

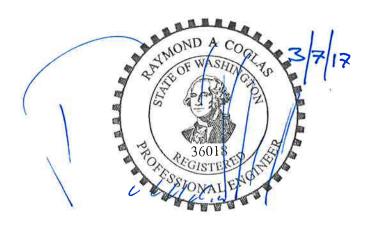
PREPARED FOR

CATHOLIC HOUSING SERVICES OF EASTERN WASHINGTON

March 3, 2017 Revised March 7, 2017

Ted W. Sykes

Environmental Senior Project Manager



Raymond A. Coglas, P.E.
Principal

MAINTENANCE & REPAIR PLAN LOT 7 OF THE SISTERS OF THE HOLY NAMES FINAL SHORT PLAT Z16-659FPLT 2752 WEST ELLIOTT COURT SPOKANE, WASHINGTON

ES-4332.01

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1.0 INTRODUCTION AND BACKGROUND

Earth Solutions NW, LLC (ESNW) has prepared this Maintenance & Repair Plan (M&R Plan) on behalf of Catholic Housing Services of Eastern Washington for Lot 7 of the Sisters Of The Holy Names Final City Short Plat z16-659FPLT, located at 2752 West Elliott Court in Spokane, Washington (subject property). The general location of the subject property is illustrated on Plate 1. Lot 7 consists of one irregular shaped tax parcel comprising a total of approximately 2.08-acres of land area. No building structures currently exist on Lot 7. Most recently, Lot 7 was partially used as a vegetation and construction debris waste landfill called the "New Landfill".

Historically, Lot 7 and the surrounding areas were part of the George Wright Military Reservation (Fort Wright) established in 1899. Fort Wright occupied over 1,000 acres, most of which was located north of Lot 7 and is currently developed with the Spokane Falls Community College. Lot 7 and the surrounding areas remained largely undeveloped during Fort Wright's operations; however, Fort Wright allowed the Spokane Gun Club to operate an outdoor shotgun skeet shooting range located immediately north of Lot 7 from 1919 to 1949. Fort Wright was transferred from the U.S. Army to the U.S. Air Force before closure as a military base in 1958. After closure, the Fort Wright property was divided and sold. Lot 7 and the surrounding forested areas were purchased by the Sisters Of The Holy names of Jesus and Mary in 1968.

Subsurface investigations conducted at Lot 7 and the surrounding areas between 2015 and 2016 confirmed that the historical use of Lot 7 as being adjacent to and part of a large outdoor skeet shooting range that impacted shallow soils with elevated levels of diesel and heavy oil range petroleum hydrocarbons, carcinogenic polycyclic aromatic hydrocarbons (cPAHs), and lead exceeding Washington Department of Ecology's (Ecology) Model Toxics Cleanup Act (MTCA) Method A unrestricted soil cleanup levels. Additionally, elevated levels of methylene chloride exceeding Ecology's MTCA Method A methylene chloride soil cleanup level was identified in one soil sample collected from Lot 7.

Between October 19, 2016 and November 8, 2016, the removal and off-site disposal of several tons of petroleum, lead, and methylene chloride impacted soil was completed throughout Lot 7 and the adjoining outdoor skeet shooting range north of Lot 7 (see Plate 2). The remediation program also consisted of the excavation and removal of petroleum and lead impacted soil from an existing sewer pipeline trench bisecting the northern skeet shooting range and Lot 7 and depositing the impacted soil at Lot 7 and capping the impacted soil with geotextile fabric and 6-feet of clean soil (referred to as the "CAP"). The location of the sewer pipeline trench is depicted on Plate 2.

This M&R Plan outlines procedures that will be used to monitor, repair, and maintain the long term performance of the CAP presently located on Lot 7.

1.1 Site Location

The subject property is located south of West Fort George Wright Drive and is surrounded on three sides by the Spokane River. Lot 7 consists of one tax parcel comprising a total of approximately 2.08-acres of land area. The address for Lot 7 is currently listed as 2752 West Elliott Court, Spokane, Washington. No building structures currently exist on Lot 7. Most recently, Lot 7 was partially used as a vegetation and construction debris waste landfill called the "New Landfill".

Sewer and water services are provided to the site by the City of Spokane. The surrounding land use consists primarily of land currently being developed for multi-family apartment use, Spokane Falls Community College, a covenant facility currently owned and operated by the Sisters Of The Holy Names of Jesus and Mary, single-family residential homes (located across the Spokane River), and undeveloped forested areas.

1.2 Site Geology and Hydrogeology

Based on our observations during the course of soil remediation activities between October 19, 2016 and November 8, 2016, soil conditions at Lot 7 consisted of silty sand and topsoil mixed with concrete rubble, vegetation debris, gravel, and varying sized rock cobbles at depths ranging between 1 to 15 feet below the ground surface (bgs). Groundwater was not encountered during site excavation and cleanup activities at Lot 7.

