------	----	---------------

Gasoline by NWTPH-Gx

Batch ID: 12978

Analyst: NG

Gasoline	123	24.7	D	mg/Kg-dry	10	2/15/2016 4:46:00 PM
Surr: 4-Bromofluorobenzene	21.6	65-135	S	%Rec	1	2/13/2016 11:44:00 AM
Surr: Toluene-d8	100	65-135		%Rec	1	2/13/2016 11:44:00 AM

NOTES:

S - Outlying surrogate recovery attributed to TPH interference. The method is in control as indicated by the Method Blank (MB) & Laboratory Control Sample (LCS).

Volatile Organic Compounds by EPA Method 8260

Batch ID: 12978

Analyst: NG

Benzene	ND	0.00988		mg/Kg-dry	1	2/13/2016 11:44:00 AM
Toluene	ND	0.00988		mg/Kg-dry	1	2/13/2016 11:44:00 AM
Ethylbenzene	ND	0.0148		mg/Kg-dry	1	2/13/2016 11:44:00 AM
m,p-Xylene	ND	0.00988		mg/Kg-dry	1	2/13/2016 11:44:00 AM
o-Xylene	ND	0.00988		mg/Kg-dry	1	2/13/2016 11:44:00 AM
Surr: Dibromofluoromethane	92.6	56.5-129		%Rec	1	2/13/2016 11:44:00 AM
Surr: Toluene-d8	99.6	64.3-131		%Rec	1	2/13/2016 11:44:00 AM
Surr: 1-Bromo-4-fluorobenzene	105	63.1-141		%Rec	1	2/13/2016 11:44:00 AM

Sample Moisture (Percent Moisture)

Batch ID: R27563

Analyst: SL

Percent Moisture	14.7	0.500		wt%	1	2/12/2016 12:54:42 PM
------------------	------	-------	--	-----	---	-----------------------



Analytical Report

WO#: 1602108

Date Reported: 2/17/2016

Client: Kane Environmental, Inc.

Collection Date: 2/8/2016 9:10:00 AM

Project: Duvall Market - 67802

Lab ID: 1602108-002

Matrix: Soil

Client Sample ID: KMW-1:7.5

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
----------	--------	----	------	-------	----	---------------

Gasoline by NWTPH-Gx

Batch ID: 12978

Analyst: NG

Gasoline	57.1	3.80		mg/Kg-dry	1	2/13/2016 12:41:00 PM
Surr: 4-Bromofluorobenzene	4.04	65-135	S	%Rec	1	2/13/2016 12:41:00 PM
Surr: Toluene-d8	101	65-135		%Rec	1	2/13/2016 12:41:00 PM

NOTES:

S - Outlying surrogate recovery attributed to TPH interference. The method is in control as indicated by the Method Blank (MB) & Laboratory Control Sample (LCS).

Volatile Organic Compounds by EPA Method 8260

Batch ID: 12978

Analyst: NG

Benzene	ND	0.0152		mg/Kg-dry	1	2/13/2016 12:41:00 PM
Toluene	ND	0.0152		mg/Kg-dry	1	2/13/2016 12:41:00 PM
Ethylbenzene	ND	0.0228		mg/Kg-dry	1	2/13/2016 12:41:00 PM
m,p-Xylene	ND	0.0152		mg/Kg-dry	1	2/13/2016 12:41:00 PM
o-Xylene	ND	0.0152		mg/Kg-dry	1	2/13/2016 12:41:00 PM
Surr: Dibromofluoromethane	97.0	56.5-129		%Rec	1	2/13/2016 12:41:00 PM
Surr: Toluene-d8	100	64.3-131		%Rec	1	2/13/2016 12:41:00 PM
Surr: 1-Bromo-4-fluorobenzene	105	63.1-141		%Rec	1	2/13/2016 12:41:00 PM

Sample Moisture (Percent Moisture)

Batch ID: R27563

Analyst: SL

Percent Moisture	11.5	0.500		wt%	1	2/12/2016 12:54:42 PM
------------------	------	-------	--	-----	---	-----------------------



Analytical Report

WO#: 1602108

Date Reported: 2/17/2016

Client: Kane Environmental, Inc.

Collection Date: 2/8/2016 9:20:00 AM

Project: Duvall Market - 67802

Lab ID: 1602108-003

Matrix: Soil

Client Sample ID: KMW-1:11

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
----------	--------	----	------	-------	----	---------------

Gasoline by NWTPH-Gx

Batch ID: 12978 Analyst: NG

Gasoline	ND	2.68		mg/Kg-dry	1	2/13/2016 1:09:00 PM
Surr: 4-Bromofluorobenzene	101	65-135		%Rec	1	2/13/2016 1:09:00 PM
Surr: Toluene-d8	98.2	65-135		%Rec	1	2/13/2016 1:09:00 PM

Volatile Organic Compounds by EPA Method 8260

Batch ID: 12978 Analyst: NG

Benzene	ND	0.0107		mg/Kg-dry	1	2/13/2016 1:09:00 PM
Toluene	ND	0.0107		mg/Kg-dry	1	2/13/2016 1:09:00 PM
Ethylbenzene	ND	0.0161		mg/Kg-dry	1	2/13/2016 1:09:00 PM
m,p-Xylene	ND	0.0107		mg/Kg-dry	1	2/13/2016 1:09:00 PM
o-Xylene	ND	0.0107		mg/Kg-dry	1	2/13/2016 1:09:00 PM
Surr: Dibromofluoromethane	101	56.5-129		%Rec	1	2/13/2016 1:09:00 PM
Surr: Toluene-d8	101	64.3-131		%Rec	1	2/13/2016 1:09:00 PM
Surr: 1-Bromo-4-fluorobenzene	99.4	63.1-141		%Rec	1	2/13/2016 1:09:00 PM

Sample Moisture (Percent Moisture)

Batch ID: R27563 Analyst: SL

Percent Moisture	10.3	0.500		wt%	1	2/12/2016 12:54:42 PM
------------------	------	-------	--	-----	---	-----------------------



Analytical Report

WO#: 1602108
Date Reported: 2/17/2016

Client: Kane Environmental, Inc.
Project: Duvall Market - 67802
Lab ID: 1602108-008
Client Sample ID: KMW-1:55

Collection Date: 2/8/2016 12:00:00 PM
Matrix: Soil

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
----------	--------	----	------	-------	----	---------------

Gasoline by NWTPH-Gx

Batch ID: 12978 Analyst: NG

Gasoline	ND	4.60		mg/Kg-dry	1	2/13/2016 1:38:00 PM
Surr: 4-Bromofluorobenzene	102	65-135		%Rec	1	2/13/2016 1:38:00 PM
Surr: Toluene-d8	101	65-135		%Rec	1	2/13/2016 1:38:00 PM

Volatile Organic Compounds by EPA Method 8260

Batch ID: 12978 Analyst: NG

Benzene	ND	0.0184		mg/Kg-dry	1	2/13/2016 1:38:00 PM
Toluene	ND	0.0184		mg/Kg-dry	1	2/13/2016 1:38:00 PM
Ethylbenzene	ND	0.0276		mg/Kg-dry	1	2/13/2016 1:38:00 PM
m,p-Xylene	ND	0.0184		mg/Kg-dry	1	2/13/2016 1:38:00 PM
o-Xylene	ND	0.0184		mg/Kg-dry	1	2/13/2016 1:38:00 PM
Surr: Dibromofluoromethane	98.4	56.5-129		%Rec	1	2/13/2016 1:38:00 PM
Surr: Toluene-d8	103	64.3-131		%Rec	1	2/13/2016 1:38:00 PM
Surr: 1-Bromo-4-fluorobenzene	101	63.1-141		%Rec	1	2/13/2016 1:38:00 PM

Sample Moisture (Percent Moisture)

Batch ID: R27563 Analyst: SL

Percent Moisture	9.57	0.500		wt%	1	2/12/2016 12:54:42 PM
------------------	------	-------	--	-----	---	-----------------------



Analytical Report

WO#: 1602108

Date Reported: 2/17/2016

Client: Kane Environmental, Inc.

