City of Bothell™

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LETTER OF TRANSMITTAL

Date: October 13, 2016

Company: Department of Ecology
Attn: Sunny Becker NWRO Toxics
Address: Cleanup Program 3190 - 160th SE
Bellevue, WA 98008

From: Nduta Mbuthia, Project Engineer, Capital Projects Division

Attached please find: Electronic copy of:-

1) Residual Soil Excavation (TPH cleanup) work plan for Riverside Site (10/12/2016)

- ☐ For your information/files
- ☒ At your request
- ☐ Returned for correction
- ☐ Other:
- ☐ For your action
- ☐ Approved as noted
- ☐ Please return all copies

Comments: N/A

HWA GeoSciences Inc.

Geotechnical Engineering • Hydrogeology • Geoenvironmental Services • Inspection and Testing

October 12, 2016
HWA Project No. 2007-098-2044

Washington State Department of Ecology
3190 160th Ave SE
Bellevue, WA 98008

Attention: Sunny Becker

Subject: **Riverside Site**
Residual Soil Excavation Work Plan

Dear Ms. Becker:

This letter describes proposed additional remedial excavation activities at the Riverside Site, located in Bothell, Washington (Figure 1).

1.0 INTRODUCTION

1.1 BACKGROUND

This Work Plan is prepared for the Riverside Site with respect to residual petroleum impacted soils recently encountered at the Site during the performance of due diligence activities by a prospective developer of the EFG property. The Riverside Site currently consists of portions of undeveloped lots and public rights-of-way in Bothell, Washington. The City of Bothell (City) is currently the owner of the Riverside Site. An Agreed Order, number DE 6295, as amended in April 2010, was entered between the City and the Washington State Department of Ecology (Ecology).

Two phases of total petroleum hydrocarbon (TPH) soil cleanup, via excavation, have occurred at the Site. The first phase of TPH soil cleanup was conducted by a former property owner in 1992 with petroleum impacted soils excavated, treated on-site by bioremediation, and then returned to the excavation. Subsequent site investigations by the City confirmed the presence of petroleum impacted soils in the former excavation area and a second phase of TPH soil cleanup was conducted by the City in 2010, under a 2010 Interim Action Work Plan (Attachment A). Following these interim action soil cleanups, no areas with soils remaining above cleanup levels were identified.

In July 2016, Farallon Consulting (Farallon) completed a Limited Subsurface Investigation on the behalf of a prospective developer of the vacant lot (EFG) located on the northern portion of the Riverside Site. Soil samples collected from four borings indicated that residual petroleum impacted soils above MTCA Method A cleanup levels were present in one of the soil borings, FB-5, that was located near the southern border of the vacant lot (Figure 2). A soil sample collected

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from 10 feet below ground surface (bgs) in FB-5 exhibited gasoline-range total petroleum hydrocarbons (TPHg) at a concentration of 300 milligrams per kilogram (mg/kg). Oil-range TPH (TPHo) was detected below the cleanup levels in this soil sample, and diesel-range TPH (TPHd) and benzene were not detected above the laboratory detection limits. Soil cleanup levels established for the Site are MTCA Method A. The cleanup level for TPHg is 30 mg/kg. Petroleum hydrocarbons and benzene were not detected above cleanup levels in the sample collected from 5 feet bgs in boring FB-5. Petroleum hydrocarbons and benzene were all non-detect for the FB-5 soil sample collected from 12.5 feet bgs.

2.0 WORK PLAN

2.1 OBJECTIVE

The objective of this Work Plan is to remediate remnant petroleum impacted soils in the vicinity of Farallon boring FB-5. Because numerous confirmation samples and borings around this area meet cleanup levels, it is anticipated that only a small volume of petroleum impacted soils will be found and cleaned up.

2.2 KNOWN AND EXPECTED CONTAMINANTS

Based on background information and analytical data from previous studies conducted at the Site, Contaminants of Concern (COC) expected to be found in soils near boring FB-5 are petroleum hydrocarbons (gasoline).

2.3 PRE-EXCAVATION ACTIVITIES

Sampling and analysis procedures for the cleanup are outlined in the 2010 Interim Action Work Plan (Attachment A). Other procedures include:

- Identify all public and private underground utilities.
- Utilize the existing King County Industrial Waste Division permit for temporary discharge of contaminated water encountered and/or generated during excavation dewatering.
- Implement the existing Site Health and Safety Plan.
- Prepare waste profile documents for the transport and disposal of contaminated soil encountered during excavation.
- Retain an excavation contractor with experience in remedial excavation services. A pre-construction meeting with the excavation contractor will occur prior to remedial excavation activities.

2.4 EXCAVATION ACTIVITIES

- The work will commence immediately upon receiving Ecology's concurrence and approval to implement this work plan.

- HWA field personnel will be on-site during all excavation activities to inspect and field screen excavated soils to assist with determining if soils have been impacted by COCs. Field screening methods will include a photoionization detector to qualitatively estimate total volatile organic compounds and water sheen tests for longer chain petroleum hydrocarbons (TPHd and TPHo).

- The surficial soils (likely up to depths of approximately 5 feet bgs) will be segregated and stockpiled on-site under the direction of the HWA field staff. The stockpiled soils will be sampled and submitted to the analytical laboratory for petroleum hydrocarbons and benzene, toluene, ethylbenzene, and xylenes (BTEX) analysis for classification as contaminated soils or for soils suitable for reuse as backfill in the excavation.

- Any reuse of excavated soil should follow the guidelines of the Washington State Department of Ecology Guidance for Remediation of Petroleum Contaminated Sites (June 2016); specifically, the concentration limits for Soil Category 1 listed in Table 12.1 and Best Management Practices for Soil Category 1 listed in Table 12.2. As specified in the footnotes of Table 12.1, soil which contains oil-range petroleum hydrocarbons other than fuel oil "should be disposed of in a landfill." Note that reuse (backfilling excavation) for Soil Category 2 is not allowed within 10 feet of the observed groundwater table or below the highest anticipated water table. Therefore, because of shallow groundwater at Block EFG, no Soil Category 2 soil can be used as backfill.

- All suspected or apparent contaminated soils encountered will be loaded directly into trucks for transportation to the licensed disposal facility.

- HWA field personnel will collect sidewall and bottom confirmation soil samples at locations suspected to be free of petroleum hydrocarbon contamination or at concentrations below cleanup levels. These samples will be submitted to the analytical laboratory for petroleum hydrocarbon and BTEX analysis on an expedited basis. Analytical results for each confirmation sample will be used to confirm the soil quality at the limits of the excavation. Areas where soil confirmation samples exceed the MTCA Method A cleanup levels will be over-excavated until confirmation soil samples are below cleanup levels.

- Confirmation soil samples will be collected at the final excavation sidewalls and bottom, at locations and depths corresponding to FB-9 sample results; based on field screening results; and at a minimum sampling frequency of one sample per 200 square feet of excavation sidewall.

- Confirmation soil samples will be discrete, not composite, soil samples. For sidewalls less than 20 feet in length in an excavation 10 feet in depth, one soil sample will be collected from each sidewall for rectangular or triangular-shaped

excavations (i.e., an excavation 10 foot square would have 4 sidewall samples, not 2 samples based on 40 lineal feet and 10 foot depth).

- Once all petroleum hydrocarbon affected soils have been removed, the excavation will be backfilled with the stockpiled surficial soils (if structurally suitable as backfill) and clean imported backfill.

- Best management practices (BMPs) will be followed to prevent dirt and turbid storm water run-off from leaving the site. BMPs will include removing loose dirt from trucks and other vehicles leaving the Site, street sweeping, silt fences or straw bales (if needed).

2.5 BACKFILLING

After confirmation that cleanup levels have been met, the excavation will be backfilled to existing grade as follows:

1. Below the ground water table:
   a. Backfill with crushed surfacing base course (WSDOT Standard Specification 9-03.9(3)) at select locations as directed by Engineer.
   b. Controlled density fill (CDF), as directed by Engineer, per WSDOT Standard Specification 2-09.3(1)E.

2. Above the ground water table, backfill excavation to grade using either:
   a. Select Borrow, per WSDOT Standard Specification 2-03.3(14)K, compacted to Method B of WSDOT Standard Specification 2-03.3(14)C, i.e., 90 percent of maximum dry density as determined using test method ASTM D 1557 (Modified Proctor) below two feet bgs, and 95 percent of maximum dry density for the upper two feet.
   b. Previously excavated soils from the Site that were tested and found to meet Site cleanup levels, as directed by Engineer, per WSDOT Standard Specification 2-03.3(10), compacted to Method B of WSDOT Standard Specification 2-03.3(14)C.