According to a March 17, 2016 Geotechnical Evaluation report prepared for Lot 7 and the surrounding Sisters of the Holy Names property by Inland Pacific Engineering Company (IPEC), groundwater is expected to be encountered within the Lot 7 area between 75 feet to about 95 feet bgs. Groundwater in the Lot 7 area occurs in an unconfined aquifer composed of unconsolidated sediment. Fluctuations in this flood gravel water table may occur seasonally in response to surface water recharge and precipitation. The inferred groundwater flow direction at Lot 7 is estimated to be towards the west, east, and south; towards the Spokane River.

2.0 PURPOSE OF MAINTENANCE AND REPAIR PLAN

The purpose of this document is to establish a Maintenance and Repair program to monitor and provide for the long-term performance of the CAP. M&R activities will generally include CAP inspections, documentation, and reporting. CAP inspections will be conducted annually to assess and document the integrity of the CAP.

3.0 CAP CONSTRUCTION

Between October 19, 2016 and November 8, 2016, Peck & Peck Excavating, Inc. (Peck & Peck) removed several tons of petroleum, lead, and methylene chloride impacted soil located throughout Lot 7 and loaded the waste soil into trucks that transported the soil to Waste Management's Graham Road landfill in Spokane, Washington (see Plate 2).

During impacted soil removal activities, heavy concentrations of clay pigeon debris mixed with soil was discovered in a sewer pipeline trench (that intersected between the former skeet shooting range and Lot 7). The depths of the clay pigeon debris appeared to coincide with the depths of the sewer pipeline which ranged between 6 to approximately 20 feet bgs. The section of pipeline that extended within the planned multi-family redevelopment north and west of Lot 7 (referred to as the "Northern Parcel") was excavated between November 1, 2016 and November 8, 2016 and the soil debris were deposited at the former New Landfill area of Lot 7 using a mechanical backhoe. In accordance with Ecology's request, a layer of geotextile fabric was then placed over all of the contaminated soil, followed by 6-foot thick clean soil cap (referred to as the "CAP"). See Appendix A for geotextile fabric specification. Plates 3 through 6 (with original plans included in Appendix C) include the lateral and vertical extent of contaminated soil placed on Lot 7 and the associated CAP that was installed to cover the contaminated soil.

4.0 MAINTENANCE ISSUES

Taking into account the location and construction of the CAP, the following are the anticipated possible maintenance issues:

4.1 Natural

Damage or wear to the CAP can occur from the following natural impacts:

- Wind / Rain Erosion The surface of the CAP is critical to maintain since it normally suffers the greatest impacts of weathering and the sun. Erosion and degradation can wear down the CAP surface.
- Vegetation Vegetation is important in maintaining the surface of the CAP and protecting it from erosion. Drought conditions, disease, or animal damage are potential impacts that can damage or degrade the vegetation cover on the CAP. Additionally, vegetation with deep root systems can puncture the geotextile and compromise the integrity of the CAP.
- Burrowing Animals The primary barrier the CAP provides over the soils is the geotextile layer. Despite the several feet of topsoil and geotextile it is possible that burrowing animals could dig down to the geotextile and breach it.
- Material Wear If the surface layer is degraded and the underlying materials are exposed, it is possible that they could suffer permanent damage or wear from ultraviolet (UV) exposure (geotextile) and erosion (cover soil layer blown or washed away).
- Settling subsurface settling can cause areas of ponded water or depressions in the capped area, leading to erosion.
- Earthquake If an earthquake, slide, or other geotechnical event occurs that significantly moves or damages the CAP by differential movement of the CAP layers or geotextile fabric, and causes a breach or other significant structural damage to the CAP system, repairs will be required.

4.2 Anthropogenic

Damage or wear to the CAP can be caused by people via the following:

- Vandalism Vandalism to the surface of the CAP can degrade or damage the CAP and require repairs.
- Traffic foot, bicycle, motorized, or other traffic on the CAP can cause erosion or damage the CAP.
- Geotextile overlaps adjacent property a portion of the geotextile overlaps onto the adjacent "Northern Parcel" (Tax Parcel 25116.2101). Care must be taken that this portion of the geotextile is not disturbed or damaged as this may damage the integrity of the CAP. If this occurs, repairs to the CAP may be needed.

Additional events or interactions at the site may adversely impact the CAP. If the CAP is damaged due to an event or interaction not discussed in the M&R Plan action will be taken to repair the CAP and the damage and repairs will be noted in the annual report submitted to Ecology. See Section 6.0 for further details concerning the annual report to be submitted to Ecology.