Collection Date: 2/9/2016 8:45:00 AM

Project: Duvall Market - 67802

Lab ID: 1602108-009

Matrix: Soil

Client Sample ID: KMW-2:21

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
----------	--------	----	------	-------	----	---------------

Gasoline by NWTPH-Gx

Batch ID: 12978 Analyst: NG

Gasoline	ND	2.19		mg/Kg-dry	1	2/13/2016 2:06:00 PM
Surr: 4-Bromofluorobenzene	99.6	65-135		%Rec	1	2/13/2016 2:06:00 PM
Surr: Toluene-d8	101	65-135		%Rec	1	2/13/2016 2:06:00 PM

Volatile Organic Compounds by EPA Method 8260

Batch ID: 12978 Analyst: NG

Benzene	ND	0.00876		mg/Kg-dry	1	2/13/2016 2:06:00 PM
Toluene	ND	0.00876		mg/Kg-dry	1	2/13/2016 2:06:00 PM
Ethylbenzene	ND	0.0131		mg/Kg-dry	1	2/13/2016 2:06:00 PM
m,p-Xylene	ND	0.00876		mg/Kg-dry	1	2/13/2016 2:06:00 PM
o-Xylene	ND	0.00876		mg/Kg-dry	1	2/13/2016 2:06:00 PM
Surr: Dibromofluoromethane	99.3	56.5-129		%Rec	1	2/13/2016 2:06:00 PM
Surr: Toluene-d8	102	64.3-131		%Rec	1	2/13/2016 2:06:00 PM
Surr: 1-Bromo-4-fluorobenzene	98.1	63.1-141		%Rec	1	2/13/2016 2:06:00 PM

Sample Moisture (Percent Moisture)

Batch ID: R27563 Analyst: SL

Percent Moisture	8.48	0.500		wt%	1	2/12/2016 12:54:42 PM
------------------	------	-------	--	-----	---	-----------------------



Analytical Report

WO#: 1602108
Date Reported: 2/17/2016

Client: Kane Environmental, Inc.
Project: Duvall Market - 67802
Lab ID: 1602108-013
Client Sample ID: KMW-2:50.5

Collection Date: 2/9/2016 10:55:00 AM
Matrix: Soil

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
----------	--------	----	------	-------	----	---------------

Gasoline by NWTPH-Gx

Batch ID: 12978 Analyst: NG

Gasoline	ND	2.37		mg/Kg-dry	1	2/13/2016 4:27:00 PM
Surr: 4-Bromofluorobenzene	96.4	65-135		%Rec	1	2/13/2016 4:27:00 PM
Surr: Toluene-d8	98.5	65-135		%Rec	1	2/13/2016 4:27:00 PM

Volatile Organic Compounds by EPA Method 8260

Batch ID: 12978 Analyst: NG

Benzene	ND	0.00949		mg/Kg-dry	1	2/13/2016 4:27:00 PM
Toluene	ND	0.00949		mg/Kg-dry	1	2/13/2016 4:27:00 PM
Ethylbenzene	ND	0.0142		mg/Kg-dry	1	2/13/2016 4:27:00 PM
m,p-Xylene	ND	0.00949		mg/Kg-dry	1	2/13/2016 4:27:00 PM
o-Xylene	ND	0.00949		mg/Kg-dry	1	2/13/2016 4:27:00 PM
Surr: Dibromofluoromethane	98.2	56.5-129		%Rec	1	2/13/2016 4:27:00 PM
Surr: Toluene-d8	99.0	64.3-131		%Rec	1	2/13/2016 4:27:00 PM
Surr: 1-Bromo-4-fluorobenzene	94.7	63.1-141		%Rec	1	2/13/2016 4:27:00 PM

Sample Moisture (Percent Moisture)

Batch ID: R27563 Analyst: SL

Percent Moisture	13.1	0.500		wt%	1	2/12/2016 12:54:42 PM
------------------	------	-------	--	-----	---	-----------------------



Analytical Report

WO#: 1602108

Date Reported: 2/17/2016

Client: Kane Environmental, Inc.

Collection Date: 2/10/2016 8:45:00 AM

Project: Duvall Market - 67802

Lab ID: 1602108-015

Matrix: Soil

Client Sample ID: KMW-3:8

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
----------	--------	----	------	-------	----	---------------

Gasoline by NWTPH-Gx

Batch ID: 12978 Analyst: NG

Gasoline	ND	3.83		mg/Kg-dry	1	2/13/2016 4:55:00 PM
Surr: 4-Bromofluorobenzene	102	65-135		%Rec	1	2/13/2016 4:55:00 PM
Surr: Toluene-d8	101	65-135		%Rec	1	2/13/2016 4:55:00 PM

Volatile Organic Compounds by EPA Method 8260

Batch ID: 12978 Analyst: NG

Benzene	ND	0.0153		mg/Kg-dry	1	2/13/2016 4:55:00 PM
Toluene	ND	0.0153		mg/Kg-dry	1	2/13/2016 4:55:00 PM
Ethylbenzene	ND	0.0230		mg/Kg-dry	1	2/13/2016 4:55:00 PM
m,p-Xylene	ND	0.0153		mg/Kg-dry	1	2/13/2016 4:55:00 PM
o-Xylene	ND	0.0153		mg/Kg-dry	1	2/13/2016 4:55:00 PM
Surr: Dibromofluoromethane	95.4	56.5-129		%Rec	1	2/13/2016 4:55:00 PM
Surr: Toluene-d8	97.6	64.3-131		%Rec	1	2/13/2016 4:55:00 PM
Surr: 1-Bromo-4-fluorobenzene	100	63.1-141		%Rec	1	2/13/2016 4:55:00 PM

Sample Moisture (Percent Moisture)

Batch ID: R27563 Analyst: SL

Percent Moisture	8.70	0.500		wt%	1	2/12/2016 12:54:42 PM
------------------	------	-------	--	-----	---	-----------------------



Analytical Report

WO#: 1602108
Date Reported: 2/17/2016

Client: Kane Environmental, Inc.
Project: Duvall Market - 67802
Lab ID: 1602108-016
Client Sample ID: KMW-3:12.5

Collection Date: 2/10/2016 9:00:00 AM
Matrix: Soil

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
----------	--------	----	------	-------	----	---------------

Gasoline by NWTPH-Gx

Batch ID: 12978 Analyst: NG

Gasoline	ND	4.16		mg/Kg-dry	1	2/13/2016 5:23:00 PM
Surr: 4-Bromofluorobenzene	97.9	65-135		%Rec	1	2/13/2016 5:23:00 PM
Surr: Toluene-d8	98.3	65-135		%Rec	1	2/13/2016 5:23:00 PM

Volatile Organic Compounds by EPA Method 8260

Batch ID: 12978 Analyst: NG

Benzene	ND	0.0166		mg/Kg-dry	1	2/13/2016 5:23:00 PM
Toluene	ND	0.0166		mg/Kg-dry	1	2/13/2016 5:23:00 PM
Ethylbenzene	ND	0.0250		mg/Kg-dry	1	2/13/2016 5:23:00 PM
m,p-Xylene	ND	0.0166		mg/Kg-dry	1	2/13/2016 5:23:00 PM
o-Xylene	ND	0.0166		mg/Kg-dry	1	2/13/2016 5:23:00 PM
Surr: Dibromofluoromethane	98.3	56.5-129		%Rec	1	2/13/2016 5:23:00 PM
Surr: Toluene-d8	99.6	64.3-131		%Rec	1	2/13/2016 5:23:00 PM
Surr: 1-Bromo-4-fluorobenzene	96.5	63.1-141		%Rec	1	2/13/2016 5:23:00 PM

Sample Moisture (Percent Moisture)

Batch ID: R27563 Analyst: SL

Percent Moisture	8.44	0.500		wt%	1	2/12/2016 12:54:42 PM
------------------	------	-------	--	-----	---	-----------------------



Analytical Report

WO#: 1602108
Date Reported: 2/17/2016

Client: Kane Environmental, Inc.
Project: Duvall Market - 67802
Lab ID: 1602108-020
Client Sample ID: KMW-3:40.25

