## AMG INVESTMENT GROUP, INC. 11214 - 1120 Pacific Avenue South Parkland, Washington 98444

Phase II Subsurface Investigation

## **AEROTECH**

Environmental Consulting Inc. 19600 International Blvd, Suite No.101 SeaTac, Washington 98188 (360)710-5899

512 W. International Airport Road, Suite 201 Anchorage, Alaska 99518 (907) 575-6661

October 14, 2013

Mr. Alexander Moncada & Sandra Flores AMG Investment Group, Inc 11214 - 11230 Pacific Avenue South Parkland, Washington 98444

RE: Limited & Targeted:

Phase II Subsurface Investigation AMG Investment Group, Inc 11214 - 11230 Pacific Avenue South Parkland, Washington 98444 5319 NW Buckin Hill Road, Suite No. 126 Silverdale, Washington 98383 (866) 800-4030

> 5319 SW Westgate Dr., Suite No.24 Portland, Oregon 97221 (503) 360-4701

Dear Clients,

As you are aware, Aerotech Environmental Consulting Inc.was been retained by AMG Investment Group, Inc., to perform a *Phase I Environmental Site Assessment* for the commercial Property located at 11214 - 11230 Pacific Avenue South in Parkland, Washington. The Phase I Assessment recommended the completion of a Phase II Subsurface Investigation of the Property to determine the possibly of petroleum Releases from: (1) the on Site heating oil tank – located on the northwestern corner of th building and (2) the northern adjoining former gasoline service station located at 11202 Pacific Avenue.

## **EXECUTIVE SUMMARY**

**Potential Off Site Former Gasoline Station Impacts**. The subsurface boring completed to the west of former gasoline service station (now occupied by an Auto Zone store) to a depth of forty feet below ground surface did not reveal the presence of petroleum hydrocarbon contamination above the laboratory limits of detection.

Potential Impact of On Site Heating Oil Tank(s). Three subsurface soil borings were completed adjoining to the north and west sides of the heating oil storage tank(s) located underneath the northwestern corner of the retail strip center building. The laboratory analytical results of the soils reported levels of diesel range petroleum at ten feet below ground surface of 13,000 and 66,000 parts per million – in substantial excess of the most stringent State of Washington Cleanup Standards of 2,000 parts per million. Based upon the depth of the petroleum contamination, it appears that the heating oil tank(s) have been leaking. Further investigation and/or remediation action is recommended.

In response to the above Recognized Environmental Conditions Aerotech Environmental Consulting Inc. ("Aerotech") was been retained by AMG Investment Group, Inc to conduct a Limited and Targeted Phase II Subsurface Investigation at the Property located at 11214 - 11230 Pacific Avenue South, Parkland. These activities included advancement of four soil borings from depths ranging from twelve to forty feet below ground surface. Soil samples were collected from all four boring locations.

On September 30, 2013, the subsurface boring operations were complete for Boring B-4 located west of the former gasoline station, which reached a depth of 40 feet below grade surface. Soil samples were collected at five foot intervals to a maximum depth of 30 feet.

On October 4, 2013 Borings B-1 through B-3 were advanced adjoining the on Site heating oil tank(s). Soil samples were collected at two foot intervals. All boring locations were placed around the perimeter of the underground storage tank(s) located in the northwest corner of the building. Due to the access limitations and the dense nature of the soil a Limited Access Drill Rig was required to complete these soil borings.

All soil samples were sent to a State of Washington Certified Environmental Laboratory for analysis for total petroleum hydrocarbons (diesel and oil). Results revealed elevated levels of diesel in the area of the underground heating oil tank(s). Please to refer to the charts below for details.

### PROJECT SCOPE OF WORK

Scope. By this Agreement and relative to environmental issues raised in the *Phase I Environmental Site Assessment* performed by Aerotech Environmental Consulting, Inc., on September 11, 2013, Project No. 213 -5047. The Scope of Services on this Project is limited to:

SITE SUBSURFACE CHARACTERIZATION - Prior to the start of on Site boring activities, (1) a Ground Penetrating Radar Survey of the Areas of Concern will be performed by properly trained third-party professionals; and (2) an on Site Utilities Locate will be performed by third-party professionals in addition to the Location Services performed by the potentially affected public and private utilities.