5.0 MONITORING AND REPAIR

The following sections provide guidance for the personnel responsible for monitoring and maintaining the CAP. Field personnel will gather and convey information regarding the current site conditions and functionality of the CAP components to engineering staff and management for evaluation. Monitoring tasks include, but may not be limited to:

- Visual observations, with written records logged in field notebooks or on specific forms;
 and
- Photo-documentation of CAP conditions with a still camera or video recorder.

5.1 Monitoring Plan

The CAP will be monitored once annually for five years. After five years the monitoring frequency can be re-evaluated and adjusted if Ecology and Catholic Housing Services of Eastern Washington determine it prudent. If natural or anthropogenic events that may damage the CAP occur between monitoring events the CAP should be inspected for damage and repairs should be made if necessary.

Results of monitoring events will be recorded on the CAP Inspection Checklist (see Appendix B) and will be included in annual Maintenance and Repair Reports (described in Section 6.0).

Routine monitoring of the CAP surface and surrounding area provides information regarding the overall performance of CAP components. Annual monitoring should be performed after peak stormwater runoff has occurred in the spring. A monitoring event at this time offers a good opportunity to observe vegetation and erosion conditions and to implement repairs, if necessary.

5.2 Site Monitoring Activities

To provide for accurate and thorough site monitoring, copies of the following documents should accompany monitoring personnel during site visits:

- A copy of this document;
- Prior photographs (for site visual comparisons);
- As-built construction plans and final photographs, and;
- Prior field monitoring reports/forms.

CAP monitoring observations are to be recorded on the Cap Inspection Checklist included in Appendix B. Visual monitoring is to be performed in a manner that allows for observation of the entire surface of the CAP. A serpentine walkover pattern, with no greater than 10 feet between passes, across the CAP surface is recommended. Monitoring staff are to look for the following indications that the integrity and function of the CAP may be compromised:

- Poor health of the vegetation, or significant changes (absence or large die-off) in the vegetation coverage;
- Vegetation with deep root systems establishing on the CAP area;
- Subsidence, surface grade (soil tensile) "cracking", or changes to final grading;
- The presence or evidence of standing water or ice on the surface of the CAP;
- Erosion of, or rill development in, topsoil on the CAP;
- Erosion of the surrounding property that affects, or may eventually affect the CAP, and;
- Holes, mounds, or other evidence of burrowing animals.

Growth density of different vegetation varies. Assessment of the general health of the vegetation must be taken into consideration. Excessive or lagging grass growth and/or the presence of new types of plants (i.e., shrubs, vines, trees, brush, etc.) must be reported. In order to make a reasonable comparison with prior visual monitoring events, the monitoring staff shall take, at a minimum, digital photographs of the CAP from all four sides from a distance sufficient to show the entire CAP area. Photographs from previous monitoring events should be used in the field to allow for a uniform comparison of past CAP conditions with the current conditions.

Subsidence is an important issue for the integrity of the CAP; monitoring staff should pay special attention to the condition of the grades, the formation of depressions, and to the presence or evidence of pooled water or ice, which may indicate an area of subsidence. As with the other information gathered during monitoring events, evidence of subsidence is to be documented for inclusion in annual Monitoring and Maintenance Reports. Additionally, timely notification to Ecology is to be made if there is confirmed or suspected subsidence. Visual evidence of subsidence, depression, or rise in the CAP grade shall be documented with digital photographs. The photographs should be taken up close and from a distance (and annotated) in order to show the location of the issue. The approximate dimensions of the subsidence, depression, or rise (length, width, depth) should be measured and recorded in the field.

When monitoring the CAP surface for evidence of erosion, special attention should be given to areas where water may converge or concentrate and at points along slopes where runoff water volume or velocity may increase. Observations of soil erosion should be photo-documented (with location information), and included in the annual report with a written description.

Burrowing animals may cause damage to the CAP by burrowing through the geotextile fabric and cover soil. Burrowing may also initiate surface or subsurface erosion by water or wind. Monitoring staff should be aware of, and able to identify, burrows and signs of burrowing animals. Timely notification to Ecology should be made if evidence of burrowing is observed. If evidence of burrowing animals is observed, proper steps need to be taken to alleviate the presence of these animals.

5.3 Repair Plan

Repairs will be designed and implemented to restore CAP to proper functioning conditions within 30 working days of initial identification, if feasible. Repairs required to address a breach in the geotextile fabric or a physical or safety hazard will be expedited and/or temporary measures will be implemented until a more permanent remedy can be designed and constructed.

5.3.1 Erosion of Protective Barrier

The protective CAP over the contaminated soil will be repaired when erosion or other disturbance penetrates greater than 25 percent of the original CAP thickness (greater than 1.5 feet) or indicate a mass movement of the CAP material. The eroded area will be backfilled to match adjacent undisturbed areas and the original CAP surface.