Collection Date: 2/10/2016 10:40:00 AM
Matrix: Soil

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
----------	--------	----	------	-------	----	---------------

Gasoline by NWTPH-Gx

Batch ID: 12978 Analyst: NG

Gasoline	ND	4.30		mg/Kg-dry	1	2/13/2016 5:52:00 PM
Surr: 4-Bromofluorobenzene	101	65-135		%Rec	1	2/13/2016 5:52:00 PM
Surr: Toluene-d8	101	65-135		%Rec	1	2/13/2016 5:52:00 PM

Volatile Organic Compounds by EPA Method 8260

Batch ID: 12978 Analyst: NG

Benzene	ND	0.0172		mg/Kg-dry	1	2/13/2016 5:52:00 PM
Toluene	ND	0.0172		mg/Kg-dry	1	2/13/2016 5:52:00 PM
Ethylbenzene	ND	0.0258		mg/Kg-dry	1	2/13/2016 5:52:00 PM
m,p-Xylene	ND	0.0172		mg/Kg-dry	1	2/13/2016 5:52:00 PM
o-Xylene	ND	0.0172		mg/Kg-dry	1	2/13/2016 5:52:00 PM
Surr: Dibromofluoromethane	98.9	56.5-129		%Rec	1	2/13/2016 5:52:00 PM
Surr: Toluene-d8	99.1	64.3-131		%Rec	1	2/13/2016 5:52:00 PM
Surr: 1-Bromo-4-fluorobenzene	99.0	63.1-141		%Rec	1	2/13/2016 5:52:00 PM

Sample Moisture (Percent Moisture)

Batch ID: R27563 Analyst: SL

Percent Moisture	8.78	0.500		wt%	1	2/12/2016 12:54:42 PM
------------------	------	-------	--	-----	---	-----------------------

Work Order: 1602108
CLIENT: Kane Environmental, Inc.
Project: Duvall Market - 67802

QC SUMMARY REPORT
Gasoline by NWTPH-Gx

Sample ID LCS-12978	SampType: LCS	Units: mg/Kg				Prep Date: 2/11/2016	RunNo: 27593				
Client ID: LCSS	Batch ID: 12978					Analysis Date: 2/13/2016	SeqNo: 520659				
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Gasoline	25.6	5.00	25.00	0	103	65	135				
Surr: Toluene-d8	1.24		1.250		98.9	65	135				
Surr: 4-Bromofluorobenzene	1.27		1.250		101	65	135				

Sample ID MB-12978	SampType: MBLK	Units: mg/Kg				Prep Date: 2/11/2016	RunNo: 27593				
Client ID: MBLKS	Batch ID: 12978					Analysis Date: 2/13/2016	SeqNo: 520660				
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Gasoline	ND	5.00									
Surr: Toluene-d8	1.23		1.250		98.6	65	135				
Surr: 4-Bromofluorobenzene	1.25		1.250		99.6	65	135				

Sample ID 1602107-001BDUP	SampType: DUP	Units: mg/Kg-dry				Prep Date: 2/11/2016	RunNo: 27593				
Client ID: BATCH	Batch ID: 12978					Analysis Date: 2/13/2016	SeqNo: 520643				
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Gasoline	ND	4.00						0		30	
Surr: Toluene-d8	0.985		1.001		98.4	65	135		0		
Surr: 4-Bromofluorobenzene	1.00		1.001		100	65	135		0		

Sample ID 1602108-001BDUP	SampType: DUP	Units: mg/Kg-dry				Prep Date: 2/11/2016	RunNo: 27593				
Client ID: KMW-1:6	Batch ID: 12978					Analysis Date: 2/13/2016	SeqNo: 520647				
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Gasoline	204	2.47						175.1	15.1	30	
Surr: Toluene-d8	0.639		0.6175		103	65	135		0		
Surr: 4-Bromofluorobenzene	0.151		0.6175		24.4	65	135		0		S

NOTES:

S - Outlying surrogate recovery attributed to TPH interference. The method is in control as indicated by the Method Blank (MB) & Laboratory Control Sample (LCS).

Work Order: 1602108
CLIENT: Kane Environmental, Inc.
Project: Duvall Market - 67802

QC SUMMARY REPORT
Gasoline by NWTPH-Gx

Sample ID CCV-D-12978	SampType: CCV	Units: mg/Kg		Prep Date: 2/15/2016	RunNo: 27593						
Client ID: CCV	Batch ID: 12978			Analysis Date: 2/15/2016	SeqNo: 520966						
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Gasoline	539	5.00	500.0	0	108	80	120				
Surr: Toluene-d8	24.2		25.00		96.8	65	135				
Surr: 4-Bromofluorobenzene	26.5		25.00		106	65	135				



Work Order: 1602108
CLIENT: Kane Environmental, Inc.
Project: Duvall Market - 67802

QC SUMMARY REPORT
Volatile Organic Compounds by EPA Method 8260

Sample ID	LCS-12978	SampType:	LCS	Units:	mg/Kg	Prep Date:	2/11/2016	RunNo:	27591		
Client ID:	LCSS	Batch ID:	12978			Analysis Date:	2/13/2016	SeqNo:	520623		
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	1.06	0.0200	1.000	0	106	64.3	133				
Toluene	0.964	0.0200	1.000	0	96.4	67.3	138				
Ethylbenzene	1.03	0.0300	1.000	0	103	74	129				
m,p-Xylene	2.18	0.0200	2.000	0	109	70	124				
o-Xylene	0.990	0.0200	1.000	0	99.0	72.7	124				
Surr: Dibromofluoromethane	1.27		1.250		102	56.5	129				
Surr: Toluene-d8	1.27		1.250		101	64.3	131				
Surr: 1-Bromo-4-fluorobenzene	1.32		1.250		105	63.1	141				

Sample ID	MB-12978	SampType:	MBLK	Units:	mg/Kg	Prep Date:	2/11/2016	RunNo:	27591		
Client ID:	MBLKS	Batch ID:	12978			Analysis Date:	2/13/2016	SeqNo:	520624		
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	ND	0.0200									
Toluene	ND	0.0200									
Ethylbenzene	ND	0.0300									
m,p-Xylene	ND	0.0200									
o-Xylene	ND	0.0200									
Surr: Dibromofluoromethane	1.25		1.250		99.6	56.5	129				
Surr: Toluene-d8	1.24		1.250		99.6	64.3	131				
Surr: 1-Bromo-4-fluorobenzene	1.23		1.250		98.1	63.1	141				

Sample ID	1602107-001BDUP	SampType:	DUP	Units:	mg/Kg-dry	Prep Date:	2/11/2016	RunNo:	27591		
Client ID:	BATCH	Batch ID:	12978			Analysis Date:	2/13/2016	SeqNo:	520602		
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	ND	0.0160						0		30	
Toluene	ND	0.0160						0		30	
Ethylbenzene	ND	0.0240						0		30	
m,p-Xylene	0.0296	0.0160						0.02603	12.9	30	



Work Order: 1602108
CLIENT: Kane Environmental, Inc.
Project: Duvall Market - 67802

QC SUMMARY REPORT
Volatile Organic Compounds by EPA Method 8260

Sample ID 1602107-001BDUP	SampType: DUP	Units: mg/Kg-dry			Prep Date: 2/11/2016	RunNo: 27591					
Client ID: BATCH	Batch ID: 12978				Analysis Date: 2/13/2016	SeqNo: 520602					
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
o-Xylene	ND	0.0160						0		30	
Surr: Dibromofluoromethane	0.950		1.001		94.9	56.5	129		0		
Surr: Toluene-d8	0.991		1.001		99.0	64.3	131		0		
Surr: 1-Bromo-4-fluorobenzene	0.985		1.001		98.4	63.1	141		0		