Backfill material shall be placed and spread in layers not more than 10 inches in uncompacted thickness.

Backfill compaction will be tested for each lift shallower than 4 feet deep, or as conditions allow, at a minimum rate of one test every 200 cubic yards placed (80 x 80 x 10 inches), or one test per lift minimum. Testing will be per WSDOT Standard Specifications, 2-03.3(14)D Compaction and Moisture Control Tests.

2.6 REPORTING

The results and findings obtained from this residual soil cleanup will be compiled into a letter report which, upon receiving Ecology's concurrence, will subsequently be

incorporated into a revised version of the Remedial Investigation Report, Bothell Riverside Site, Bothell, Washington, and submitted to Ecology for review.

We appreciate the opportunity to provide our services to you on this project. Please feel free to call us if you have any questions or need more information.

Sincerely,
HWA GEOSCIENCES INC.

Nicole Kapise
Senior Environmental Geologist

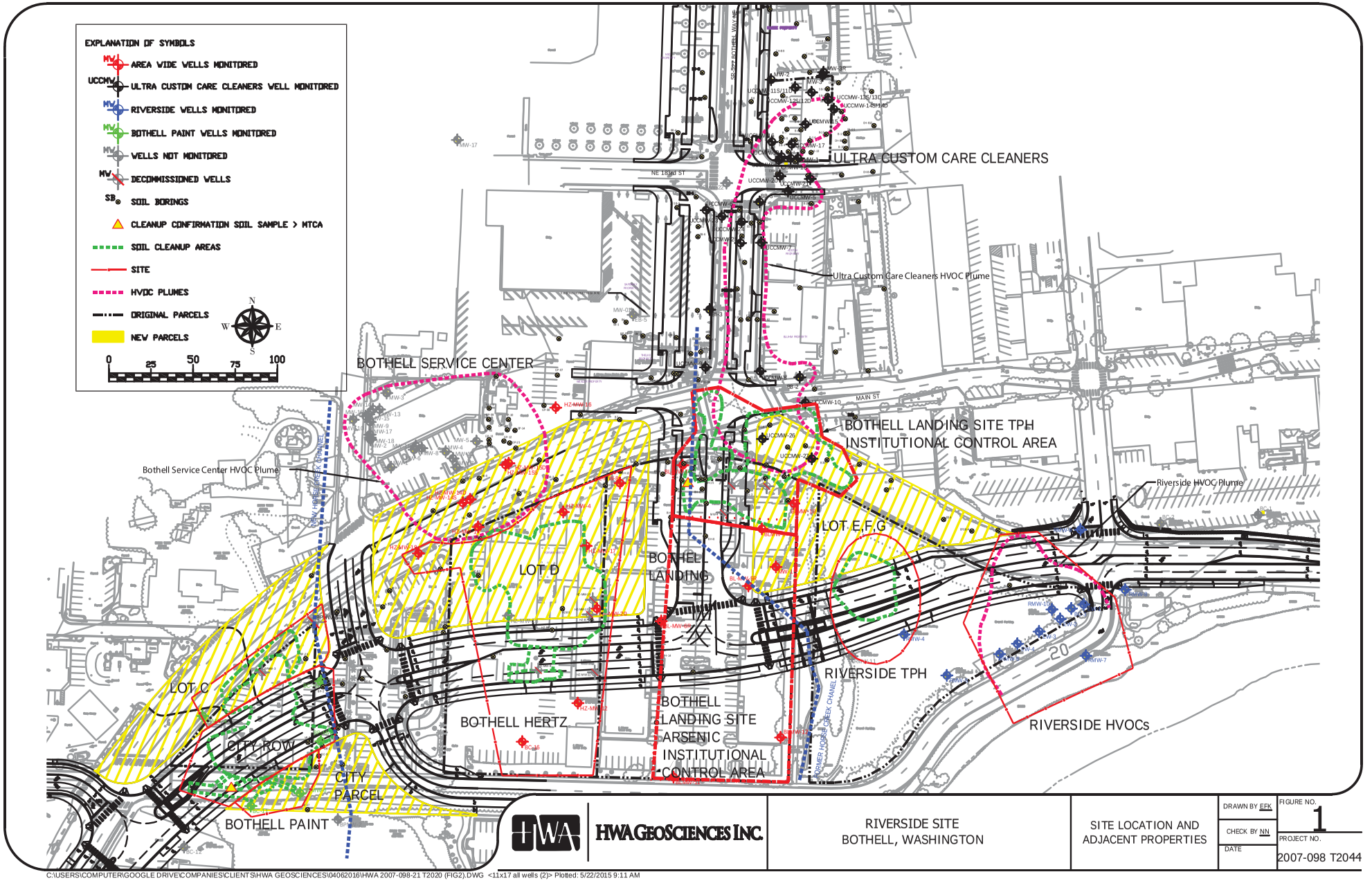
Arnie Sugar, LG, LHG
Principal Hydrogeologist

Figures:

Figure 1: Riverside Site Vicinity
Figure 2: Riverside Site Plan

Attachments:

Attachment A: 2010 Interim Action Work Plan
Attachment B: 2016 Farallon Consulting Limited Subsurface Investigation



HWA GEOSCIENCES INC.

RIVERSIDE SITE
BOTHELL, WASHINGTON

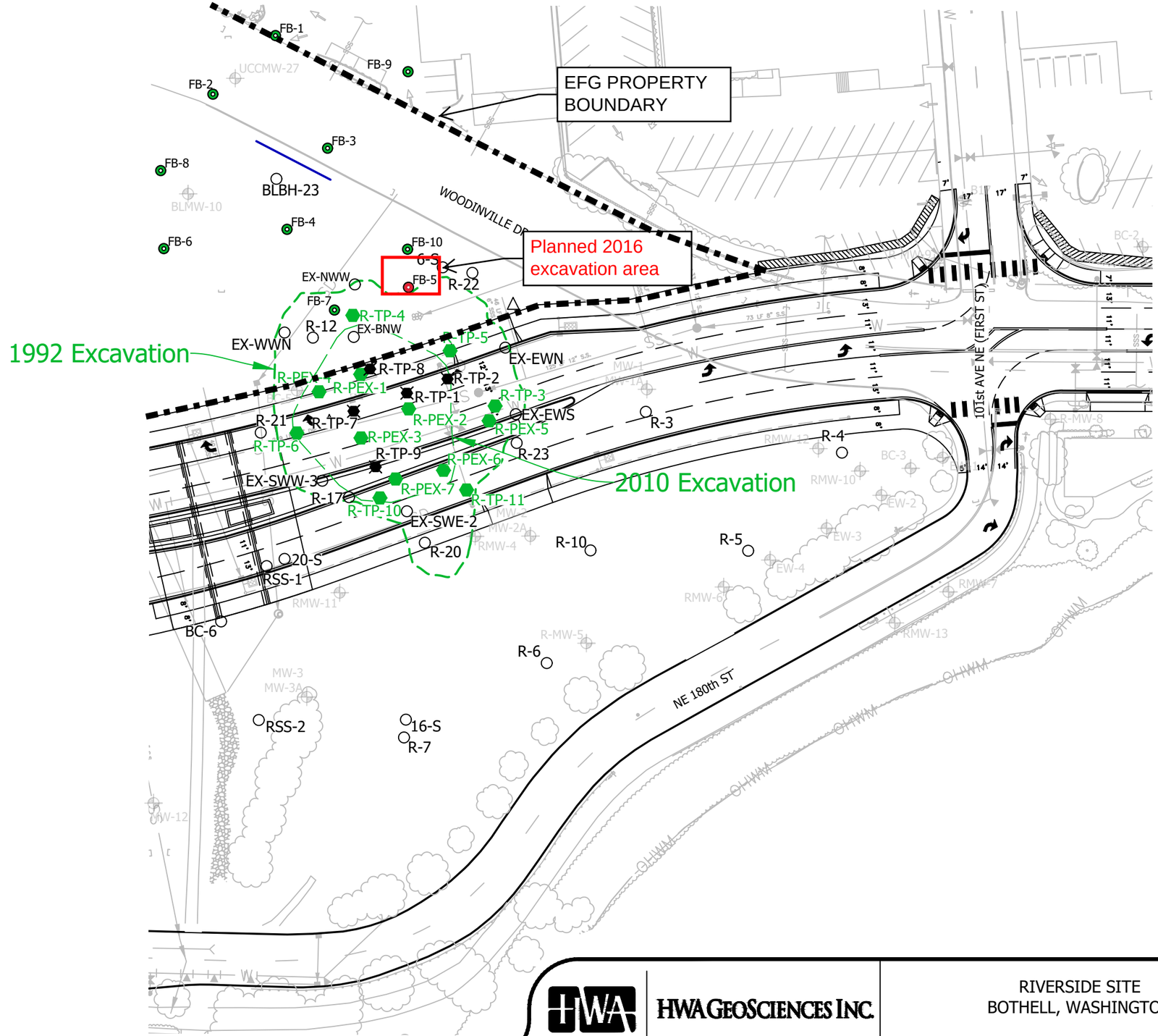
SITE LOCATION AND ADJACENT PROPERTIES

DRAWN BY EFK
CHECK BY NN
DATE

FIGURE NO. 1

PROJECT NO. 2007-098 T2044

C:\USERS\COMPUTER\GOOGLE DRIVE\COMPANIES\CLIENTS\HWA GEOSCIENCES\04062016\HWA 2007-098-21 T2020 (FIG2).DWG <11x17 all wells (2)> Plotted: 5/22/2015 9:11 AM



BASE MAP PROVIDED BY PARAMETRIX

HWA GEOSCIENCES INC.