If the erosion/disturbance has penetrated the full thickness of the clean soil fill over the geotextile barrier and the soil under the geotextile barrier has begun to erode, then sampling and analysis will be performed downgradient of the eroded area to document that contaminated material is removed during repairs and that adjacent portions of the site have not been contaminated by the eroded contaminated soil. The CAP shall be reconstructed to its original specifications.

5.3.2 Vegetation

If inspections indicate the CAP has less than an estimated 75 percent cover or plants with deep root systems are beginning to establish on site, repairs will be conducted. Plants with deep root systems must be removed and damage to the cap, if any, repaired. Bare areas where plants with deep root systems have been removed, or areas of the CAP where vegetation is not establishing (if more than 25 percent of CAP area) will be re-seeded.

5.3.3 Settling/Ponded Water

Areas of settling/ponded water should be noted during CAP inspections. If these areas are persistent or cause erosion/damage to the CAP they should be re-graded to the original CAP surface elevation and graded in such a way that surface water will not pond on the CAP area.

6.0 REPORTING

Reporting requirements for this M&R Plan include an annual report submitted to Ecology. This report is described in this section. Required repair activities must be reported to Ecology as soon as practicable after being noted.

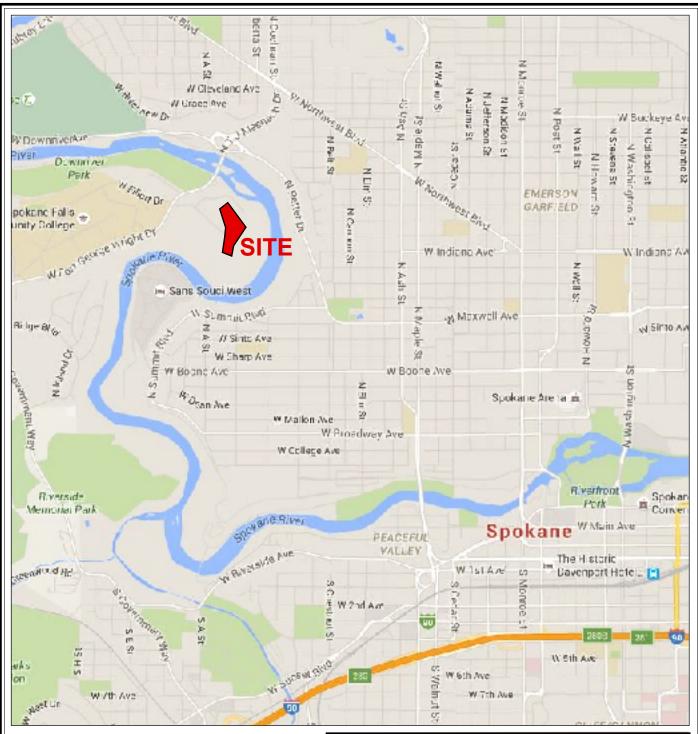
Monitoring event personnel employed or otherwise retained by the current property owner shall complete the CAP Inspections and associated inspection checklist (Appendix B) documenting the results of the monitoring events as prescribed in this plan, and the status of any repairs performed during the reporting period. These should be submitted to Ecology with the annual M&R reports, which should include:

- Completed CAP Inspection Checklist;
- Photographic log of CAP conditions;
- Brief summary of the CAP inspection activities and condition of the CAP; and
- Description of any repairs performed.

The reports shall be submitted to Ecology in early summer on an annual basis.

Plates

ES-4332.01



Reference: Spokane, Washington By Google Maps Dated 2016



NOTE: This plate may contain areas of color. ESNW cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.



Site Vicinity Map Lot 7 of Short Plat 216-659FPLT Spokane, Washington

Drwn. MRS	Date 02/23/2017	Proj. No. 4332.01
Checked TWS	Date Feb. 2017	Plate 1

By Google Maps Dated 2016

NOTE: This plate may contain areas of color. ESNW cannot be responsible for any subsequent misinterpretation of the information resulting from black & white reproductions of this plate.

Not - To - Scale

Approximate Extent of Petroleum and Lead Impacted Soil Remediation

Approximate Extent of Methylene Chloride Impacted Soil

LOT 7 & SEWER TRENCH PLAN Lot 7 of Short Plat 216-659FPLT 2752 West Elliott Court Spokane, Washington