Sample ID 1602108-001BDUP	SampType: DUP	Units: mg/Kg-dry			Prep Date: 2/11/2016	RunNo: 27591					
Client ID: KMW-1:6	Batch ID: 12978				Analysis Date: 2/13/2016	SeqNo: 520606					
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	ND	0.00988						0		30	
Toluene	ND	0.00988						0		30	
Ethylbenzene	ND	0.0148						0		30	
m,p-Xylene	ND	0.00988						0		30	
o-Xylene	ND	0.00988						0		30	
Surr: Dibromofluoromethane	0.609		0.6175		98.6	56.5	129		0		
Surr: Toluene-d8	0.644		0.6175		104	64.3	131		0		
Surr: 1-Bromo-4-fluorobenzene	0.665		0.6175		108	63.1	141		0		

Sample ID 1602108-020BMS	SampType: MS	Units: mg/Kg-dry			Prep Date: 2/11/2016	RunNo: 27591					
Client ID: KMW-3:40.25	Batch ID: 12978				Analysis Date: 2/13/2016	SeqNo: 520615					
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	0.704	0.0172	0.8591	0	82.0	63.5	133				
Toluene	0.607	0.0172	0.8591	0	70.6	63.4	132				
Ethylbenzene	0.663	0.0258	0.8591	0	77.2	54.5	134				
m,p-Xylene	1.37	0.0172	1.718	0	79.8	53.1	132				
o-Xylene	0.604	0.0172	0.8591	0	70.3	53.3	139				
Surr: Dibromofluoromethane	1.08		1.074		101	56.5	129				
Surr: Toluene-d8	1.11		1.074		104	64.3	131				
Surr: 1-Bromo-4-fluorobenzene	1.15		1.074		107	63.1	141				



Date: 2/17/2016

Work Order: 1602108
 CLIENT: Kane Environmental, Inc.
 Project: Duvall Market - 67802

QC SUMMARY REPORT
Volatile Organic Compounds by EPA Method 8260

Sample ID 1602108-020BMS	SampType: MS	Units: mg/Kg-dry	Prep Date: 2/11/2016	RunNo: 27591							
Client ID: KMW-3:40.25	Batch ID: 12978	Analysis Date: 2/13/2016	SeqNo: 520615								
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Sample ID 1602108-020BMSD	SampType: MSD	Units: mg/Kg-dry	Prep Date: 2/11/2016	RunNo: 27591							
Client ID: KMW-3:40.25	Batch ID: 12978	Analysis Date: 2/13/2016	SeqNo: 520616								
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Benzene	0.849	0.0172	0.8591	0	98.9	63.5	133	0.7040	18.7	30
Toluene	0.775	0.0172	0.8591	0	90.3	63.4	132	0.6069	24.4	30
Ethylbenzene	0.850	0.0258	0.8591	0	98.9	54.5	134	0.6632	24.6	30
m,p-Xylene	1.70	0.0172	1.718	0	99.0	53.1	132	1.371	21.4	30
o-Xylene	0.763	0.0172	0.8591	0	88.8	53.3	139	0.6039	23.3	30
Surr: Dibromofluoromethane	1.06		1.074		99.1	56.5	129		0	0
Surr: Toluene-d8	1.08		1.074		101	64.3	131		0	0
Surr: 1-Bromo-4-fluorobenzene	1.11		1.074		103	63.1	141		0	0



Date: 2/17/2016

Work Order: 1602108
CLIENT: Kane Environmental, Inc.
Project: Duvall Market - 67802

QC SUMMARY REPORT
Sample Moisture (Percent Moisture)

Sample ID 1602107-003ADUP	SampType: DUP	Units: wt%			Prep Date: 2/12/2016	RunNo: 27563					
Client ID: BATCH	Batch ID: R27563				Analysis Date: 2/12/2016	SeqNo: 519995					
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Percent Moisture	9.03	0.500						8.111	10.7	20	

Sample ID 1602108-013ADUP	SampType: DUP	Units: wt%			Prep Date: 2/12/2016	RunNo: 27563					
Client ID: KMW-2:50.5	Batch ID: R27563				Analysis Date: 2/12/2016	SeqNo: 520004					
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Percent Moisture	13.5	0.500						13.06	3.50	20	

Client Name: **KANE**
 Logged by: **Erica Silva**

 Work Order Number: **1602108**
 Date Received: **2/10/2016 4:18:00 PM**

Chain of Custody

1. Is Chain of Custody complete? Yes No Not Present
2. How was the sample delivered? Client

Log In

3. Coolers are present? Yes No NA
4. Shipping container/cooler in good condition? Yes No
5. Custody Seals present on shipping container/cooler?
(Refer to comments for Custody Seals not intact) Yes No Not Required
6. Was an attempt made to cool the samples? Yes No NA
7. Were all items received at a temperature of >0°C to 10.0°C * Yes No NA
8. Sample(s) in proper container(s)? Yes No
9. Sufficient sample volume for indicated test(s)? Yes No
10. Are samples properly preserved? Yes No
11. Was preservative added to bottles? Yes No NA
12. Is there headspace in the VOA vials? Yes No NA
13. Did all samples containers arrive in good condition(unbroken)? Yes No
14. Does paperwork match bottle labels? Yes No
15. Are matrices correctly identified on Chain of Custody? Yes No
16. Is it clear what analyses were requested? Yes No
17. Were all holding times able to be met? Yes No

Special Handling (if applicable)

18. Was client notified of all discrepancies with this order? Yes No NA

Person Notified:	<input type="text"/>	Date:	<input type="text"/>
By Whom:	<input type="text"/>	Via:	<input type="checkbox"/> eMail <input type="checkbox"/> Phone <input type="checkbox"/> Fax <input type="checkbox"/> In Person
Regarding:	<input type="text"/>		
Client Instructions:	<input type="text"/>		

19. Additional remarks:

Item Information

Item #	Temp °C
Cooler	0.1
Sample	1.0



Fremont Analytical

Chain of Custody Record

3600 Fremont Ave N.
Seattle, WA 98103

Tel: 206-352-3790
Fax: 206-352-7178

Date: 2/8/16

Laboratory Project No (Internal): 1602108

Page: 1 of 3

Client: Kane Environmental

Project Name: Duvall Market - 67802

Address: _____
City, State, Zip: _____

Location: Duvall, WA

Reports To (PM): Eric Nassauer

Collected by: Er

Fax: _____

Email: _____

Tel: _____

Project No: 67802

Sample Name	Sample Date	Sample Time	Sample Type (Matrix)	Analytes											Comments/Depth									
				VOC (EPA 8260)	GY/BTEX	BTEX by EPA 8021b	Gasoline Range Organics	Hydrocarbon Identification (HCID)	Diesel/Heavy Oil Range Organics	SEMI VOL (EPA 8270)	PAH (EPA 8270 - SIM)	PCBs (EPA 8082)	Cl Pesticides (EPA 8081)	Cl Herbicides (EPA 8151A)		Metals* (6020 / 200.8)	Total (T) Dissolved (D)	Anions (IC)**						
1 KmW-1:6	2/8	0900	S	X																				
2 KmW-1:7.5		0910	S	X																				
3 KmW-1:11		0920	S	X																				
4 KmW-1:15		0930	S																					
5 KmW-1:21		0955	S																					
6 KmW-1:31		1025	S																					
7 KmW-1:51		1145	S																					
8 KmW-1:55		1200	S																					
9 KmW-2:21		2/9	S	X																				
10 KmW-2:25.5		0930	S	X																				

*Metals Analysis (Circle): MTCA-5 RCRA-8 Priority Pollutants TAL Individual: Ag Al As B Ba Be Ca Cd Co Cr Cu Fe Hg K Mg Mn Mo Na Ni Pb Sn Ti U V Zn

**Anions (Circle): Nitrate Nitrite Chloride Sulfate Bromide O-Phosphate Fluoride Nitrate+Nitrite

Sample Disposal: Return to Client Disposal by Lab (A fee may be assessed if samples are retained after 30 days.)