RIVERSIDE SITE
BOTHELL, WASHINGTON

EXTENT OF INTERIM ACTION CLEANUP

DRAWN BY EFK
CHECK BY AS
DATE 09.23.16

FIGURE NO. 2

PROJECT NO. 2007-098 2044

S:\2007 PROJECTS\2007-098-22 BOTHELL CROSSROADS\CAD 2007-098\HWA 2007-098-21 T919 PSW.DWG <Fig 8 with FB> Plotted: 8/29/2016 2:19 PM

ATTACHMENT A

Interim Action Work Plan
Bothell Riverside Site
Revision No. 2

April 2010

Parametrix

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Interim Action Work Plan
Bothell Riverside Site
Revision No. 2

Prepared for

City of Bothell
9654 NE 182nd Street
Bothell, WA 98011

Prepared by

Parametrix
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April 2010 | 555-1647-019 (02/0312)

CITATION

Parametrix. 2010. Interim Action Work Plan
Bothell Riverside Site.
Revision No. 2. Prepared by Parametrix,
Bellevue, Washington. April 2010.

CERTIFICATION

The technical material and data contained in this document were prepared under the supervision and direction of the undersigned, whose seal, as a professional engineer licensed to practice as such, is affixed below.

Prepared by Blaine Hardy, PE

Checked by Scott Elkind, PE

Approved by Kenneth T. Fellows, PE

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TABLE OF CONTENTS

1. INTRODUCTION 1-1
1.1 PURPOSE 1-1

2. SITE CONDITIONS 2-1
2.1 SITE HISTORY 2-1
2.2 HUMAN HEALTH AND ENVIRONMENTAL CONCERNS 2-1
2.2.1 Soil 2-1
2.2.2 Groundwater 2-2
2.2.3 Summary of Contaminants of Potential Concern 2-2
2.2.4 Assessment of Risk 2-3

3. APPLICABLE STATE AND FEDERAL LAWS 3-1
3.1 APPLICABLE OR RELEVANT AND APPROPRIATE REQUIREMENTS 3-1
3.2 REMEDIATION LEVELS 3-1
3.3 REMEDIAL ACTION OBJECTIVES 3-1

4. REMEDIAL ALTERNATIVES SUMMARY 4-1
4.1 REMEDIAL ALTERNATIVE DEVELOPMENT 4-1
4.1.1 Alternative 1 – Natural Attenuation with Cap 4-1
4.1.2 Alternative 2 – Chemical Oxidation 4-1
4.1.3 Alternative 3 – Excavation and Off-Site Disposal 4-1
4.2 REMEDIAL ALTERNATIVES COMPARISON 4-2

5. PROPOSED INTERIM REMEDIAL ACTION 5-1

6. SCHEDULE 6-1

7. REFERENCES 7-1

TABLE OF CONTENTS (CONTINUED)

FIGURES

1-1 Site Vicinity

2-1 Site Plan

5-1 Proposed Interim Remedial Actions

TABLES

3-1 Potential Applicable or Relevant and Appropriate Requirements (ARARs)

4-1 Detailed Alternatives Analysis

APPENDICES

A Bothell Downtown Subarea Plan (Figure 1.1)

B Compliance Monitoring Plan

ACRONYMS AND ABBREVIATIONS

ARAR	applicable or relevant and appropriate requirement
Bgs	below ground surface
CFR	Code of Federal Regulations
City	City of Bothell
COPC	contaminant of potential concern
DCE	dichloroethene
Ecology	Washington State Department of Ecology
HVOC	halogenated volatile organic compound
IAWP	Interim Action Work Plan
mg/kg	milligrams per kilogram
MTCA	Model Toxics Control Act
PCE	tetrachloroethene
RAO	remedial action objective
RI/FS	remedial investigation/feasibility study
Site	Riverside site
SR	State Route
TCE	trichloroethene
TPH	total petroleum hydrocarbons
UST	underground storage tank
WAC	Washington Administrative Code

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1. INTRODUCTION

This Interim Action Work Plan (IAWP) is prepared for the Bothell Riverside site (Site) in Bothell, Washington (Figure 1-1). The IAWP is being conducted under Agreed Order DE 6295, as amended in April 2010, between the City of Bothell (City) and the Washington State Department of Ecology (Ecology). The purpose of the Agreed Order is to conduct a remedial investigation/feasibility study (RI/FS), submit a cleanup plan to address known soil contamination related to historical releases of hazardous substances at the Site, and implement interim remedial action(s).

The City currently owns the Site, a portion of which will accommodate the realignment of State Route (SR) 522, which is scheduled for construction in summer 2010. The interim remedial action will be implemented during the construction window of the roadway realignment project. Remnant portions of the property will be redeveloped as part of the City's overall Downtown Revitalization Plan. In general, remedial action approaches discussed in this document will address anticipated future property uses as envisioned in the Downtown Revitalization Plan. Figure 1.1 from the Bothell Downtown Subarea Plan is provided in Appendix A for reference. The figure shows proposed future land uses in the vicinity of the Site.

1.1 PURPOSE

This IAWP was completed per the Agreed Order and Washington Administrative Code (WAC) 173-340-380, Model Toxics Control Act (MTCA) (Ecology 2007). Under WAC 173-340-430, an interim remedial action is a remedial action that is technically necessary to reduce a threat to human health or the environment by eliminating or substantially reducing one or more pathways for exposure to a hazardous substance, that corrects a problem that may become substantially worse or cost substantially more to address if the remedial action is delayed, or that is needed to provide for completion of a site hazard assessment, RI/FS, or design of a remedial action.

The purpose of the IAWP is to present a general conceptual-level description of an interim remedial action to remediate petroleum hydrocarbon-contaminated soil at the site. The contaminated media at the site are described in detail in the draft RI/FS submitted by the City (Parametrix 2009). Any additional remedial action that may be required at the Site will be addressed as an additional interim remedial action and/or after the RI/FS is completed (see Section 2.2.3). The IAWP was developed using information obtained during Site investigations that began in 1990 and are ongoing. This IAWP includes the following:

- Applicable state and federal laws for the remedial action.
- Cleanup standards for each hazardous substance and for each medium of concern.
- A brief summary of the other remedial action alternatives evaluated in the draft RI/FS.
- A description of the proposed remedial action and a summary of the rationale used for selecting the proposed alternative.
- A schedule for implementation of the remedial action.

This IAWP also includes the Compliance Monitoring Plan (including a Sampling and Analysis Plan/Quality Assurance Project Plan) (Appendix B), which will be used during completion of interim remedial action at the Site. The Health and Safety Plan (submitted under separate cover) guidelines will also be followed.

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2. SITE CONDITIONS

This section summarizes the Site history and the human health and environmental concerns.

2.1 SITE HISTORY

The Site is located on the south side of SR 522, between downtown Bothell and the Sammamish River (Figure 2-1), and is approximately 2 acres. The property is currently undeveloped and used for parking.

Historical operations on this property included a gasoline service station, known as the "Flying A" station, located at the northwestern portion of the Site (SEACOR 1990). Site investigation work in the early 1990s discovered residual soil and groundwater contamination attributed to the service station operation. Restaurants were located in buildings on either side of the service station and a cabinet shop may have been located near the northeast corner of the property (SEACOR 1990; ECOSS 2008). The service station opened in 1946 (ECOSS 2008) and operated until the early 1960s (SEACOR 1990). The service station building was demolished some time after 1965. The station contained at least two 1,000-gallon underground storage tanks (USTs). The tanks were apparently removed before 1990 (SEACOR 1990). Various Site soil and groundwater investigations have taken place since 1990. For a more detailed discussion of the Site history, physical characteristics, and previous investigations, please see the draft RI/FS (Parametrix 2009).