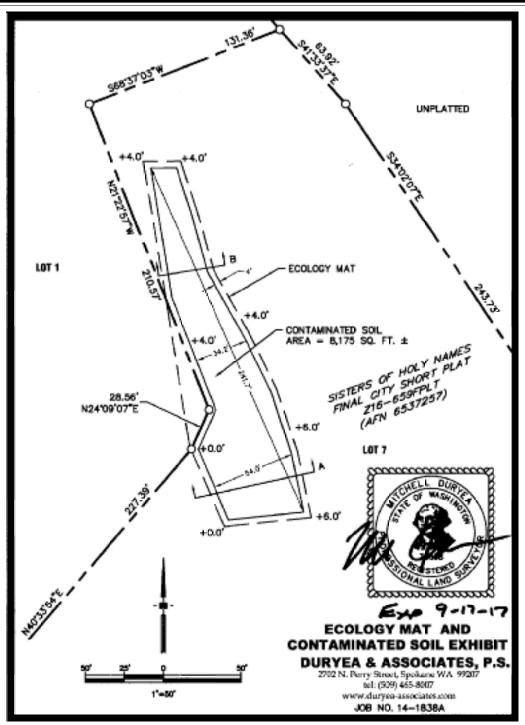
Drwn. By MRŚ

Checked By TWS

Date 03/02/2017

Proj. No. 4332.01

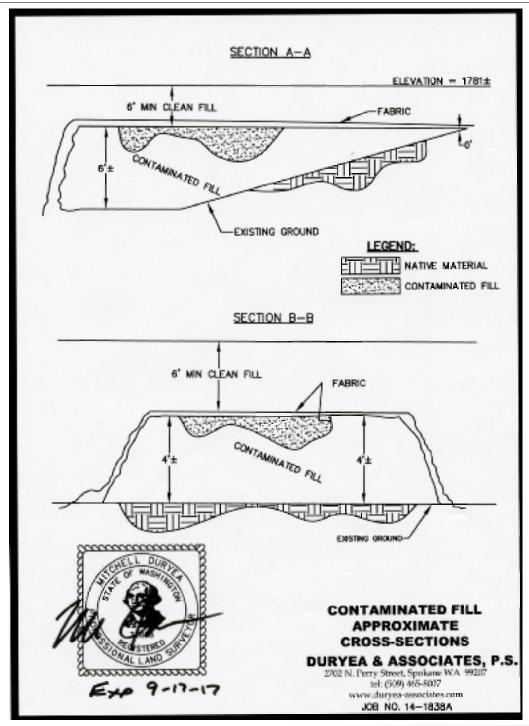
Plate 2





LOT 7 PLAN DISPLAYING LOCATION OF CONTAMINATED SOIL Lot 7 of Short Plat 216-659FPLT Spokane, Washington

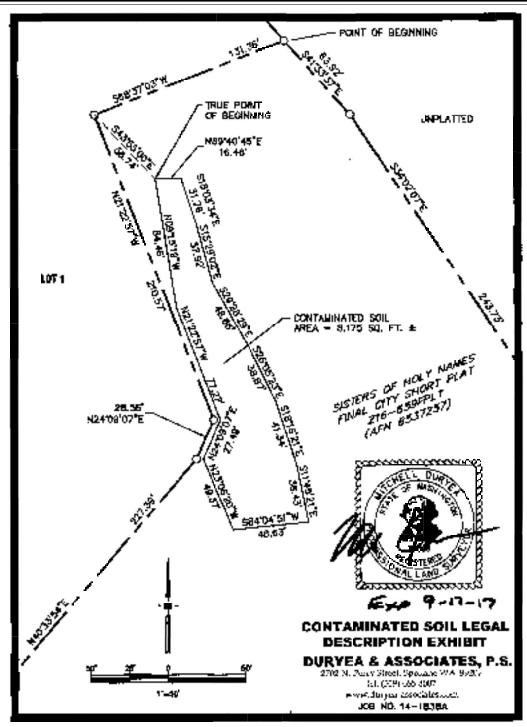
Drwn. MRS	Date 02/23/2017	Proj. No.	4332.01
Checked TWS	Date Feb. 2017	Plate	3





CROSS-SECTIONS OF CONTAMINATED SOIL Lot 7 of Short Plat 216-659FPLT Spokane, Washington

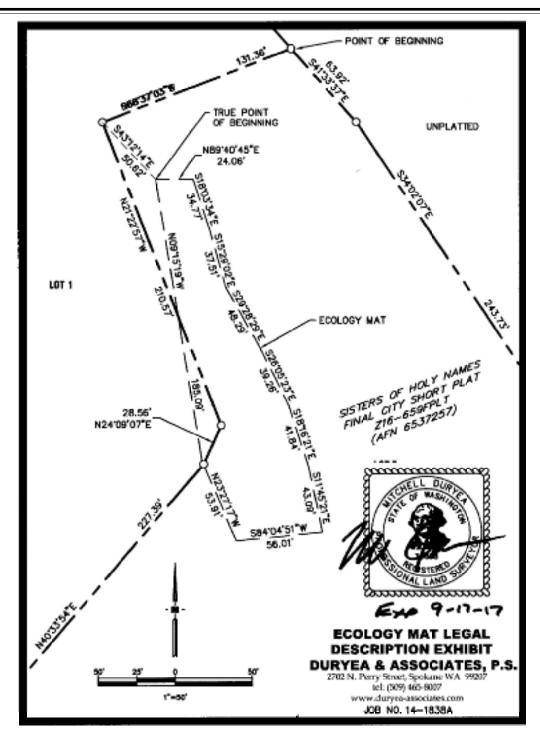
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Checke	d TWS	Date Feb. 2017	Plate	4