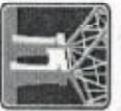
Relinquished: Justif Date/Time: 2016-02-10 @ 2:16

Received: [Signature] Date/Time: 2/8/16 1646

Relinquished: Date/Time: _____

Received: Date/Time: _____

TAT -> Next Day 2 Day 3 Day STD



Fremont

ANALYTICAL

Chain of Custody Record

3600 Fremont Ave N.
Seattle, WA 98103

Tel: 206-352-3790
Fax: 206-352-7178

Date: 2/9/16

Laboratory Project No (Internal):

1602108

Page: 2 of 3

Client: Kane Environmental

Project Name:

Duvall Market - 67802

Project No:

67802

Location:

Duvall, WA

Collected by:

Eric Nersisyan

Address:

Report To (PM):

PM Email:

*Matrix Codes: A = Air, AQ = Aqueous, B = Bulk, O = Other, P = Product, S = Soil, SD = Sediment, SL = Solid, W = Water, DW = Drinking Water, GW = Ground Water, SW = Storm Water, WW = Waste Water

Sample Name	Sample Date	Sample Time	Sample Type (Matrix)*	VOCs (EPA 8260 / 8241)	SV/PTX	BTEX	Gasoline Range Organics (GX)	Hydrocarbon Identification (HCID)	Diesel/Heavy Oil Range Organics (DX)	SVOCs (EPA 8270 / 825)	PAHs (EPA 8270 - SIM)	PCBs (EPA 8082 / 808)	Metals** (EPA 8220 / 200.8)	Total (T) Dissolved (D)	Anions (C)***	EDB (8011)	Comments
1 KMW-2: 30.5	2/9	0925	S														
2 KMW-2: 40		1005															
3 KMW-2: 50.5		1055															
4 KMW-3: 5.5	2/10	0830															
5 KMW-3: 8		0845															
6 KMW-3: 12.5		0900															
7 KMW-3: 15.5		0909															
8 KMW-3: 25.5		0945															
9 KMW-3: 35.25		1020															
10 KMW-3: 40.25		1040															

***Anions (Circle): Nitrate Nitrite Chloride Sulfate Bromide O-Phosphate Fluoride Nitrate+Nitrite

Sample Disposal: Return to Client Disposal by Lab (Lab may be assessed if samples are retained after 30 days.)

Relinquished: 2016-02-10 09:16 Date/Time

Received: 2/10/16 10:28 Date/Time

Received: 2/10/16 10:28 Date/Time

TAT → SameDay^o NextDay^o 2 Day 3 Day ETD

*Please coordinate with the lab in advance



Fremont

ANALYTICAL

Chain of Custody Record

3600 Fremont Ave N. Tel: 206-352-3790
Seattle, WA 98103 Fax: 206-352-7178

Date: 2/10/16

Laboratory Project No (Internal): 1402108
Page: 3 of 3

Client: Kene Environmental Project Name: Duvall Market - 67802
Address: 3815 Woodland Park Ave #2102 Project No: 67802
City, State, Zip: Seattle WA 98103 Location: Duvall
Telephone: 206-691-0476 Fax: Report To (PM): Eric Nassau
PM Email: enassau@kene-environmental.com

*Matrix Codes: A = Air, AQ = Aqueous, B = Bulk, O = Other, P = Product, S = Soil, SD = Sediment, SL = Solid, W = Water, DW = Drinking Water, GW = Ground Water, SW = Storm Water, WW = Waste Water

Sample Name	Sample Date	Sample Time	Sample Type (Matrix)*	VOCs (EPA 8260 / 624)	GV/BTEX	BTEX	Gasoline Range Organics (GX)	Hydrocarbon Identification (HCID)	Diesel/Heavy Oil Range Organics (DX)	SVOCs (EPA 8270 / 625)	PAHs (EPA 8270 - SIM)	PCBs (EPA 8082 / 608)	Metals** (EPA 6020 / 200.8)	Total (T) Dissolved (D)	Anions (CI)***	EDB (8011)	Comments
1 KMW-3:45:25	2/10/16	1055	S														held
2 KMW-3:50:25	1	1117	L														
3																	
4																	
5																	
6																	
7																	
8																	
9																	
10																	

**Metals Analysis (Circle): MTCA-5 RCRA-8 Priority Pollutants TAL Individual: Ag Al As B Ba Be Ca Cd Co Cr Cu Fe Hg K Mg Mn Mo Na Ni Pb Sb Se Sr Sn Tl U V Zn

***Anions (Circle): Nitrate Nitrite Chloride Sulfate Bromide O-Phosphate Fluoride Nitrate+Nitrite
Turn-around times for samples received after 4:00pm will begin on the following business day.

Sample Disposal: Return to Client Disposal by Lab (a fee may be assessed if samples are retained after 90 days.)
Relinquished Date/Time: 2016-02-10 @ 1614 Received Date/Time: 2/10/16 1614
Requisitioned Date/Time: Date/Time:

TAT → SameDaySM NextDaySM 2 Day 3 Day STD
*Please coordinate with the lab in advance



3600 Fremont Ave. N.

Seattle, WA 98103

T: (206) 352-3790

F: (206) 352-7178

info@fremontanalytical.com

Kane Environmental, Inc.

Eric Nassau

3815 Woodland Park Ave N, Ste. 102

Seattle, WA 98103

RE: Duvall Market - 67802

Lab ID: 1602314

March 02, 2016

Attention Eric Nassau:

Fremont Analytical, Inc. received 3 sample(s) on 2/29/2016 for the analyses presented in the following report.

Gasoline by NWTPH-Gx

Volatile Organic Compounds by EPA Method 8260

This report consists of the following:

- Case Narrative
- Analytical Results
- Applicable Quality Control Summary Reports
- Chain of Custody

All analyses were performed consistent with the Quality Assurance program of Fremont Analytical, Inc. Please contact the laboratory if you should have any questions about the results.

Thank you for using Fremont Analytical.

Sincerely,

A handwritten signature in black ink, appearing to read "Chelsea Ward".

Chelsea Ward
Project Manager



Date: 03/03/2016

CLIENT: Kane Environmental, Inc.
Project: Duvall Market - 67802
Lab Order: 1602314

Work Order Sample Summary

Lab Sample ID	Client Sample ID	Date/Time Collected	Date/Time Received
1602314-001	KMW-1-022916	02/29/2016 11:40 AM	02/29/2016 1:53 PM
1602314-002	KMW-2-022916	02/29/2016 12:25 PM	02/29/2016 1:53 PM
1602314-003	KMW-3-022916	02/29/2016 1:05 PM	02/29/2016 1:53 PM

Note: If no "Time Collected" is supplied, a default of 12:00AM is assigned

CLIENT: Kane Environmental, Inc.

Project: Duvall Market - 67802

I. SAMPLE RECEIPT:

Samples receipt information is recorded on the attached Sample Receipt Checklist.

II. GENERAL REPORTING COMMENTS:

Results are reported on a wet weight basis unless dry-weight correction is denoted in the units field on the analytical report ("mg/kg-dry" or "ug/kg-dry").

Matrix Spike (MS) and MS Duplicate (MSD) samples are tested from an analytical batch of "like" matrix to check for possible matrix effect. The MS and MSD will provide site specific matrix data only for those samples which are spiked by the laboratory. The sample chosen for spike purposes may or may not have been a sample submitted in this sample delivery group. The validity of the analytical procedures for which data is reported in this analytical report is determined by the Laboratory Control Sample (LCS) and the Method Blank (MB). The LCS and the MB are processed with the samples and the MS/MSD to ensure method criteria are achieved throughout the entire analytical process.

III. ANALYSES AND EXCEPTIONS:

Exceptions associated with this report will be footnoted in the analytical results page(s) or the quality control summary page(s) and/or noted below.