2.2 HUMAN HEALTH AND ENVIRONMENTAL CONCERNS

The following sections include a discussion of the nature and extent of Site contamination to be addressed by the proposed remedial action, a summary of the Site contaminants of potential concern (COPCs), and an assessment of risk.

2.2.1 Soil

This section summarizes the nature and extent of soil contaminated with COPCs that will be addressed by the proposed remedial action.

2.2.1.1 Petroleum Hydrocarbons

As discussed in Section 2.1, several Site investigations were conducted between 1990 and 1993 to assess petroleum-related contamination associated with a former gas station. In 1991 and 1992, contaminated soil associated with petroleum release(s) was excavated from the Site. Post-excavation sampling results confirmed the removal of petroleum-contaminated soil exceeding MTCA Method A cleanup levels. The excavated material was treated on the Site and used as excavation backfill. Based on the results of sampling during the 2008 Phase II investigation (HWA 2008) and September 2009 RI/FS investigation, lube-oil-range petroleum hydrocarbons above MTCA Method A cleanup levels remain in the soil within the upper 4 feet of material used as backfill. The estimated horizontal extent of petroleum-contaminated soil is shown on Figure 2-1.

2.2.1.2 Metals

Limited sampling for metals was conducted within the former excavation area during the 2009 RI/FS investigation. A total of seven locations were sampled including borings R-12, R-16, R-17, R-19, R-20, R-21, and R-23. Samples were collected between 0 and 4 feet below ground surface (bgs). All samples were analyzed for MTCA metals, which includes arsenic, cadmium, chromium, lead, and mercury. None of the metals concentrations were above MTCA Method A cleanup levels.

Detected metals concentrations in soil were also compared to MTCA Ecological Indicator Soil Concentrations to assess soil quality. Lead, which exceeded the Indicator Concentration of 50 milligrams per kilogram (mg/kg), was detected in R-12 (54 mg/kg) and R-19 (55 mg/kg) within the 2- to 4-foot interval.

2.2.2 Groundwater

This section summarizes the nature and extent of groundwater contaminated with COPCs that will be addressed by the proposed remedial action.

2.2.2.1 Halogenated Volatile Organic Compounds

Historical and current groundwater samples collected from Site wells and borings were analyzed for halogenated volatile organic compounds (HVOCs). Tetrachloroethene (PCE) and breakdown daughter products such as trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), and vinyl chloride were detected in groundwater. PCE, TCE, and vinyl chloride exist in groundwater in both on-Site and upgradient wells at concentrations exceeding MTCA Method A cleanup levels.

During the 2009 RI/FS investigation, eight new monitoring wells were installed to better assess the nature and extent of the HVOC contamination previously identified. The wells were installed at depths ranging from approximately 22 to 42 feet bgs. Monitoring wells RMW-7, RMW-8, and RMW-9 were installed to better assess migration of the HVOC plume (see Figure 2-1). RMW-10 was installed to approximately 42 feet bgs and was completed in the lower portion of the water-bearing zone. During the 2009 RI/FS investigation, monitoring wells BC-3 and RMW-6 were the only wells on the Site showing PCE, TCE, and vinyl chloride at concentrations exceeding their respective MTCA Method A cleanup levels.

Based on the results from the 2008 Phase II and the 2009 RI/FS investigations, it appears that the HVOC groundwater contamination is related to an upgradient source. The presence of PCE daughter products indicates that natural biological degradation and attenuation of PCE are occurring in groundwater.

2.2.3 Summary of Contaminants of Potential Concern

Based on the draft RI/FS (Parametrix 2009), the primary COPC for soil to be addressed by the proposed interim action is:

- Heavy oil-range petroleum hydrocarbons

For groundwater, COPCs include:

- HVOCs

Characterization and remediation of the HVOCs in groundwater will be addressed in the RI/FS.

2.2.4 Assessment of Risk

Complete exposure pathways developed under the draft RI/FS (Parametrix 2009) for the COPCs include the following:

- Current/future industrial worker and future indoor commercial:
  - Inhalation of vapors from the subsurface (groundwater) in outdoor or indoor air
- Current/future construction/utility worker:
  - Incidental soil ingestion and dermal contact
  - Inhalation of vapors from soil in outdoor air
  - Inhalation of vapors or dermal contact with groundwater in a trench or excavation
- Current/future Site visitor and future residents (adult and child):
  - Incidental soil ingestion and dermal contact
  - Inhalation of vapors from the groundwater in outdoor or indoor air
- Ecological receptors:
  - Incidental soil ingestion and dermal contact
  - Inhalation of vapors from the groundwater in air while animals are in a burrow
  - Potential groundwater to surface water (Sammamish River) pathway.

Exposure to contaminants could occur via the complete exposure pathways described above. Based on the nature and the extent of contamination, current risks appear limited. The most likely exposure risk is to construction workers during soil-disturbing activities. Direct contact with soil by visitors or ecological receptors would be limited due to the presence of a gravel cover.

Based on the proposed future development, the human and ecological receptors would have limited risk of direct contact because the portion of the property containing contamination above regulatory standards would be covered by a roadway, buildings, or pavement.

Because of the presence of HVOCs in groundwater, the potential exists for migration of volatile chemicals from groundwater through soil to outdoor air. However, the duration of the potential exposure would be minimal, and actual risk would be low.

Currently, no buildings are located on the property, so vapor intrusion into indoor air is not an issue. However, if future development should include the construction of buildings, vapor intrusion and associated risks should be evaluated.

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3. APPLICABLE STATE AND FEDERAL LAWS

This section discusses the applicable state and federal laws for the interim action including applicable or relevant and appropriate requirements (ARARs), cleanup standards, and remedial action objectives (RAOs).

3.1 APPLICABLE OR RELEVANT AND APPROPRIATE REQUIREMENTS

Remedial actions under MTCA (WAC 173-340-710) require the identification of all ARARs. Potential ARARs were identified for each medium of concern in the draft RI/FS (Parametrix 2009). The applicable state and federal laws specific to the proposed remedial action are shown in Table 3-1.

3.2 REMEDIATION LEVELS

Based on the COPCs developed within the draft RI/FS, a list of specific hazardous substances and their associated remediation levels was developed. Applicable remediation levels for the Site were selected from WAC 173-340-720 through 173-340-760. A conservative approach was used to select standards that were most protective of human health and the environment for soil. The following soil remediation levels were selected for the Site:

- MTCA Method A Soil Cleanup Levels for Unrestricted Land Use (WAC 173-340, Table 740-1)

MTCA Method A cleanup standards are appropriate for soil because they are protective of human health and groundwater. Terrestrial ecological receptors will be protected under the future property development scenario, which includes the placement of pavement, buildings, and associated hardscape over the entire interim action footprint (refer to Figure 1-1 in Appendix A). The placement of these types of soil covers qualifies the interim action area for an exclusion from a terrestrial ecological evaluation under WAC 173-340-7491(1) (b). It is acknowledged that an institutional control is required for this exclusion.

For heavy oil-range petroleum hydrocarbons in soil, the MTCA Method A cleanup level of 2,000 mg/kg was selected for the interim action.

3.3 REMEDIAL ACTION OBJECTIVES

The following RAOs have been established for remediation alternatives:

- Achieve the soil cleanup standards for heavy oil-range total petroleum hydrocarbons (TPH) of 2,000 mg/kg.
- Reduce or eliminate human exposure through direct contact (incidental soil ingestion, skin contact with soil, and inhalation of vapors) with contaminated soil or groundwater that exceeds protective regulatory levels.
- Reduce or eliminate risks to ecological receptors from contaminated soil or groundwater.
- Use permanent solutions to the maximum extent practicable (which includes consideration of cost-effectiveness).
- Conduct proper management of contaminated groundwater that may be generated during remediation to ensure that potential exposure to the contaminated on-Site groundwater is reduced or eliminated.

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4. REMEDIAL ALTERNATIVES SUMMARY

This section summarizes remediation alternatives developed under the draft RI/FS (Parametrix 2009) in accordance with MTCA requirements and guidelines. The draft RI/FS is still undergoing Ecology review and comment.

4.1 REMEDIAL ALTERNATIVE DEVELOPMENT

Three remedial alternatives for petroleum-contaminated soil remediation were developed that meet the RAOs and MTCA requirements. Each alternative is summarized below.

4.1.1 Alternative 1 – Natural Attenuation with Cap

Soil Alternative 1 consists of maintaining the planned realignment of SR 522 directly over the existing soil contamination in order to eliminate exposure pathways associated with surface and subsurface soil.