CONTAMINATED SOIL LEGAL DESCRIPTION Lot 7 of Short Plat 216-659FPLT Spokane, Washington

Drwn. MRS	Date 02/23/2017	Proj. No. 4332.01
Checked TWS	Date Feb. 2017	Plate 5





GEOTEXTILE FABRIC CAP LEGAL DESCRIPTION Lot 7 of Short Plat 216-659FPLT Spokane, Washington

Drwn. MRS	Date 02/23/2017	Proj. No. 4332.01
Checked TWS	Date Feb. 2017	Plate 6

January 3, 2017

Job No. 14-1838A

Contaminated Soil Legal Description

All that certain real property situate in the City of Spokane, County of Spokane, State of Washington being described as follows:

A portion of Lot 7 of Sisters of Holy Names Final City Short Plat Z16-659FPLT recorded September 22, 2016 under Auditor's File No. 6537257, Spokane County Records, and being more particularly described as follows:

BEGINNING at the North corner of said Lot 7, being hereinabove described; thence along the northwesterly line of said Lot 7 South 68°37'03" West 131.36 feet; thence leaving said northwesterly line of said Lot 7 South 43°55'00" East 56.74 feet to the TRUE POINT OF BEGINNING of this description; thence North 89°40'45" East 16.46 feet; thence South 18°03'34" East 31.76 feet; thence South 15°29'02" East 37.92 feet; thence South 29°28'29" East 48.66 feet; thence South 26°05'23" East 38.87 feet; thence South 18°16'21" East 41.34 feet; thence South 11°45'21" East 38.43 feet; thence South 84°04'51" West 48.63 feet; thence North 23°06'20" West 49.37 feet; thence North 24°09'07" East 27.49 feet; thence North 21°22'57" East 77.27 feet; thence North 09°15'19" West 84.46 feet to the said true point of beginning of this description, containing 0.187 acres of land, more or less.



January 3, 2017

Job No. 14-1838A

Ecology Mat Legal Description

All that certain real property situate in the City of Spokane, County of Spokane, State of Washington being described as follows:

A portion of Lots 1 and 7 of Sisters of Holy Names Final City Short Plat Z16-659FPLT recorded September 22, 2016 under Auditor's File No. 6537257, Spokane County Records, and being more particularly described as follows:

BEGINNING at the North corner of said Lot 7, being hereinbove described; thence along the northwesterly line of said Lot 7 South 68°37'03" West 131.36 feet; thence leaving said northwesterly line of said Lot 7 South 43°12'14" East 50.62 feet to the TRUE POINT OF BEGINNING of this description; thence North 89°40'45" East 24.06 feet; thence South 18°03'34" East 34.77 feet; thence South 15°29'02" East 37.51 feet; thence South 29°28'29" East 48.29 feet; thence South 26°05'23" East 39.26 feet; thence South 18°16'21" East 41.84 feet; thence South 11°45'21" East 43.09 feet; thence South 84°04'51" West 56.01 feet; thence North 23°27'17" West 53.91 feet; thence North 09°15'19" West 185.09 feet to the said true point of beginning of this description, containing 0.257 acres of land, more or less.



Appendix A Geotextile Fabric Data Sheet ES-4332.01



PRODUCT DATA SHEET

WINFAB 400N









WINFAB 400N is a needlepunched nonwoven geotextile manufactured using polypropylene fibers that are formed into a dimensionally stable network, which allows the fibers to maintain their relative position.

WINFAB 400N resists ultraviolet deterioration, rotting, and biological degradation and is inert to commonly encountered soil chemicals.

PROPERTY	TEST METHOD	MARV English	MARV Metric
Tensile Strength (Grab)	ASTM D-4632	100 x 100 lbs	445 x 445 N
Elongation	ASTM D-4632	50%	50%
CBR Puncture	ASTM D-6241	310 lbs	1380 N
Trapezoidal Tear	ASTM D-4533	45 x 45 lbs	200 x 200 N
UV Resistance (500 hrs)	ASTM D-4355	70%	70%
Apparent Opening Size (AOS)*	ASTM D-4751	70 US Std. Sieve	0.212 mm
Permittivity	ASTM D-4491	2.0 sec ⁻¹	2.0 sec ⁻¹
Water Flow Rate	ASTM D-4491	140 gpm/ft²	5704 lpm/m ²

^{*}Maximum Average Roll Valve

Notes:

Mullen Burst ASTM D-3786 has been removed. It is not recognized by ASTM D-35 on Geosynthetics.