Qualifiers:

- * - Flagged value is not within established control limits
- B - Analyte detected in the associated Method Blank
- D - Dilution was required
- E - Value above quantitation range
- H - Holding times for preparation or analysis exceeded
- I - Analyte with an internal standard that does not meet established acceptance criteria
- J - Analyte detected below Reporting Limit
- N - Tentatively Identified Compound (TIC)
- Q - Analyte with an initial or continuing calibration that does not meet established acceptance criteria (<20%RSD, <20% Drift or minimum RRF)
- S - Spike recovery outside accepted recovery limits
- ND - Not detected at the Reporting Limit
- R - High relative percent difference observed

Acronyms:

- %Rec - Percent Recovery
- CCB - Continued Calibration Blank
- CCV - Continued Calibration Verification
- DF - Dilution Factor
- HEM - Hexane Extractable Material
- ICV - Initial Calibration Verification
- LCS/LCSD - Laboratory Control Sample / Laboratory Control Sample Duplicate
- MB or MBLANK - Method Blank
- MDL - Method Detection Limit
- MS/MSD - Matrix Spike / Matrix Spike Duplicate
- PDS - Post Digestion Spike
- Ref Val - Reference Value
- RL - Reporting Limit
- RPD - Relative Percent Difference
- SD - Serial Dilution
- SGT - Silica Gel Treatment
- SPK - Spike
- Surr - Surrogate



Analytical Report

WO#: 1602314
Date Reported: 3/2/2016

Client: Kane Environmental, Inc.
Project: Duvall Market - 67802
Lab ID: 1602314-001
Client Sample ID: KMW-1-022916

Collection Date: 2/29/2016 11:40:00 AM
Matrix: Water

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
----------	--------	----	------	-------	----	---------------

Gasoline by NWTPH-Gx

Batch ID: R27969 Analyst: EM

Gasoline	ND	50.0		µg/L	1	3/1/2016 2:53:51 AM
Surr: 4-Bromofluorobenzene	98.5	65-135		%Rec	1	3/1/2016 2:53:51 AM
Surr: Toluene-d8	101	65-135		%Rec	1	3/1/2016 2:53:51 AM

Volatile Organic Compounds by EPA Method 8260

Batch ID: R27958 Analyst: EM

Benzene	ND	1.00		µg/L	1	3/1/2016 2:53:51 AM
Toluene	ND	1.00		µg/L	1	3/1/2016 2:53:51 AM
Ethylbenzene	ND	1.00		µg/L	1	3/1/2016 2:53:51 AM
m,p-Xylene	ND	1.00		µg/L	1	3/1/2016 2:53:51 AM
o-Xylene	ND	1.00		µg/L	1	3/1/2016 2:53:51 AM
Surr: Dibromofluoromethane	98.2	45.4-152		%Rec	1	3/1/2016 2:53:51 AM
Surr: Toluene-d8	95.6	40.1-139		%Rec	1	3/1/2016 2:53:51 AM
Surr: 1-Bromo-4-fluorobenzene	96.6	64.2-128		%Rec	1	3/1/2016 2:53:51 AM



Analytical Report

WO#: 1602314
Date Reported: 3/2/2016

Client: Kane Environmental, Inc.
Project: Duvall Market - 67802
Lab ID: 1602314-002
Client Sample ID: KMW-2-022916

Collection Date: 2/29/2016 12:25:00 PM
Matrix: Water

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
----------	--------	----	------	-------	----	---------------

Gasoline by NWTPH-Gx

Batch ID: R27969 Analyst: EM

Gasoline	ND	50.0		µg/L	1	3/1/2016 3:23:10 AM
Surr: 4-Bromofluorobenzene	98.4	65-135		%Rec	1	3/1/2016 3:23:10 AM
Surr: Toluene-d8	100	65-135		%Rec	1	3/1/2016 3:23:10 AM

Volatile Organic Compounds by EPA Method 8260

Batch ID: R27958 Analyst: EM

Benzene	ND	1.00		µg/L	1	3/1/2016 3:23:10 AM
Toluene	ND	1.00		µg/L	1	3/1/2016 3:23:10 AM
Ethylbenzene	ND	1.00		µg/L	1	3/1/2016 3:23:10 AM
m,p-Xylene	ND	1.00		µg/L	1	3/1/2016 3:23:10 AM
o-Xylene	ND	1.00		µg/L	1	3/1/2016 3:23:10 AM
Surr: Dibromofluoromethane	99.1	45.4-152		%Rec	1	3/1/2016 3:23:10 AM
Surr: Toluene-d8	95.7	40.1-139		%Rec	1	3/1/2016 3:23:10 AM
Surr: 1-Bromo-4-fluorobenzene	96.5	64.2-128		%Rec	1	3/1/2016 3:23:10 AM



Analytical Report

WO#: 1602314
Date Reported: 3/2/2016

Client: Kane Environmental, Inc.
Project: Duvall Market - 67802
Lab ID: 1602314-003
Client Sample ID: KMW-3-022916

Collection Date: 2/29/2016 1:05:00 PM
Matrix: Water

Analyses	Result	RL	Qual	Units	DF	Date Analyzed
----------	--------	----	------	-------	----	---------------

Gasoline by NWTPH-Gx

Batch ID: R27969 Analyst: EM

Gasoline	ND	50.0		µg/L	1	3/1/2016 3:52:18 AM
Surr: 4-Bromofluorobenzene	97.1	65-135		%Rec	1	3/1/2016 3:52:18 AM
Surr: Toluene-d8	100	65-135		%Rec	1	3/1/2016 3:52:18 AM

Volatile Organic Compounds by EPA Method 8260

Batch ID: R27958 Analyst: EM

Benzene	ND	1.00		µg/L	1	3/1/2016 3:52:18 AM
Toluene	ND	1.00		µg/L	1	3/1/2016 3:52:18 AM
Ethylbenzene	ND	1.00		µg/L	1	3/1/2016 3:52:18 AM
m,p-Xylene	ND	1.00		µg/L	1	3/1/2016 3:52:18 AM
o-Xylene	ND	1.00		µg/L	1	3/1/2016 3:52:18 AM
Surr: Dibromofluoromethane	98.4	45.4-152		%Rec	1	3/1/2016 3:52:18 AM
Surr: Toluene-d8	97.3	40.1-139		%Rec	1	3/1/2016 3:52:18 AM
Surr: 1-Bromo-4-fluorobenzene	95.4	64.2-128		%Rec	1	3/1/2016 3:52:18 AM



Work Order: 1602314
CLIENT: Kane Environmental, Inc.
Project: Duvall Market - 67802

QC SUMMARY REPORT
Gasoline by NWTPH-Gx

Sample ID LCS-R27969	SampType: LCS	Units: µg/L			Prep Date: 2/29/2016	RunNo: 27969					
Client ID: LCSW	Batch ID: R27969				Analysis Date: 2/29/2016	SeqNo: 525758					
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Gasoline	518	50.0	500.0	0	104	65	135				
Surr: Toluene-d8	25.0		25.00		100	65	135				
Surr: 4-Bromofluorobenzene	24.9		25.00		99.6	65	135				

Sample ID MB-R27969	SampType: MBLK	Units: µg/L			Prep Date: 2/29/2016	RunNo: 27969					
Client ID: MBLKW	Batch ID: R27969				Analysis Date: 2/29/2016	SeqNo: 525760					
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Gasoline	ND	50.0									
Surr: Toluene-d8	25.9		25.00		104	65	135				
Surr: 4-Bromofluorobenzene	23.8		25.00		95.1	65	135				

Sample ID 1602312-001BDUP	SampType: DUP	Units: µg/L			Prep Date: 3/1/2016	RunNo: 27969					
Client ID: BATCH	Batch ID: R27969				Analysis Date: 3/1/2016	SeqNo: 525751					
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Gasoline	ND	50.0						0		30	
Surr: Toluene-d8	25.1		25.00		101	65	135		0	0	
Surr: 4-Bromofluorobenzene	24.6		25.00		98.2	65	135		0	0	



Work Order: 1602314
CLIENT: Kane Environmental, Inc.
Project: Duvall Market - 67802

QC SUMMARY REPORT
Volatile Organic Compounds by EPA Method 8260

Sample ID	LCS-R27958	SampType:	LCS	Units:	µg/L	Prep Date:	2/29/2016	RunNo:	27958		
Client ID:	LCSW	Batch ID:	R27958			Analysis Date:	2/29/2016	SeqNo:	525569		
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	21.0	1.00	20.00	0	105	69.3	132				
Toluene	20.6	1.00	20.00	0	103	61.3	145				
Ethylbenzene	18.9	1.00	20.00	0	94.4	72	130				
m,p-Xylene	37.7	1.00	40.00	0	94.3	70.3	134				
o-Xylene	18.6	1.00	20.00	0	92.8	72.1	131				
Surr: Dibromofluoromethane	25.9		25.00		104	45.4	152				
Surr: Toluene-d8	24.6		25.00		98.3	40.1	139				
Surr: 1-Bromo-4-fluorobenzene	24.7		25.00		98.9	64.2	128				

NOTES:

S - Outlying spike recovery observed (high bias). Samples are non-detect for this analyte; no further action required.

