



SoundEarth Strategies, Inc.
2811 Fairview Avenue East, Suite 2000
Seattle, Washington 98102

July 17, 2015

Mr. Dale Myers
Washington State Department of Ecology
3190 160th Avenue Southeast
Bellevue, Washington 98008

SUBJECT: SECOND QUARTER 2015 STATUS REPORT
SKS Shell Station Site
3901 Southwest Alaska Street
Seattle, Washington
Project Number: 0914-001

Dear Mr. Myers:

SoundEarth Strategies, Inc. (SoundEarth) is pleased to present the Washington State Department of Ecology (Ecology) with a 2nd Quarter status report for cleanup at the SKS Shell Station Site (SKS Site). The SKS Site is being cleaned up under Prospective Purchaser Consent Decree #13-2-27556-2, entered on July 29, 2013. The remediation of petroleum contaminated soil and groundwater associated with the SKS Site in compliance with the Decree and Chapter 173-340 Washington Administrative Code will be completed concurrently with the development of a five-story mixed-use building with two-levels of underground parking. Cleanup of the SKS Site is being coordinated with remedial activities currently underway at the adjacent Huling Brothers Property and Kennedy Family Limited Partnership Property, which are being managed separately under the Voluntary Cleanup Program.

Second Quarter Activities

SoundEarth continued the operation of the dewatering system at the SKS Site throughout most of the 2nd Quarter. The dewatering system removed 135,780 gallons of gasoline-impacted groundwater by system shut down on June 26, 2015. The dewatering system exceeded its goal of removing at least 3 pore volumes (75,000 gallons). In accordance with the approved Cleanup Action Plan, the water was transported to a Marine Vacuum Service facility where it was processed and recycled under the alternate fuels program. Waste water is treated at Marine Vacuum Service in accordance with a Centralized Waste Treatment Permit issued by King County METRO and solids are solidified and disposed of at permitted landfills.

Excavation and off-site disposal of petroleum contaminated soil (PCS) at the SKS Site began on April 2 and continued through June 4, 2015. PCS was excavated across most of the SKS Site to a depth of 28 feet, with a maximum occurring at a depth of 29.5 feet. Verification samples collected across the bottom of the excavation were either non-detect or well below Washington State Model Toxics Control Act (MTCA) Cleanup levels for gasoline, diesel, and benzene, toluene, ethylbenzene, and total xylenes. As expected, a few samples collected on the north and east sidewalls in the vadose zone areas adjacent to

the right-of-way contained gasoline and benzene above MTCA Method A levels. However, most of the samples collected from the north and east sidewalls were below MTCA cleanup levels.

In summary, all of the PCS within the boundary of the SKS Property has been removed, along with three 1950s-era underground storage tanks (USTs) that were discovered during excavation at the northwest corner of the SKS Property. The three USTs were removed in accordance with Ecology's UST regulations. Approximately 11,000 tons of "Class 3" petroleum impacted soil was excavated from the SKS Site and shipped to the Cemex Class 3 licensed treatment facility in Everett, Washington.

Project Schedule

The following summarizes the work conducted to date and the current schedule for anticipated reporting and monitoring work at the SKS Site:

<u>Cleanup Plan Task</u>	<u>Date</u>
UST Fuel Removal and Station Shutdown	Conducted: July 2013
UST Grading Plan Approval	Conducted: October 2013
Installation of Shoring for UST removal	Conducted: November 2013
UST System Cleaning and Removal	Conducted: December 2013
Submit UST Removal Report	Conducted: January 2014
Permitting for Wells	Conducted: May 2014
Master Use Permit	Conducted: June 2014
Install Dewatering Wells (8 wells)	Conducted: July 2014
Install West Bounding Well MW107 (post demolition)	Conducted: October 2014
SKS Shell Demolition and Hoist removal	Conducted: October - November 2014
Construct Dewatering System in Right-of-Way wells	Conducted: March 2015
Operate Dewatering System	Conducted: March – June 2015
Contaminated Soil Excavation and Confirmation Sampling	Conducted: March – May 2015
Removal of Three Previously Unknown USTs	Conducted: March 2015
Backfill Excavation and Install Membrane Barrier	Planned: July-August 2015
Submit UST Closure Report with Confirmation Data	Planned: August 2015
Chemical Oxidant Injection (ChemOx)	Planned: September 2015
Submit Interim Cleanup Action Report	Planned: September 2015
First Quarter Post Cleanup Groundwater Monitoring	Planned: October 2015
Groundwater Monitoring and Contingent ChemOx Injection	Planned: Sept. 2015 – Sept. 2016
Groundwater monitoring (as necessary)	Planned: 2016 to 2021

CLOSING

Please let me know if you would like to meet on site to observe any specific remedial activities. If you have any questions about the schedule and the cleanup activities, please contact me at 206-306-1900.

Respectfully,

SoundEarth Strategies, Inc.



Rob Roberts
Senior Scientist

cc: Mr. Brad Reisinger, Lennar Multifamily
Mr. Kelley Kohout, Lennar Multifamily
Mr. Ken Lederman, Foster Pepper PLLC
Mr. Phil Carmody, GID
Mr. Jason Sweatt, GID
Mr. Bill Joyce, Joyce Ziker Parkinson, PLLC
Mr. Dave Cook, GeoEngineers
Mr. Drew Imke, Washington State Department of Ecology