Puncture ASTM D-4833 has been removed. It is not recognized by AASHTO M288 and has been replaced with CBR Puncture ASTM D-6241

PROPERTY	Typical English	Typical Metric
Roll Dimensions	12.5 x 360 ft 15 x 360 ft	3.81 x 109.8 m 4.6 x 109.8 m
Roll Area	500 yd² 600 yd²	418 m ² 502 m ²

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Appendix B

CAP Inspection Checklist

ES-4332.01

Sisters of the Holy Names Site

Cap Inspection Checklist

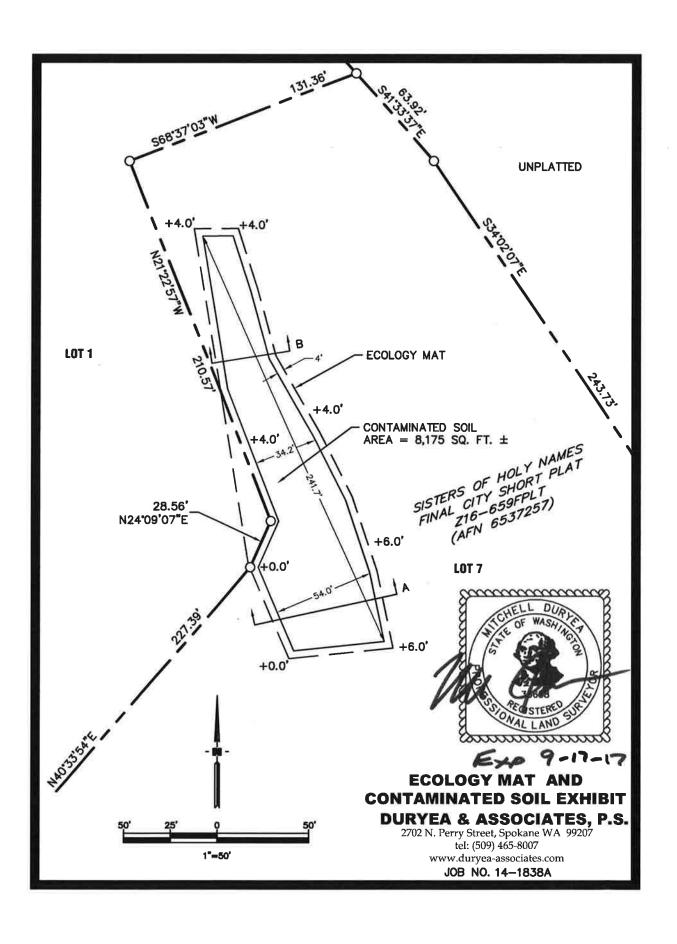
DATE OF INSPECTION:	INSPECTED BY:
TIME ARRIVED AT SITE:	TIME DEPARTED SITE:
CURRENT WEATHER:	TEMPERATURE:

ITEM	YES	NO	REMARKS
Erosion of or damage to cover soil more than two inches deep?			
Definable area lacking vegetation?			
Trees or other plants with deep root systems beginning to root?			
Geotextile exposed?			
Animal burrows in cover soil?			
Ponded water?			
Depressions in ground surface or other indications of settling?	-		
Other?			
Other?			
Other?			
Describe other site observation	ons or repai	rs made to	cap area in the space below.
	ž		