AREA OF CONCERN NO.1: ON SITE HEATING OIL TANK - Objective to determine the likely presence of subsurface contamination originating from location of the original (circa 1950) underground heating oil storage tank located adjoining the northwestern corner of the Building via a Limited and Targeted Subsurface Investigation. The Area of Concern ("AOC") is located on the northwestern corner of the existing north building. Investigation may or may not delineate the extent of contamination. Scope of Work to include:

- (i) soil explorations at Site AOC location to identify the existence of contamination as determined by the Scope of Work for Site-related constituents limited to heating oil;
- (ii) borings at AOC locations to be performed to an average of eight to ten foot depth below ground surface by powered drilling equipment. Total number of subsurface penetrations between two and three
- (iii) independent laboratory analysis of at least two soil (or in the alternative groundwater) samples for COCs for State of Washington protocol THP-Diesel via EPA SW-846 Method 8020;

- (iv) analytical response time 7 business days from sample submission, report preparation as delineated in the *Schedule* section of this Agreement;
- (v) a report of activities, observations, and findings will be prepared and delivered as agreed in the Schedule section of this Agreement:
- (vi) all work to be supervised by a State of Washington Licensed Geologist or State of Washington Licensed Hydrogeologist; and
- (vii) site activities may produce soil spoils that will be drummed and left on-site. Management and disposal of this material is not the responsibility of Aerotech.

# AREA OF CONCERN NO.2: NORTHERN ADJOINING (FORMER) GASOLINE STATION – Objective to determine the likely presence of surface and/or subsurface contamination originating from former location of the Conoco Phillips gasoline service station located on the northern adjoining property via a Limited and Targeted Subsurface Investigation. The Area of Concern ("AOC") is located along the northern Property boundary. Investigation may or may not delineate the extent of contamination. Scope of Work to include:

- (i) soil explorations at Site AOC location to identify the existence of contamination as determined by the Scope of Work for Site-related constituents, including: (a) gasoline and (b) diesel fuel;
- (ii) borings at AOC locations to be performed to an average twelve to sixteen foot depth below ground surface by powered drilling equipment. Total number of subsurface penetrations between four and five:
- (iii) independent laboratory analysis of up to five soil or groundwater samples for COCs for State of Washington protocol THP-Gas and BTEX (Benzene, Toluene, Ethylbenzene, Xylene) via EPA SW-846 Method 8020:
- (iv) independent laboratory analysis of up to five soil or groundwater samples for COCs for State of Washington protocol THP-Diesel / Lube Oils via EPA SW-846 Method 8020;
- (v) analytical response time 7 business days from sample submission, report preparation as delineated in the Schedule section of this Agreement;
- (vi) a report of activities, observations, and findings will be prepared and delivered as agreed in the Schedule section of this Agreement;
- (vii) all work to be supervised by a State of Washington Licensed Geologist or State of Washington Licensed Hydrogeologist; and
- (viii) site activities may produce soil spoils that will be drummed and left on-site. Management and disposal of this material is not the responsibility of Aerotech.

Groundwater Sampling Exclusions – It is possible that groundwater will be encountered during the subsurface boring activities; samples will be collected. As a result, groundwater well installation and permanent groundwater monitoring is excluded from the Scope of Work of this Proposal.

#### FIELD WORK

## Notifications - "Public" Utilities:

Due to the developmental nature of the Site, a "public" utilities notification call was completed to the Utilities Underground Location Center prior to the start of Work. The "public" utilities notification was performed on September 26, 2013 by Aerotech Environmental Consulting, Inc., and was issued Ticket Number 13254078 by the Utilities Underground Location Center.

According to the Utilities Underground Location Center the utilities necessary for notification included: Parkland Piping, Parkland Light & Power, Pierce County Utilities, Quest, Puget Sound Electric, Puget Sound Gas, Comcast Cable and the Washington State Department of Transportation – with instructions to identify all underground utilities on the entire subject Property.

#### **Notifications - Private Utilities Location:**

Due to the developmental nature of the Site, a "private" utilities investigation was performed prior to the start of work. Site exterior utilities were located by personnel engaged by Aerotech Environmental Consulting, Inc, and employed by Applied Professional Services, Inc ("APS") of North Bend, Washington on September 26, 2013, prior to the start of the on Site drilling activities. No unanticipated or unexpected situations were discovered or encountered during the "private" locating activities.