Groundwater monitoring will be conducted for four quarters after realignment of the roadway is complete to verify the contaminated soil has not affected the groundwater in the area. In order to adequately monitor the area, an upgradient well will be installed and a total of 11 wells will be monitored.

The capital costs for Alternative 1 total $21,000 and the operations and maintenance costs total $79,000 for a total alternative cost of $80,000

4.1.2 Alternative 2 – Chemical Oxidation

The chemical oxidation alternative (Soil Alternative 2) will be implemented as an in situ remedial technology prior to the construction of the realignment of SR 522. RegenOx™ by Regenesis is the product proposed as the basis for Soil Alternative 2. A bench-scale treatability test will be conducted to help refine the full-scale treatment approach for Soil Alternative 2. This alternative would consist of mixing the RegenOx™ with the contaminated soil to a depth of 4 feet. The area to be treated is approximately 10,800 square feet. Confirmation soil sampling will be completed on the sidewalls and bottom of the excavation. After in situ treatment, the planned realignment of SR 522 will be constructed over the treated soil.

Groundwater monitoring will be conducted for four quarters after realignment of the roadway is complete to verify the contaminated soil has not affected the groundwater in the area. In order to adequately monitor the area, an upgradient well will be installed and a total of 11 wells will be monitored.

The capital costs for Alternative 2 total $464,000 and the operations and maintenance costs total $48,000 for a total alternative cost of $512,000

4.1.3 Alternative 3 – Excavation and Off-Site Disposal

Approximately 1,600 cubic yards or 2,500 tons of contaminated soil will be excavated with heavy equipment. The contaminated soil will be trucked to a permitted landfill. Confirmation soil sampling will be completed on the sidewalls and bottom of the excavation. The excavated area will then be backfilled with clean material.

The realignment of SR 522 will be constructed over the excavated area. Groundwater monitoring will be conducted for four quarters after realignment of the roadway is complete to verify the contaminated soil has not affected the groundwater in the area. In order to adequately monitor the area, an upgradient well will be installed and a total of 11 wells will be monitored.

The capital costs for Alternative 3 total $422,000 and the operations and maintenance costs total $48,000 for a total alternative cost of $470,000

4.2 REMEDIAL ALTERNATIVES COMPARISON

The three selected soil alternatives were compared in accordance with MTCA regarding the following criteria:

- Each of the alternatives would be protective of human health and the environment through a combination of physical barriers, contaminant destruction or removal, and compliance monitoring.
- Each of the alternatives would be in compliance with cleanup standards in that cleanup levels would be met at the points of compliance for soil.
- Each of the alternatives would be designed and implemented to meet the requirements of the ARARs.
- Each of the alternatives would conduct health and safety protection monitoring during implementation to ensure that the safety of workers, surrounding populations, and the environment are protected. Each of the alternatives would also provide performance and confirmation monitoring to confirm cleanup standards have been attained and to monitor the long-term effectiveness of the cleanup action.

Table 4-1 summarizes the comparison of the alternatives. Effectiveness was evaluated in terms of protectiveness and ability to achieve the RAOs. The implementability of the alternatives depends on their technical feasibility, the availability of required resources, and administrative feasibility. Public concern reflects the anticipated level of adverse public reaction to each alternative. Costs were developed based on Engineer's estimates and experience from past similar projects. Additional details appear in the draft RI/FS.

5. PROPOSED INTERIM REMEDIAL ACTION

Alternative 3, excavation and off-Site disposal, is the proposed interim remedial action for the Site. Approximately 1,600 cubic yards or 2,500 tons of contaminated soil will be excavated with heavy equipment (see Figure 5-1). The contaminated soil will be transported and disposed of in a Subtitle D landfill for final disposal. Confirmation soil sampling will take place on the sidewalls and bottom of the excavation. A total of 12 confirmation soil samples will be collected. The excavated area will then be backfilled with clean material.

The realignment of SR 522 will be constructed over the excavated area. The roadway construction will consist of a minimum of 4 inches of asphaltic concrete paving on top of a minimum of 12 inches of engineered subbase.

This proposed remedial action is protective of human health and the environment, attains federal and state requirements that are applicable or relevant and appropriate, complies with cleanup standards, meets the threshold criteria, provides a high likelihood of achieving the RAOs within a reasonable restoration time frame, and meets the additional performance criteria. Furthermore, the risks discussed in Section 2.2.4 are mitigated under the proposed remedial action because the action is expected to largely remove the contaminants to levels that are protective to receptors.

Groundwater monitoring will be conducted for four quarters after realignment of the roadway is complete to verify the removed contaminated soil has not affected the groundwater in the area. In order to adequately monitor the area, an upgradient well will be installed and a total of 11 wells will be monitored. It is recommended that the groundwater samples collected be analyzed for HVOCs during each quarterly event to provide an ongoing assessment of concentration trends. These data would aid potential future planning efforts regarding remediation of the upgradient HVOC sources. In addition to monitoring for HVOCs, any future Site development activities should include the proper management and disposal of contaminated groundwater generated by construction activities.

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6. SCHEDULE

The proposed remedial action is planned to be implemented during the construction window of the realignment of SR 522. Construction activities for the realignment of SR 522 are anticipated to begin during the second quarter of 2010including the excavation, removal and disposal of contaminated soil and backfill in the remediation areas. The environmental remediation activities will commence within 90 days of the start of construction.

Groundwater monitoring in the area of the excavation will be conducted for 1 year after the completion of the SR 522 realignment to verify the soil contamination has been removed and remediation levels for Site contamination have been met.

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FIGURES

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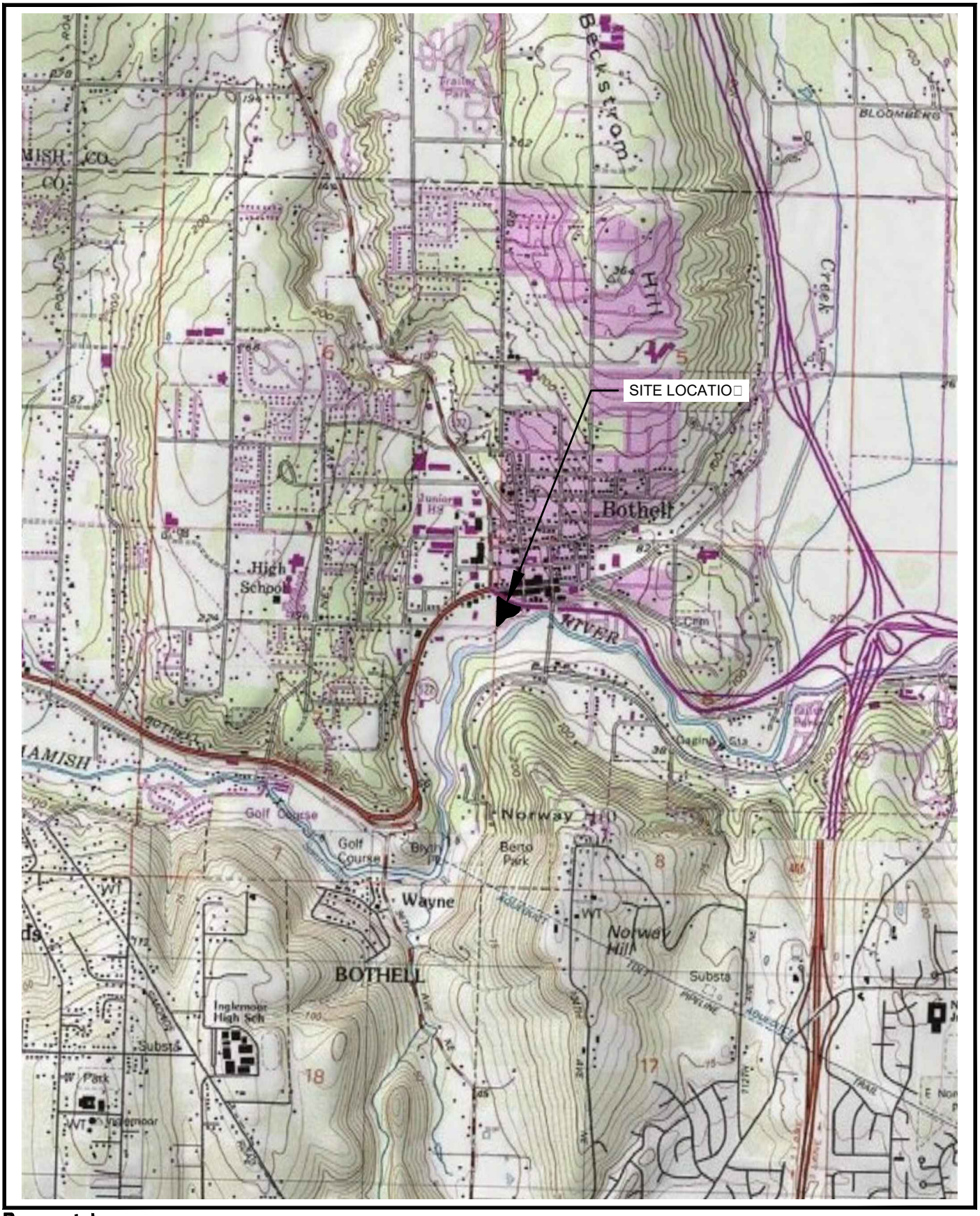

