

September 29, 2015

Mr. Scott Sorensen
WC Seattle II, LLC
1600 Rosecrans Avenue
Manhattan Beach, California 90266

Subject: Remedial Cost Estimate for Site Excavation and Soil Disposal
427 9th Avenue North
Seattle, Washington 98109
Partner Project Number: SM13-110311.7

Dear Mr. Sorensen:

Partner Engineering & Science, Inc. (Partner) has prepared the following Remedial Cost Estimate (RCE) for excavation and disposal of impacted soil, confirmation sampling, report preparation and regulatory agency documentation at the above-referenced property (Property / the Site). Partner obtained site-specific information based on a Partner *Phase I Environmental Site Assessment* Report (dated November 8, 2013), Partner's *Phase II Subsurface Investigation* Report (dated December 13, 2013) and Partner's Additional Subsurface Investigation Report (dated September 23, 2015). The project scope was strictly limited to the documents reviewed, Partner's experience at other sites, and Partner's experience with local regulators.

Property Description and Site History

The Partner reports identified above present a summary of the property description, site history, hydrogeologic setting, previous investigations, nearby groundwater monitoring data, and other data/information.

Approach for Remedial Response through Closure

Partner has prepared the table presented below summarizing assumed tasks and estimated costs associated with excavation of clean soil and soil impacted by volatile organic compounds (VOCs). The costs presume the following scope of work:

- Excavation oversight;
- Transportation and disposal of 2,685 tons of impacted soil at the Alaska Street Waste Management Facility;
- Confirmatory soil sampling;
- Regulatory agency documentation and processing; and
- Final report preparation.

Remedial Cost Estimate for Site Excavation and Soil Disposal


Project No. SM13-110311.7

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Assumptions

- The work will be performed under the oversight of the Washington Department of Ecology (DOE);
- The DOE oversight fees will be paid directly by WC Seattle II, LLC;
- The DOE will approve the Soil and Groundwater Management Plan (SGMP) for excavation and soil disposal activities;
- The excavation and other required permits will be obtained by WC Seattle II, LLC;
- Field activities including excavation and confirmatory sampling are anticipated to take 20 days;
- Heavy equipment used for excavation activities will be provided by the General Contractor and is not included in this estimate;
- The cost for removing clean soil from the site is not included in this estimate (clean soil is assumed to be acceptable for disposal at a recycling facility);
- This estimate includes the incremental cost in disposing of impacted soil at the Alaska Street Waste Management facility;
- A total of 65 soil samples will be collected and analyzed for volatile organic compounds (VOCs) in accordance with United States Environmental Protection Agency (EPA) Method 8260C;
- The total amount of soil to be disposed of off-site is estimated to be 14,300 cubic yards (16,100 tons);
- Transportation to the disposal facility will be via truck and trailer;
- Additional fees will apply if the waste is classified as RCRA hazardous;
- The estimates of soil requiring excavation and disposal, and calculation of impacted soil are based on the current dataset; additional data and/or negotiated cleanup levels will most likely alter these estimates;
- This RCE presumes groundwater remediation will not be required.

| Task | Work Item Description | Estimated Cost |
|------|--|------------------|
| 1 | Excavation Oversight | \$38,000 |
| 2 | Incremental cost for transportation and disposal of 2,685 tons of impacted soil at the Alaska Street Waste Management facility | \$154,500 |
| 3 | Confirmatory Soil Sampling | \$7,500 |
| 4 | Regulatory Agency Documentation and Processing | \$10,000 |
| 5 | Final Report Preparation | \$14,000 |
| | Estimated Total | \$224,000 |

Prepared by: 
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Limitations

Partner has provided this Remedial Cost Estimate (RCE) for anticipated excavation specific for contamination associated with releases to soil and/or groundwater as currently known to exist at the subject property. This RCE is not a quotation; a quotation for a specific scope-of-work should be obtained from Partner under separate cover. This RCE has been

generated with a sense of magnitude and includes site-specific data and Partner's experience at similar sites. Our site-specific understanding of the issues is supported with data provided by investigations/remedial actions conducted to date. This RCE is dependent on multiple factors and subsurface conditions that have not been fully defined at the time of preparation. This RCE may be based on information provided by others; the information is assumed to be correct and factual. Partner assumes no liability for errors or omissions contained within the provided information. This RCE is prepared under the Terms and Conditions of signed Proposal P13-110311.