## **Ground Penetrating Radar Subsurface Investigation:**

A Ground Penetrating Radar Study was performed in the Areas of Concern on September 26, 2013 by Applied Professional Services, Inc ("APS") of North Bend, Washington prior to the start of the on Site drilling activities.

A Ground Penetrating Radar ("GPR") Study is a geophysical methodology which uses radar pulses to reflect off of subsurface structures and thus provide an image of the subsurface conditions and the possible presence of subsurface objects. The depth of GPR Survey is determined by the electrical conductivity of the ground and the survey equipment transmitting frequency, and is limited to eight to thirteen feet below ground surface. However, the presence of significant subsurface obstructions or concrete rebar may limit the depth and effectiveness of the accuracy of the object identification. Additionally, surficial obstructions may limit the depth and effectiveness of the accuracy of the object identification.

The GPR Study performed for the subject Property did not identify any previously unknown or unsuspected Recognized Environmental Concerns or issues that were not analyzed or discussed in the above referenced Phase I Environmental Site Assessment.

## **Magnetometer Investigation:**

Due to the nature of the anticipated Constituents of Concern and the performance of a Ground Penetrating Radar Study, a limited magnetometer investigation was performed prior to the initiation of the Site subsurface investigation.

## **Installation of Soil Borings**

On September 30 one soiling boring was advanced to a depth of 40 feet below surface grade. On October 4, 2013 three more soil borings were advanced on the perimeter of the underground heating oil storage tank(s) on underneath the northwest corner of the northern building. These borings ranged from a depth of twelve to fourteen feet. The boring operations were conducted by equipment owned by and operated by personnel from ESN Northwest Drilling, Inc. Boring locations B-,1 B-2 & B-3 was done by ESN Driller Mr. Cole Pickering; and State of Washington Licensed Driller Mr. Trevor Peterson (Drillers License No. 3008) advanced the deep boring B-4. The operation was overseen by State of Washington Licensed Professional Hydrogeologist Mr. Michael W. McGowan. Please refer to the attached maps for the location of soil borings.

## **Soil Sampling**

On September 30 six soil samples were collected from the B-4 location on the undeveloped land situated on the northwest corner of the subject Property. On October 4, a total of fifteen soil samples were collected from soiling borings B-1, B-2, and B-3. At total of twenty-one soil samples were collected during this Work. Four soil samples – one from each boring location – were submitted to the laboratory for analysis. Water was not encountered.

Boring operations revealed the area around the underground storage tank(s) to be underlain by a light brown to tan silty sand with gravel a depth of two to three feet. This was followed by a dark brown silty sand with less silt and more sand content. There was also less gravel in this layer. This was followed by a light brown silty sand with occasional gravel. At the eleven foot depth there was a grey silty sand with occasional gravel that continued to at least fourteen feet which was the maximum boring depth of Area of Concern No.1. It should be noted, however, that the area around the tank has been graded and it is unlikely the above listed lithology represents the natural subsurface but is the result of excavation and grading activities conducted on the Site and in the area around the tank over time. Petroleum-like odors were detected in samples B-1 and S-3. Groundwater was not encountered.

Boring B-4 was placed to ascertain whether or not the Auto Zone property, adjacent to the north, had environmental impacted the subject Property. To this end boring B-4 was advanced to a depth of forty feet in anticipation of encountering groundwater. No groundwater was encountered at the forty depth and due denseness of the subject boring operations had to be terminated at forty feet.

Boring operations revealed the area was underlain by brown silty sand with gravel which continues to a depth of approximately five feet where a light brown silty sand was encountered. The silty sand gravel content increased with depth. This was followed by a dark brown silty sand

at twenty-five feet. Silt was finer and the gravel was more angular. The dark brown silty sand continued until thirty feet below grade where sample collection terminated. Due to the denseness of the soil it was not possible to obtain soil samples below the thirty foot level. Groundwater was not encountered. The area did not appear to have undergone any grading or excavation activities and therefore is likely to represent the unaltered lithology of the Site.

## ANALYSIS OF SOIL SAMPLES

## Diesel and Lube Oil Range Organics constituents in Soil:

All samples were compared to the most stringent State of Washington Model Toxics Control Act Method "A" Residential Unrestricted Use cleanup levels.

