

March 27, 2015

ECI Project No.: 0185-23

Joe Hall Construction  
1317 54<sup>th</sup> Avenue East  
Fife, Washington 98424

Re: **Underground Storage Tank Site Assessment**  
220 Strander Blvd.  
Tukwila, Washington

EcoCon, Inc. (ECI), per your request, performed an Underground Storage Tank (UST) Site Assessment at 220 Strander Blvd. in Tukwila, Washington (the "Subject Site") on March 18, 2015. According to King County Assessor's records, the property was first developed in 1972. The building is constructed of pre-fab steel and is approximately 2,044 square feet. According to the Department of Ecology UST's database, the UST ID Number is 41403, is listed as a Used/Waste Oil Tank and was installed May 1991.

The location of the Subject Site is depicted on Figures 1 & 2 in Attachment A.

The project scope of work included the following:

- Perform UST Site Assessment;
- Sample Collection and Analysis;
- Complete UST Site Assessment Report

#### **Pre-UST Site Assessment Activities**

According to Joe Hall Construction (JHC), one 1,000-gallon waste oil UST was taken out of use prior to excavation activities. Decommissioning of the UST occurred on March 18, 2015, prior to excavation. Decommissioning activities included emptying the contents of the UST, triple rinsing the UST, and inertion<sup>1</sup> of the UST. Decommissioning was completed by JHC personnel, with the UST inertion completed using CO<sub>2</sub> gas. ECI Site Assessor, Gina Mulderig (ICC ID: 5104802) and JHC personnel were onsite during the decommissioning, UST removal and Site Assessment activities.

#### **Contaminants of Concern**

Based on historical Site activities and the information obtained from the Washington State Department of Ecology, the contaminant of concern at the Site are identified as Gasoline Range Organics (GRO); select volatile organic compounds Benzene, Toluene, Ethylbenzene, and Total Xylenes (BTEX); Diesel

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<sup>1</sup> Inertion / Inerting: the process of reducing the oxygen atmosphere to a level that will not sustain combustion, typically less than 10% oxygen.