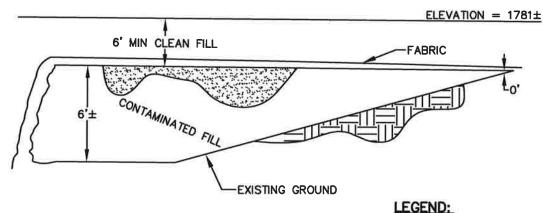
Appendix C

Contaminated Soil and Geotextile Fabric Cap Cross-Sections & Legal Descriptions

ES-4332.01



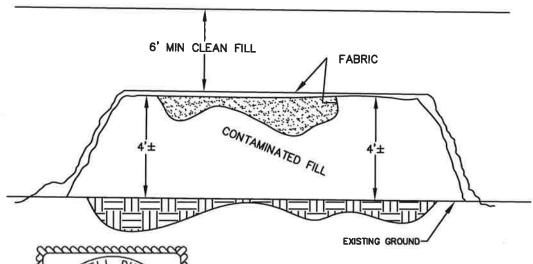
SECTION A-A



T NATIVE MATERIAL

CONTAMINATED FILL

SECTION B-B



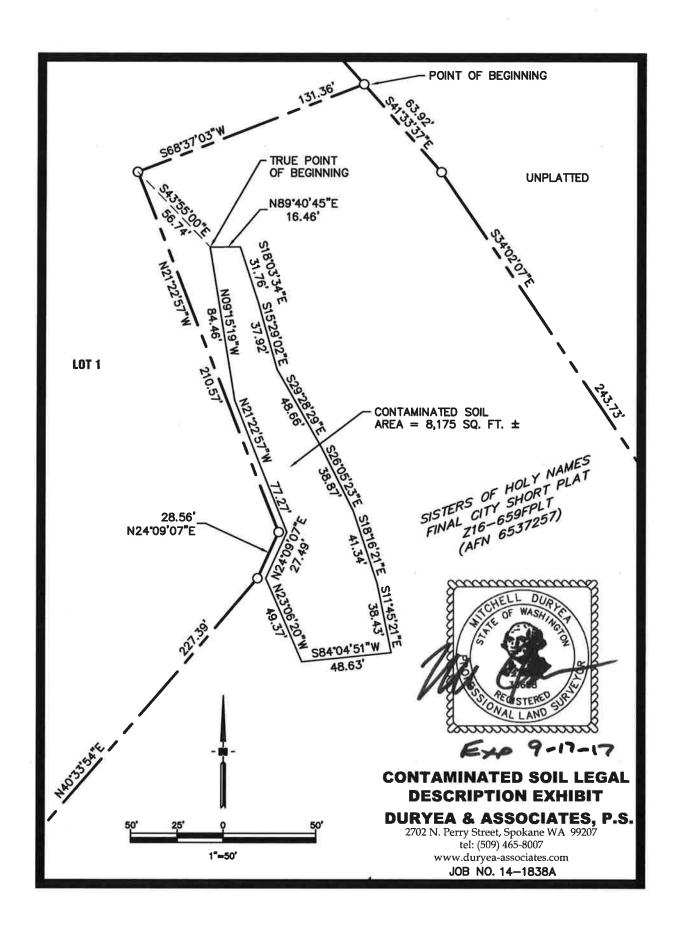


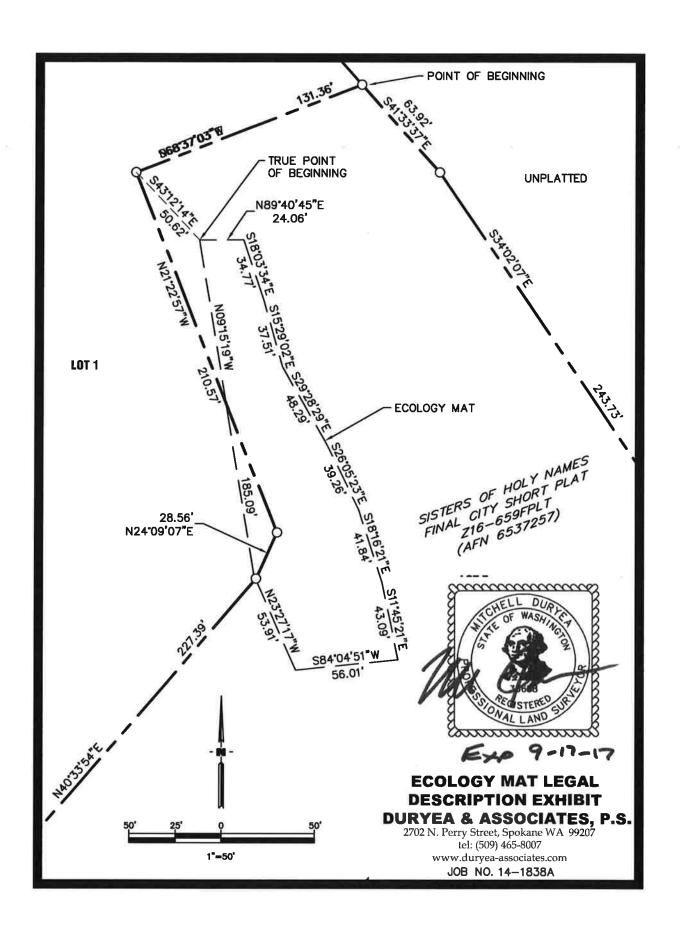
CONTAMINATED FILL APPROXIMATE CROSS-SECTIONS

DURYEA & ASSOCIATES, P.S. 2702 N. Perry Street, Spokane WA 99207 tel: (509) 465-8007

www.duryea-associates.com

JOB NO. 14-1838A





Distribution

ES-4332.01

EMAIL ONLY

Catholic Housing Services of Eastern Washington c/o Copper River Apartments, LLC 120 West Cataldo Avenue, Suite 100 Spokane, Washington 99201

Attention: Mr. John Fisher