Sample Number	Sample Depth (feet)	Date Analyzed	Diesel Range Organics (mg/kg)	Lube Oil Range Organics (mg/kg)
B-1-10	10	10-7-13	13,000*	ND
B-2-12	12	10-7-13	ND**	ND
B-3-10	10	10-7-13	66,000	ND
B-4-30	30	10-7-13	ND	ND
MTCA Cleanup Levels			2,000 mg/kg	2,000 mg/kg

<sup>\*</sup> mg/kg is the same as parts per million ('ppm')
\*\* Not detected at the listed detection limits

Bold indicates levels above the most stringent State of Washington Model Toxics Control Act Residential Cleanup Level.

## LABORATORY RESULTS DATA ANALYSIS

Laboratory analytical results of the collected soil samples as shown in the tables above, suggest there is an area of petroleum based contaminants adjoining the north and west sides of the underground heating oil storage tank(s) located underneath the northeastern corner of the north building. The contamination appears to be the result of releases from from the tank(s).

The level of diesel hydrocarbons at boring locations B-1 and B-3 exceeded the MTCA cleanup level for diesel which is 2,000 parts per million ("ppm"). Boring B-1 at a depth of ten feet is recorded at 13,000 ppm, and Bring B-3 at a depth of ten feet is recorded at 66,000 ppm.

Boring B-4, placed on the undeveloped northwest corner of the Property and at a lower elevation, did not reveal any contamination at all.

### CONCLUSIONS AND RECOMMENDATIONS

**Potential Off Site Former Gasoline Station Impacts**. The subsurface boring completed to the west of former gasoline service station (now occupied by an Auto Zone store) to a depth of forty feet below ground surface did not reveal the presence of petroleum hydrocarbon contamination above the laboratory limits of detection.

Potential Impact of On Site Heating Oil Tank(s). Three subsurface soil borings were completed adjoining north and west sides of the heating oil storage tank(s) located underneath the northwestern corner of the retail strip center building. The laboratory analytical results of the soils reported levels of diesel range petroleum at ten feet below ground surface of 13,000 and 66,000 parts per million – in substantial excess of the most stringent State of Washington Cleanup Standards of 2,000 parts per million. Based upon the depth of the petroleum contamination, it appears that the heating oil tank(s) have been leaking. Further investigation and/or remediation action is recommended.

If I can answer any additional questions or be of further assistance, please do not hesitate to call me at (425) 686-0032.

J W. McGowan

Best Regards,

Michael W. McGowan

Licensed Hydrogeologist #1737

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### CONCLUSIONS AND RECOMMENDATIONS