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Image Source: USGS Bothell Quadrangle 1981

Figure 1-1
City of Bothell
Bothell Riverside Site
Site Vicinity

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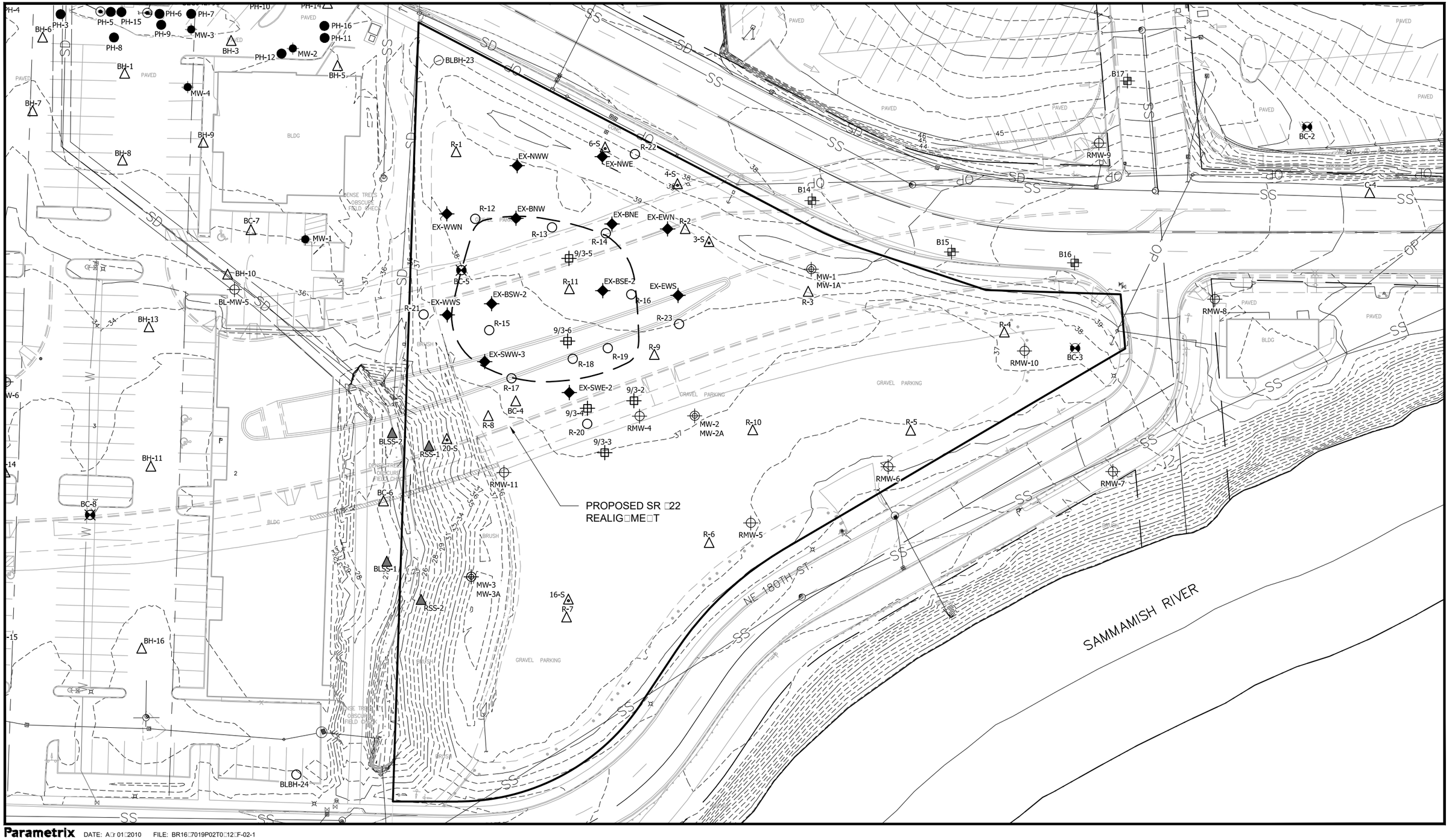

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- CDM 2009 ROW BORI□G LOCATIO□S
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Figure 2-1
City of Bothell
Bothell Riverside Site
Site Plan

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PROPOSED □EW
MO□ITORI□G WELL

PROPOSED AREA
OF SOIL REMEDIATIO□

PLA□□ED SR □22
REALIG□ME□T

RMW-9
RMW-8
RMW-10
BC-3
RMW-4
RMW-11
RMW-6
RMW-7
RMW-5
BC-5

NE 180TH ST.

SAMMAMISH RIVER

PAVED
BLDG
GRAVEL PARKING
BRUSH
DENSE TREES OBSCURE FIELD VIEW

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Figure 5-1
City of Bothell
Bothell Riverside Site
Proposed Interim Remedial Action

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TABLES

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Table 3-1. Potential Applicable or Relevant and Appropriate Requirements (ARARs)

ARAR	Applicability
Soil	
Model Toxics Control Act (WAC 173-340-740, -747)	MTCA cleanup levels are applicable to Site soil.
Groundwater	
Model Toxics Control Act (WAC 173-340-720)	MTCA cleanup levels are applicable to Site groundwater.
Surface Water	
Model Toxics Control Act (WAC 173-340-730)	MTCA cleanup levels are applicable for the Site if remedial activities cause a release to surface water.
Air	
Washington Clean Air Act and Implementing Regulations (WAC 173-400; WAC 173-460; WAC 173-490)	Applicable for excavation activities.
Model Toxics Control Act (WAC 173-340-750)	MTCA cleanup levels are applicable to the Site if remedial activities cause a release to air.
Miscellaneous	
Protection of Wetlands, Executive Order 11990 (40 Code of Federal Regulations [CFR] Part 6, Appendix A)	This Act would be potentially applicable to remedial activities at the Site.
Native American Graves Protection and Repatriation Act (43 CFR Part 10)	This Act is applicable to remedial actions at the Site because it is possible that the disturbance of Native American materials could occur as a result of work in the subsurface excavations at the Site. Such materials are not known to be present at the Site, but could be inadvertently uncovered during soil or sediment removal.
National Historic Preservation Act (36 CFR Parts 60, 63, and 800)	This Act is applicable to subsurface work at the Site. No such sites are known to be present in the area.
Washington Hazardous Waste Management Act (WAC 173-303)	This regulation is applicable to handling of contaminated media on the Site. The contamination policy allows contaminated media to be consolidated within the same area of a site without triggering Resource Conservation and Recovery Act or Washington dangerous waste regulations.
Department of Transportation of Hazardous Wastes (49 CFR 105 – 180)	Applicable to remedial activities that involve the off-site transportation of hazardous waste.
Washington Solid Waste Handling Standards (WAC 173-350)	These regulations are applicable to solid nonhazardous wastes and are relevant and appropriate to on-site remedial actions governing contaminated media management.
Washington Water Well Construction Act Regulations (WAC 173-160)	These regulations are potentially applicable to the installation, operation, or closure of monitoring and treatment wells at the Site.

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Table 4-1. Detailed Alternatives Analysis

Alternative	Description	Effectiveness	Implementability	Public Concern	Estimated Cost
1. Natural Attenuation with Cap	Leave contamination in place. Monitor groundwater biannually for a minimum of 10 years.	Medium	High	Medium	$80,000
2. In Situ Chemical Oxidation	Treat contamination in situ using soil mixing, and chemical oxidation. Monitor groundwater quarterly for 1 year.	Medium	Medium	Medium	$512,000
3. Excavation and Off-Site Disposal	Excavate and remove contaminated soils. Monitor groundwater quarterly for 1 year.	High	Medium	Low	$470,000

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APPENDIX A

Bothell Downtown Subarea Plan (Figure 1.1)

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C. The Envisioned Future Downtown

This section provides an overview of the desired physical outcomes intended to result from implementing the combined regulations and planned public actions contained in this Plan.

