

June 8, 2015

ECI Project No.: 0185-23-02

Joe Hall Construction
1317 54th Avenue East
Fife, Washington 98424

Re: Soil Remediation Report

220 Strander Boulevard
Tukwila, Washington

EcoCon, Inc. (ECI) has prepared this Soil Remediation Report to document the removal of contaminated soil identified during the removal of two hydraulic hoists and an oil water separator located inside the service bay of the Chevron Station located at 220 Strander Boulevard (the "Subject Property").

The purpose of the remedial activities conducted by ECI is to evaluate the removal of hazardous substances from the "Site" and provide conclusions, recommendations, and/or opinions as to whether further action or investigation is warranted. The Site is defined as the vertical and lateral extent of contamination. Field activities were conducted on May 20, 2015 and were performed under the supervision of ECI Site Assessor, Gina Mulderig (ICC ID: 5319877) and managed by ECI Washington State licensed Geologist, Missy Leone, L.G. (License No.: 2714).

The location of the Subject Property is depicted on Figures 1 & 2 in Appendix A.

The project scope of work included the following:

- Oversight of soil removal from the vicinity of the hoists;
- Sample Collection and Analysis;
- Completion of this Soil Remedial Report

Project Description and Background

The Property consists of a single rectangular-shaped tax parcel (King County # 2623049104), currently operating as a Chevron Service Station, improved with one 2,044 square foot building, constructed of prefab steel. King County Assessor's records indicate the structure was built in 1972.

Contaminated soil was identified during sampling conducted by ECI on March 18, 2015, following the removal of two hydraulic hoists from the service bay on the west side of the building. Analytical results for soil samples collected by ECI from the westernmost hoist excavation reported concentrations of total petroleum hydrocarbons as Oil Range Organics (ORO) above the Model Toxics Control Act (MTCA)