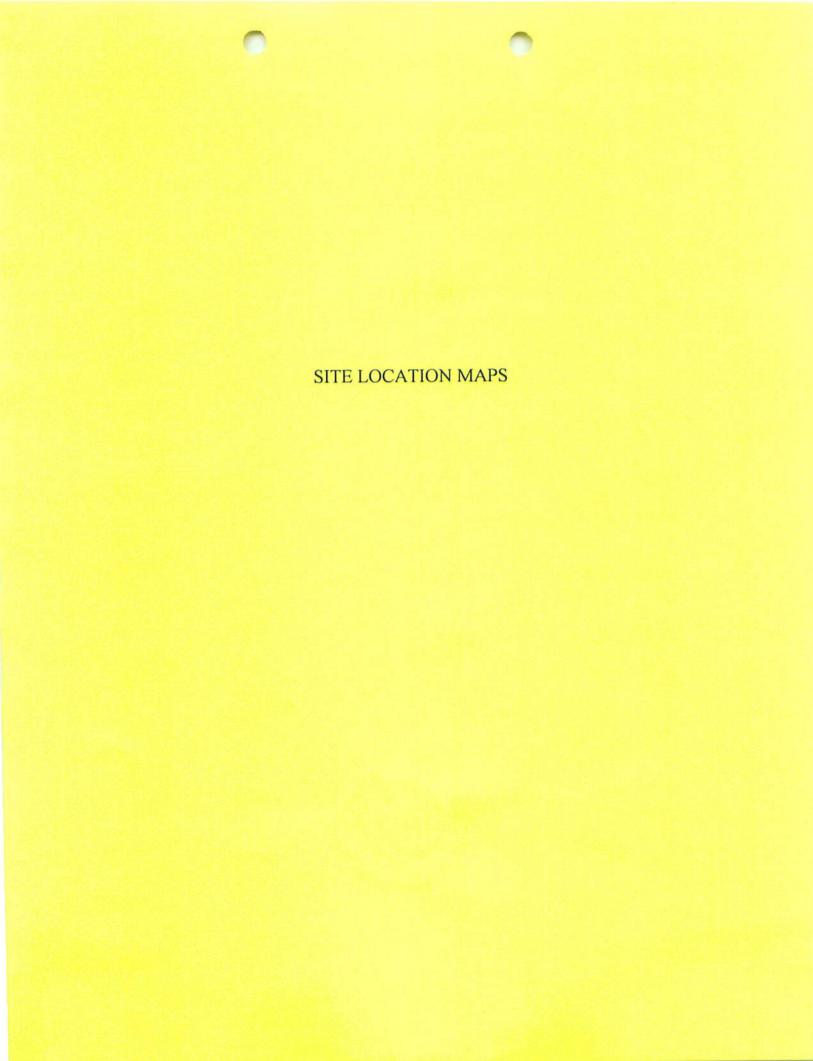
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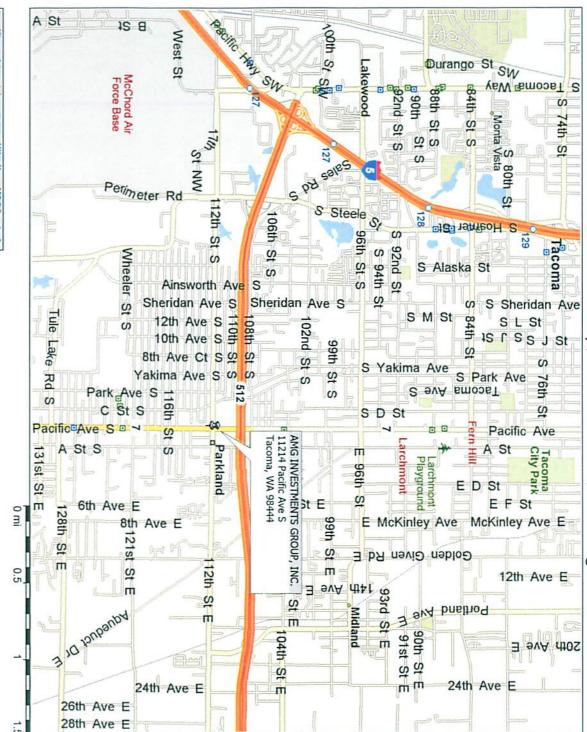
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Michael W. McGowan Licensed Hydrogeologist #1737