The Downtown Subarea is composed of a multitude of privately held properties and miles of public rights-of-way under public ownership. The overarching purpose of the Downtown Plan is to orchestrate investment in changes made to this multiplicity of properties to produce greater value than any separate development could achieve, by providing a common purpose that all investors can rely upon, contribute to, and derive value from. This section describes the common purpose to which all investments shall be directed: a vision of the future that is sufficiently specific to provide a common purpose, yet broad enough to respond to opportunities and to the changes in the marketplace that will inevitably arise.

Note: The specific outcomes described and illustrated in this section are not part of the formal regulating code, and new development proposals will not be required to mimic the specific designs presented in the illustrations.

Fig. 1.1 A vision of potential future development in downtown Bothell showing one scenario focusing on redevelopment in the core area

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APPENDIX B

Compliance Monitoring Plan

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TECHNICAL MEMORANDUM

Date:	April 2, 2010
To:	City of Bothell Project File
From:	Scott Elkind
Subject:	Bothell Riverside Interim Action Compliance Monitoring Plan
cc:	Ken Fellow Steve Fuller
Project Number:	555-1647-019 (02/0312)
Project Name:	Bothell Riverside IAWP

INTRODUCTION

In conjunction with the realignment of State Route (SR) 522 and the southward extension of SR 527, the City of Bothell (City) is redeveloping the City's downtown core, which includes the Bothell Riverside Site (Site). The Site is currently under Agreed Order (AO) No. 6295 with the Washington State Department of Ecology (Ecology) to perform a Remedial Investigation/Feasibility Study (RI/FS), implement interim cleanup action(s), and develop a cleanup action plan (CAP) that will address known contamination, related to historical releases of hazardous substances at the site. Excavation of contaminated soils is to take place in compliance with the AO as an Interim Action (IA) for the remediation of petroleum-hydrocarbon-contaminated soils and groundwater at the site. The IA will be implemented during the construction window of the roadway realignment project. Remnant portions of the property will be redeveloped as part of the City's overall Downtown Revitalization Plan. At the current time, the IA for the Site is planned to consist of the following:

- Source removal by excavation of contaminated soils.
- Quarterly groundwater monitoring.

This Compliance Monitoring Plan (CMP) has been prepared in accordance with Washington Administrative Code (WAC) 173-340-410, Compliance Monitoring Requirements. The CMP will be used to:

- Ensure contaminated soil exceeding appropriate cleanup standards is removed during the IA through sampling of the excavation sidewalls and bottom.
- Ensure IA activities are conducted in a safe manner.
- Confirm the effectiveness of the IA through groundwater monitoring following completion of the IA.

There are three types of compliance monitoring: protection, performance, and confirmational monitoring. A description of each is presented in the following sections.

PROTECTION MONITORING

The purpose of protection monitoring is to confirm that human health is adequately protected during construction. Health and safety protocols, including monitoring requirements, are specified in the site-specific health and safety plan (HASP). The HASP has been completed as a separate document.

PERFORMANCE MONITORING

The purpose of performance monitoring is to confirm that the IA has attained appropriate cleanup standards. For the Site, this will include the collection of soil samples from the sidewalls and bottom of the excavation to confirm complete removal of contaminated soil during the IA and collection of soil stockpile samples to help determine proper disposal and/or re-use options. Sample collection procedures, required chemical analyses, and other requirements for performance monitoring are presented in the Compliance Monitoring Quality Assurance Project Plan (CMQAPP) included as Attachment 1 to this technical memorandum. The CMQAPP includes the appropriate cleanup levels necessary to assess soil quality and evaluate the need for continued excavation to achieve the necessary cleanup goals.

CONFIRMATIONAL MONITORING

The purpose of confirmational monitoring is to confirm the effectiveness of the soil IA. This will be accomplished by conducting four quarters of groundwater monitoring following completion of the soil IA. Groundwater purging and sample collection procedures, required chemical analyses, and other requirements for confirmational monitoring are presented in the CMQAPP included as Attachment 1 to this technical memorandum.

ATTACHMENT 1

Compliance Monitoring Quality Assurance Project Plan

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Compliance Monitoring Quality Assurance Project Plan Bothell Riverside Site
Revision No. 2

Prepared for

City of Bothell
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Bothell, WA 98011

Prepared by

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April 2010 | 555-1647-019 (02/0312)

CITATION

Parametrix. 2010. Compliance Monitoring Quality Assurance Project Plan Bothell Riverside Site. Revision No. 2. Prepared by Parametrix, Bellevue, Washington. April 2010.

CERTIFICATION

The technical material and data contained in this document were prepared under the supervision and direction of the undersigned.

Prepared by Scott Elkind, PE

Checked by David Dinkuhn, PE

Approved by Ken Fellows, PE

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TABLE OF CONTENTS

1. INTRODUCTION 1-1

2. PROJECT ORGANIZATION AND MANAGEMENT 2-1

2.1 PROJECT ORGANIZATION 2-1
2.2 PROBLEM DEFINITION/BACKGROUND 2-1
2.3 TASK DESCRIPTION 2-2
2.4 QUALITY OBJECTIVES AND CRITERIA 2-5
2.4.1 Data Quality Objectives 2-5
2.4.2 Data Quality Indicators 2-6
2.5 SPECIAL TRAINING AND CERTIFICATION 2-6
2.6 SAMPLING DOCUMENTATION AND RECORDS 2-7
2.6.1 Field Logs and Forms 2-7
2.6.2 Photographs 2-7
2.7 REPORTING 2-8

3. SAMPLING PROCESS DESIGN 3-1

3.1 SAMPLING PROCESS DESIGN 3-1
3.1.1 Excavation and Soil Removal 3-2
3.1.2 Groundwater Monitoring 3-6
3.1.3 Remediation Levels 3-6
3.2 SAMPLING METHODS AND PROCEDURES 3-6
3.2.1 General Sampling Procedures 3-6
3.2.2 Summary of Sample Media, Numbers, and Analyses 3-7
3.2.3 Sample Containers, Preservation, and Holding Times 3-7
3.2.4 Field Screening 3-8
3.2.5 Monitoring Well Installation, Development, and Sampling 3-8
3.2.6 Decontamination Procedures 3-9
3.2.7 Investigation-Derived Waste 3-9
3.3 SAMPLE HANDLING AND CUSTODY 3-9
3.3.1 Sample Identification and Labeling 3-9
3.3.2 Sample Storage, Packaging, and Transportation 3-10
3.3.3 Sample Custody 3-10
3.4 ANALYTICAL METHODS 3-11
3.5 QUALITY ASSURANCE/QUALITY CONTROL 3-11
3.5.1 Field Methods 3-11
3.5.2 Laboratory Methods and Quality Control 3-12
3.5.3 Laboratory Instruments 3-12
3.6 FIELD INSTRUMENT/EQUIPMENT TESTING, INSPECTION, AND MAINTENANCE 3-13
3.7 INSPECTION/ACCEPTANCE OF SUPPLIES AND CONSUMABLES 3-13

3.8 NON-DIRECT MEASUREMENTS 3-13
3.9 DATA MANAGEMENT 3-13
3.9.1 Field Data 3-13
3.9.2 Laboratory Data 3-13

4. ASSESSMENT AND OVERSIGHT 4-1
4.1 ASSESSMENTS AND RESPONSE ACTIONS 4-1
4.2 REPORTS TO MANAGEMENT 4-1

5. DATA VERIFICATION AND VALIDATION 5-1
5.1 DATA REVIEW, VERIFICATION, AND VALIDATION 5-1
5.2 VERIFICATION AND VALIDATION METHODS 5-1
5.2.1 Precision 5-2
5.2.2 Accuracy 5-2
5.2.3 Bias 5-2
5.2.4 Sensitivity 5-2
5.2.5 Completeness 5-3
5.2.6 Comparability 5-3
5.2.7 Representativeness 5-3
5.3 RECONCILIATION AND USER REQUIREMENTS 5-3
5.4 DATA REPORTING 5-3

6. SCHEDULE 6-1

7. REFERENCES 7-1

LIST OF FIGURES

1-1 Vicinity Map 1-3
2-1 Site Plan 2-3
3-1 Proposed Interim Remedial Action Sampling Locations 3-3