Sample ID	MB-R27958	SampType:	MBLK	Units:	µg/L	Prep Date:	2/29/2016	RunNo:	27958		
Client ID:	MBLKW	Batch ID:	R27958			Analysis Date:	2/29/2016	SeqNo:	525571		
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	ND	1.00									
Toluene	ND	1.00									
Ethylbenzene	ND	1.00									
m,p-Xylene	ND	1.00									
o-Xylene	ND	1.00									
Surr: Dibromofluoromethane	23.1		25.00		92.4	45.4	152				
Surr: Toluene-d8	24.0		25.00		96.1	40.1	139				
Surr: 1-Bromo-4-fluorobenzene	23.0		25.00		91.8	64.2	128				

Sample ID	1602300-002BDUP	SampType:	DUP	Units:	µg/L	Prep Date:	2/29/2016	RunNo:	27958		
Client ID:	BATCH	Batch ID:	R27958			Analysis Date:	2/29/2016	SeqNo:	525719		
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	ND	1.00						0		30	
Toluene	ND	1.00						0		30	
Ethylbenzene	ND	1.00						0		30	



Work Order: 1602314
CLIENT: Kane Environmental, Inc.
Project: Duvall Market - 67802

QC SUMMARY REPORT
Volatile Organic Compounds by EPA Method 8260

Sample ID 1602300-002BDUP	SampType: DUP	Units: µg/L				Prep Date: 2/29/2016	RunNo: 27958				
Client ID: BATCH	Batch ID: R27958					Analysis Date: 2/29/2016	SeqNo: 525719				
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
m,p-Xylene	ND	1.00						0		30	
o-Xylene	ND	1.00						0		30	
Surr: Dibromofluoromethane	24.7		25.00		99.0	45.4	152		0		
Surr: Toluene-d8	24.4		25.00		97.7	40.1	139		0		
Surr: 1-Bromo-4-fluorobenzene	24.1		25.00		96.4	64.2	128		0		

Sample ID 1602308-001AMS	SampType: MS	Units: µg/L				Prep Date: 2/29/2016	RunNo: 27958				
Client ID: BATCH	Batch ID: R27958					Analysis Date: 2/29/2016	SeqNo: 525728				
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	25.0	1.00	20.00	0	125	65.4	138				
Toluene	24.1	1.00	20.00	0	121	64	139				
Ethylbenzene	21.8	1.00	20.00	0.2200	108	64.5	136				
m,p-Xylene	43.4	1.00	40.00	0.6400	107	63.3	135				
o-Xylene	21.2	1.00	20.00	0.3100	105	65.4	134				
Surr: Dibromofluoromethane	25.9		25.00		104	45.4	152				
Surr: Toluene-d8	24.4		25.00		97.6	40.1	139				
Surr: 1-Bromo-4-fluorobenzene	24.8		25.00		99.2	64.2	128				

Sample ID 1602308-001AMSD	SampType: MSD	Units: µg/L				Prep Date: 3/1/2016	RunNo: 27958				
Client ID: BATCH	Batch ID: R27958					Analysis Date: 3/1/2016	SeqNo: 525729				
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	25.6	1.00	20.00	0	128	65.4	138	25.03	2.37	30	
Toluene	24.8	1.00	20.00	0	124	64	139	24.14	2.86	30	
Ethylbenzene	22.7	1.00	20.00	0.2200	112	64.5	136	21.79	4.13	30	
m,p-Xylene	45.2	1.00	40.00	0.6400	111	63.3	135	43.38	4.02	30	
o-Xylene	22.3	1.00	20.00	0.3100	110	65.4	134	21.21	5.06	30	
Surr: Dibromofluoromethane	26.0		25.00		104	45.4	152		0	0	
Surr: Toluene-d8	24.4		25.00		97.6	40.1	139		0	0	

Work Order: 1602314
CLIENT: Kane Environmental, Inc.
Project: Duvall Market - 67802

QC SUMMARY REPORT
Volatile Organic Compounds by EPA Method 8260

Sample ID 1602308-001AMSD	SampType: MSD	Units: µg/L	Prep Date: 3/1/2016	RunNo: 27958							
Client ID: BATCH	Batch ID: R27958	Analysis Date: 3/1/2016	SeqNo: 525729								
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Surr: 1-Bromo-4-fluorobenzene	24.7	RL	25.00	SPK Ref Val	99.0	64.2	128	RPD Ref Val	0	0	Qual
-------------------------------	------	----	-------	-------------	------	------	-----	-------------	---	---	------

Sample ID 1602312-001BDUP	SampType: DUP	Units: µg/L	Prep Date: 3/1/2016	RunNo: 27958							
Client ID: BATCH	Batch ID: R27958	Analysis Date: 3/1/2016	SeqNo: 525731								
Analyte	Result	RL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Benzene	ND	RL	1.00	SPK Ref Val	0	0	30	RPD Ref Val	0	30	Qual
Toluene	ND	RL	1.00	SPK Ref Val	0	0	30	RPD Ref Val	0	30	Qual
Ethylbenzene	ND	RL	1.00	SPK Ref Val	0	0	30	RPD Ref Val	0	30	Qual
m,p-Xylene	ND	RL	1.00	SPK Ref Val	0	0	30	RPD Ref Val	0	30	Qual
o-Xylene	ND	RL	1.00	SPK Ref Val	0	0	30	RPD Ref Val	0	30	Qual
Surr: Dibromofluoromethane	24.8	RL	25.00	SPK Ref Val	99.2	45.4	152	RPD Ref Val	0	30	Qual
Surr: Toluene-d8	24.0	RL	25.00	SPK Ref Val	96.1	40.1	139	RPD Ref Val	0	30	Qual
Surr: 1-Bromo-4-fluorobenzene	24.1	RL	25.00	SPK Ref Val	96.5	64.2	128	RPD Ref Val	0	30	Qual

Client Name: **KANE**
 Logged by: **Clare Griggs**

 Work Order Number: **1602314**
 Date Received: **2/29/2016 1:53:00 PM**

Chain of Custody

1. Is Chain of Custody complete? Yes No Not Present
2. How was the sample delivered? Client

Log In

3. Coolers are present? Yes No NA
4. Shipping container/cooler in good condition? Yes No
5. Custody Seals present on shipping container/cooler?
(Refer to comments for Custody Seals not intact) Yes No Not Required
6. Was an attempt made to cool the samples? Yes No NA
7. Were all items received at a temperature of >0°C to 10.0°C * Yes No NA
8. Sample(s) in proper container(s)? Yes No
9. Sufficient sample volume for indicated test(s)? Yes No
10. Are samples properly preserved? Yes No
11. Was preservative added to bottles? Yes No NA
12. Is there headspace in the VOA vials? Yes No NA
13. Did all samples containers arrive in good condition(unbroken)? Yes No
14. Does paperwork match bottle labels? Yes No
15. Are matrices correctly identified on Chain of Custody? Yes No
16. Is it clear what analyses were requested? Yes No
17. Were all holding times able to be met? Yes No

Special Handling (if applicable)