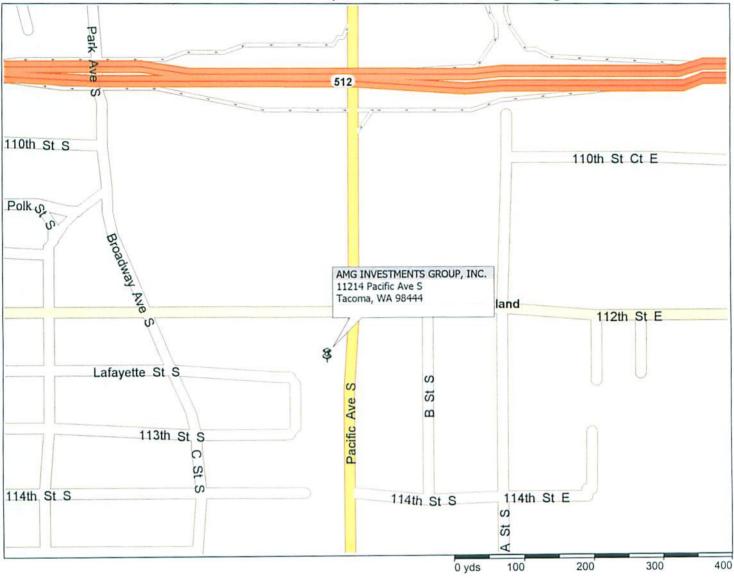


# AMG Investment Group, Inc. 1 Parkland, Washington



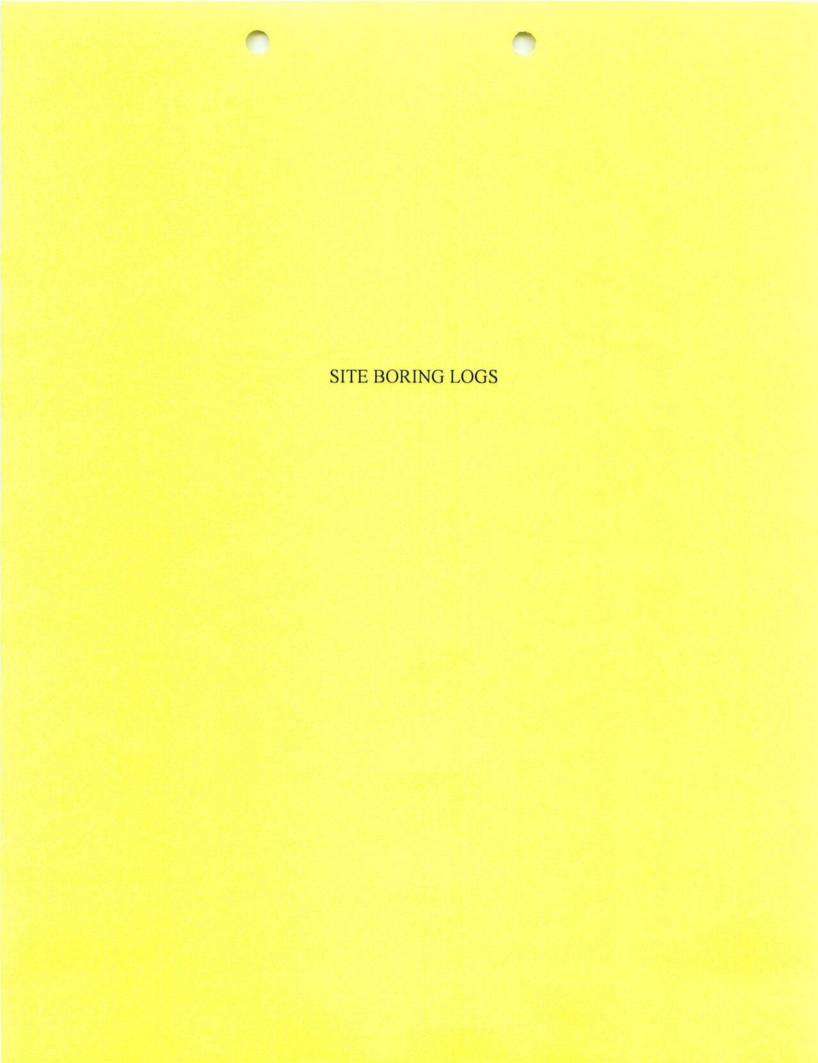


## AMG Investment Group, Inc. - Parkland, Washington



**Pushpins** 

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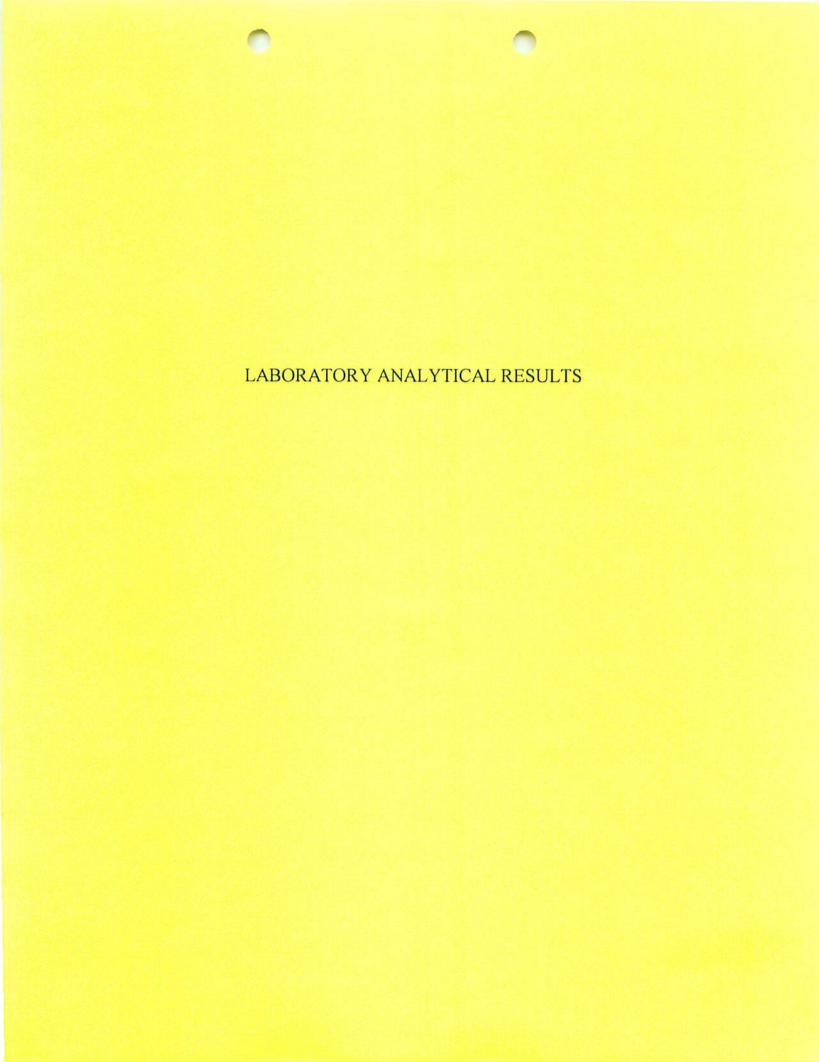
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				10-15' bgs: At 10 feet a grey silty sand with occasional gravel continues until 13 feet where drilling is terminated. No groundwater was encountered.		5-10' bgs: Dark brown silty sand with some gravel. The gravel is well rounded less abundant. AT 8 feet there is a tan silty sand with occasional gravel.		avel. Sand appears to well sorted. Possible		MW Number: Surface Elevation: Start Date: 10-4-13 End Date: 10-4-13	ion	Drillers Name: Cole  Borehole Diameter: Sampler Type:	Drilling Method: Augar	SB

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														Blow Counts PID/FID Readings	nt.):	-	
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	8 G G 1 1 1 1 5 5										Drilling terminated at 40 feet. Due to denseness no samples were collected. No groundwater was collected.		Due to denseness no samples were collected.	Soil Classification/ Description	Page 2 of 2		9: 4:



## **ESN NORTHWEST CHEMISTRY LABORATORY**

Aerotech Environmental Consultants AMG INVESTMENT Project Parkland, Washington ESN Northwest 1210 Eastside Street SE Suite 200 Olympia, WA 98501 (360) 459-4670 (360) 459-3432 Fax lab@esnnw.com

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

Sample	Date	Date	Surrogate	Diesel Range Organics	Lube Oil Range Organics
Number	Prepared	Analyzed	Recovery (%)	(mg/kg)	(mg/kg)
Method Blank	10/7/2013	10/7/2013	103	nd	nd
LCS	10/7/2013	10/7/2013	124	78%	
B-1-10	10/7/2013	10/7/2013	int	13,000	nđ
B-2-12	10/7/2013	10/7/2013	99	nd	nd
B-3-10	10/7/2013	10/7/2013	int	66,000	nd
B-4-30	10/7/2013	10/7/2013	109	nd	nd
Reporting Limits				50	100

<sup>&</sup>quot;nd" Indicates not detected at the listed detection limits.

ACCEPTABLE RECOVERY LIMITS FOR SURROGATE: 50% TO 150%

<sup>&</sup>quot;int" Indicates that interference prevents determination.

<b>ESN</b>	Environmental
NORTHWEST, INC.	Services Network

Olympia, Washington 98501

## **CHAIN-OF-CUSTODY RECORD**

E-Mail: info@esnnw.com

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1210 Eastside Street SE, Suit	te 200	)						PI	hone: 3	360-4	59-40	670											Website: www	w csnb	w rate

Fax: 360-459-3432

ESN	Environmental	
NORTHWEST, INC.	Services Network	

## **CHAIN-OF-CUSTODY RECORD**

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1210 Eastside Street SE, Suite 200 Olympia, Washington 98501 Phone: 360-459-4670 Fax: 360-459-3432 Website: www.esnnw.com

E-Mail: info@esnnw.com