18. Was client notified of all discrepancies with this order? Yes No NA

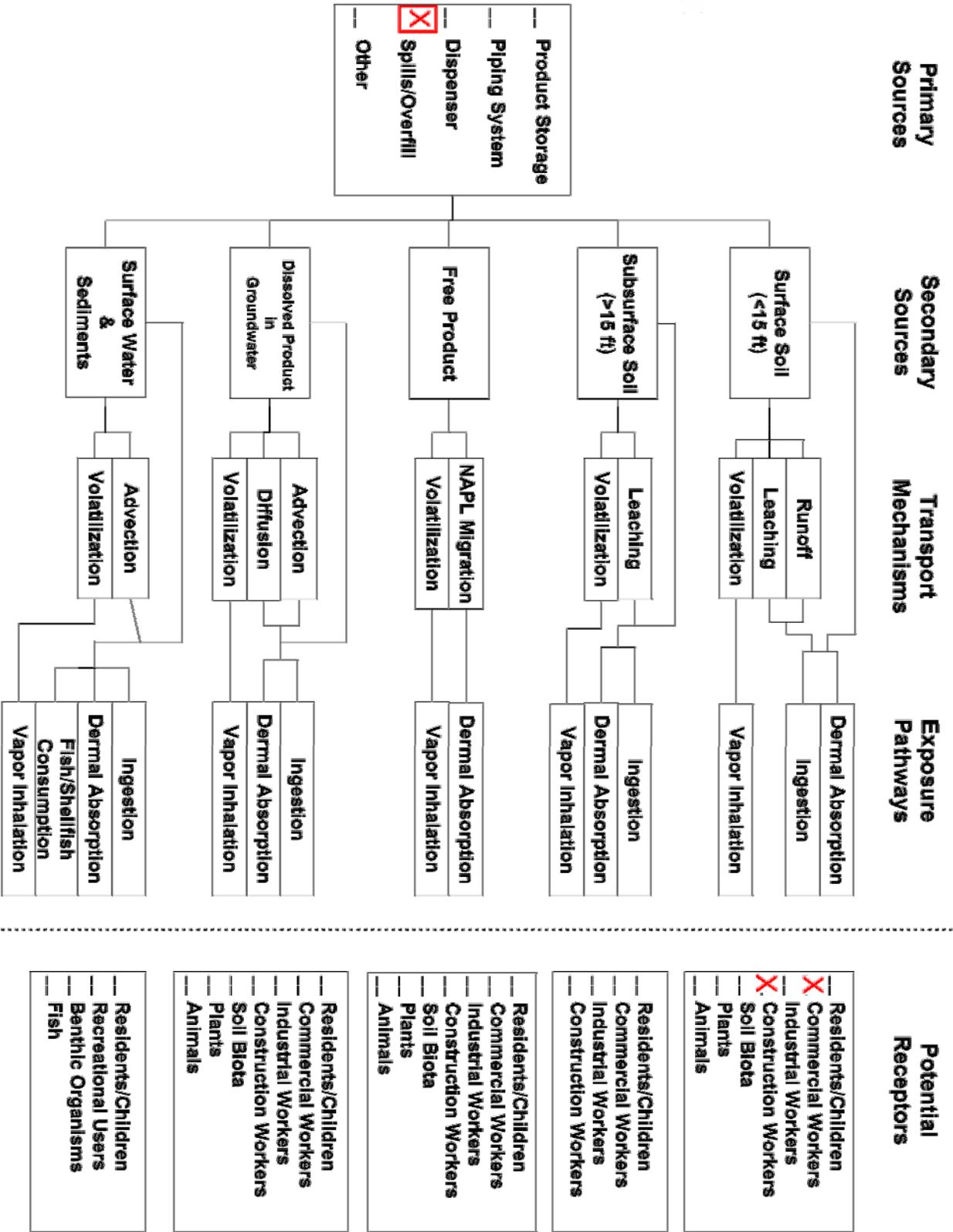
Person Notified:	<input type="text"/>	Date:	<input type="text"/>
By Whom:	<input type="text"/>	Via:	<input type="checkbox"/> eMail <input type="checkbox"/> Phone <input type="checkbox"/> Fax <input type="checkbox"/> In Person
Regarding:	<input type="text"/>		
Client Instructions:	<input type="text"/>		

19. Additional remarks:

Item Information

Item #	Temp °C
Cooler	5.5
Sample	7.8

**ATTACHMENT H
CONCEPTUAL SITE MODEL**



ATTACHMENT I
TERRESTRIAL ECOLOGICAL EVALUATION FORMS

Table 749-1

Simplified Terrestrial Ecological Evaluation-Exposure Analysis Procedure

Estimate the area of contiguous (connected) <u>undeveloped land</u> on the site or within 500 feet of any area of the site to the nearest 1/2 acre (1/4 acre if the area is less than 0.5 acre).																						
1) From the table below, find the number of points corresponding to the area and enter this number in the field to the right.																						
	<table border="1"> <thead> <tr> <th style="text-decoration: underline;">Area (acres)</th> <th style="text-decoration: underline;">Points</th> </tr> </thead> <tbody> <tr><td>0.25 or less</td><td>4</td></tr> <tr><td>0.5</td><td>5</td></tr> <tr><td>1.0</td><td>6</td></tr> <tr><td>1.5</td><td>7</td></tr> <tr><td>2.0</td><td>8</td></tr> <tr><td>2.5</td><td>9</td></tr> <tr><td>3.0</td><td>10</td></tr> <tr><td>3.5</td><td>11</td></tr> <tr><td>4.0 or more</td><td>12</td></tr> </tbody> </table>	Area (acres)	Points	0.25 or less	4	0.5	5	1.0	6	1.5	7	2.0	8	2.5	9	3.0	10	3.5	11	4.0 or more	12	4
Area (acres)	Points																					
0.25 or less	4																					
0.5	5																					
1.0	6																					
1.5	7																					
2.0	8																					
2.5	9																					
3.0	10																					
3.5	11																					
4.0 or more	12																					
2) Is this an <u>industrial</u> or <u>commercial</u> property? If yes, enter a score of 3. If no, enter a score of 1		3																				
3) ^a Enter a score in the box to the right for the habitat quality of the site, using the following rating system ^b . High=1, Intermediate=2, Low=3		1																				
4) Is the undeveloped land likely to attract wildlife? If yes, enter a score of 1 in the box to the right. If no, enter a score of 2. ^c		1																				
5) Are there any of the following soil contaminants present: Chlorinated dioxins/furans, PCB mixtures, DDT, DDE, DDD, aldrin, chlordane, dieldrin, endosulfan, endrin, heptachlor, benzene hexachloride, toxaphene, hexachlorobenzene, pentachlorophenol, pentachlorobenzene? If yes, enter a score of 1 in the box to the right. If no, enter a score of 4.		4																				
6) Add the numbers in the boxes on lines 2-5 and enter this number in the box to the right. If this number is larger than the number in the box on line 1, the simplified evaluation may be ended.		9																				

Notes for Table 749-1

^a It is expected that this habitat evaluation will be undertaken by an experienced field biologist. If this is not the case, enter a conservative score of (1) for questions 3 and 4.

^b **Habitat rating system.** Rate the quality of the habitat as high, intermediate or low based on your professional judgment as a field biologist. The following are suggested factors to consider in making this evaluation:

Low: Early successional vegetative stands; vegetation predominantly noxious, nonnative, exotic plant species or weeds. Areas severely disturbed by human activity, including intensively cultivated croplands. Areas isolated from other habitat used by wildlife.

High: Area is ecologically significant for one or more of the following reasons: Late-[successional](#) native plant communities present; relatively high species diversity; used by an uncommon or rare species; [priority habitat](#) (as defined by the Washington Department of fish and Wildlife); part of a larger area of habitat where size or fragmentation may be important for the retention of some species.

Intermediate: Area does not rate as either high or low.

^c Indicate "yes" if the area attracts wildlife or is likely to do so. Examples: Birds frequently visit the area to feed; evidence of high use b mammals (tracks, scat, etc.); habitat "island" in an industrial area; unusual features of an area that make it important for feeding animals; heavy use during seasonal migrations.

[\[Area Calculation Aid\]](#) [\[Aerial Photo with Area Designations\]](#) [TEE Table 749-1] [\[Index of Tables\]](#)

[\[Exclusions Main\]](#) [\[TEE Definitions\]](#) [\[Simplified or Site-Specific?\]](#) [\[Simplified Ecological Evaluation\]](#) [\[Site-Specific Ecological Evaluation\]](#) [\[WAC 173-340-7493\]](#)

[\[TEE Home\]](#)