LIST OF TABLES

2-1 Project Roles and Responsibilities 2-1
2-2 Design Characterization Sampling DQOs 2-5
2-3 General Description of DQIs 2-6
2-4 Sampling and Sample Handling Records 2-7
3-1 Sampling Approach 3-1
3-2 Groundwater Monitoring Locations and Analysis 3-2
3-3 Cleanup Levels 3-6
3-4 Summary of Sample Types, Analyses, and Number 3-7
3-5 Sample Containers, Preservation, and Holding Times 3-7
3-6 Purging Stabilization Criteria 3-8
3-7 Sample Numbering Protocol 3-10
3-8 Guidelines for Minimum QA/QC Samples for Field Sampling 3-11
6-1 Schedule 6-1

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ACRONYMS AND ABBREVIATIONS

AO	Agreed Order
CFR	Code of Federal Regulations
City	City of Bothell
CLP	Contract Laboratory Program
CMQAPP	Compliance Monitoring Quality Assurance Project Plan
COPCs	contaminants of potential concern
cy	cubic yard
DQIs	data quality indicators
DQOs	Data Quality Objectives
Ecology	Washington State Department of Ecology
EDD	electronic data deliverable
EIM	Environmental Information Management
EPA	U.S. Environmental Protection Agency
EPH/VPH	extractible petroleum hydrocarbons/volatile petroleum hydrocarbons
gpm	gallon per minute
GPS	global positioning system
HASP	Health and Safety Plan
HAZWOPER	Hazardous Waste Operations and Emergency Response
HVOCs	halogenated volatile organic compounds
IA	interim action
IAWP	Interim Action Work Plan
ID	inside diameter
IDW	investigation derived waste
MS/MSD	matrix spike/matrix spike duplicate
MTCA	Model Toxics Contol Act
NTUs	nephelometric turbidity units
OD	outside diameter
ORP	oxidation-reduction potential
PAH	polycyclic aromatic hydrocabon
PID	photoionization detector
PQL	practical quantitation limit
PVC	polyvinyl chloride
QA	quality assurance
QC	quality control

ACRONYMS AND ABBREVIATIONS (CONTINUED)

RI/FS	Remedial Investigation/Feasibility Study
RPD	relative percent difference
Site	Bothell Riverside Site
SOPs	Standard Operating Procedures
SR	State Route
USTs	underground storage tanks
WAC	Washington Administrative Code

1. INTRODUCTION

In conjunction with the realignment of State Route (SR) 522 and the southward extension of SR 527, the City of Bothell (City) is redeveloping the City's downtown core, which includes the Bothell Riverside Site (Site). The Site, located in Bothell, Washington, (Figure 1-1) is under an Agreed Order (AO) Number DE 6295 between the City and the Washington State Department of Ecology (Ecology) to conduct a remedial investigation/feasibility study (RI/FS), implement interim remedial action(s), and submit a remedial action plan to address known soil contamination related to historical releases of hazardous substances at the Site.

This Compliance Monitoring Quality Assurance Project Plan (CMQAPP) is incorporated within the Interim Action Work Plan (IAWP) for this site, and has been prepared to fulfill the requirements of the Agreed Order per Washington Administrative Code (WAC) 173-340-410(1)(b), Performance Monitoring, and WAC 173-340-410(1)(c), Confirmational Monitoring. This CMQAPP describes the sample collection procedures, analysis, and defines the Data Quality Objectives (DQOs) and criteria for the project. Parametrix prepared this CMQAPP in accordance with the U.S. Environmental Protection Agency (EPA) and Ecology requirements contained in the following:

- EPA QA/R-5, EPA Requirements for Quality Assurance Project Plans, Final, March 2001
- EPA QA/G-5, EPA Guidance for Quality Assurance Project Plans, December 2002
- EPA QA/G-4, EPA Guidance on Systematic Planning Using the Data Quality Objectives Process, February 2006
- Ecology Model Toxics Control Act (MTCA) (Ecology 2007)

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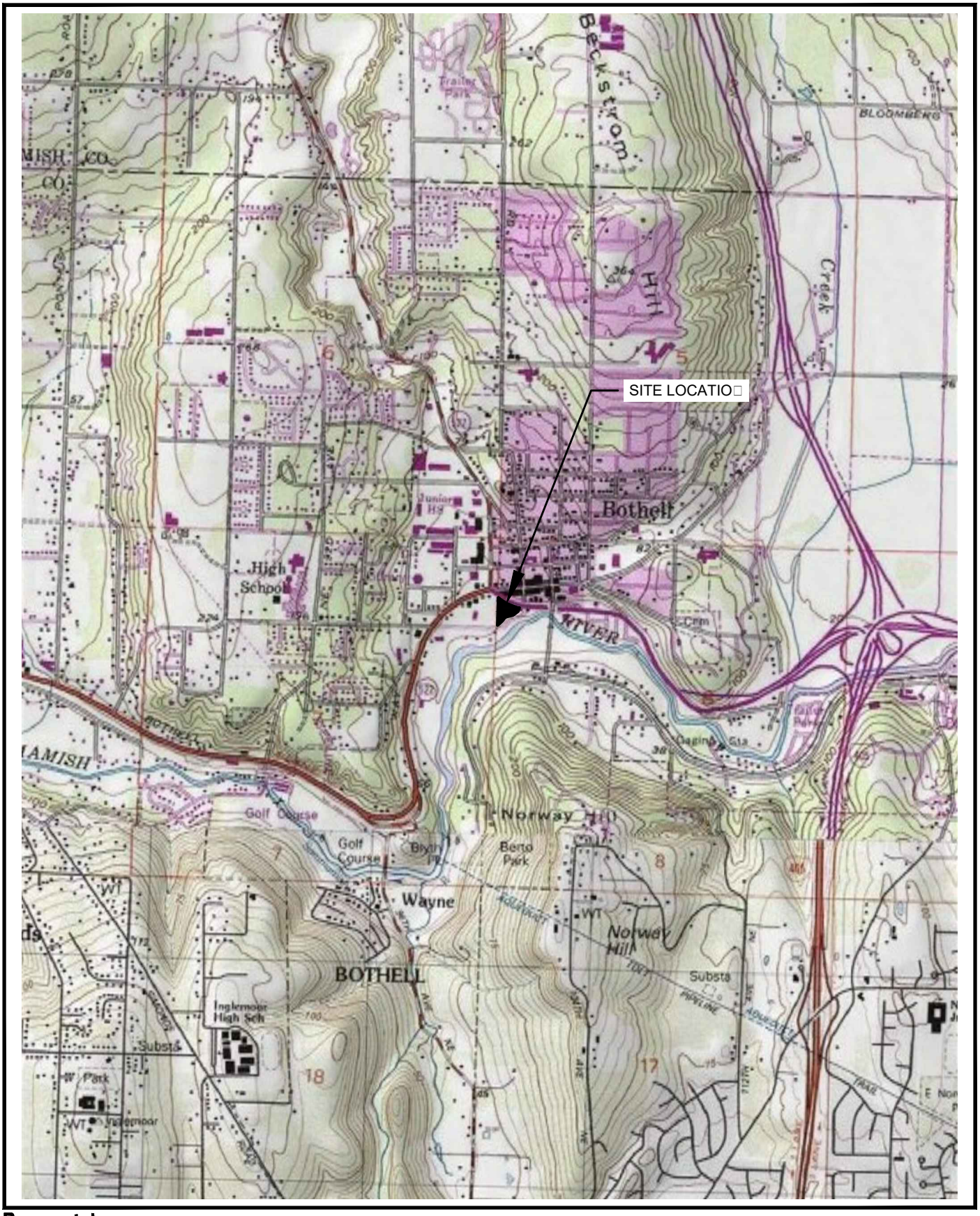

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Image Source: USGS Bothell Quadrangle 1981

Figure 1-1
City of Bothell
Bothell Riverside Site
Site Vicinity

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2. PROJECT ORGANIZATION AND MANAGEMENT

2.1 PROJECT ORGANIZATION

Specific project roles and responsibilities for oversight and sampling are described in Table 2-1.

Table 2-1. Project Roles and Responsibilities

Personnel	Responsibilities
City of Bothell (Owner) Project Manager	Provides project and construction oversight and performs contract administration.
Contractor	Implements remedial actions and coordinates with environmental consultant for confirmational sampling during construction.
Owner's Representative (Consultant Construction Manager or Environmental Consultant)	Coordinates with Contractor to obtain confirmational sampling during remedial construction; coordinates analytical laboratory testing of samples; prepares interim action reports.

2.2 PROBLEM DEFINITION/BACKGROUND

The Site is located on the south side of SR 522, between downtown Bothell and the Sammamish River, and is approximately 2 acres. The Site is currently undeveloped and used for parking (Figure 2-1).

Historical operations on this site included a gasoline service station, known as the "Flying A" station, located at the northwestern portion of the Site (SEACOR 1990). Site investigation work in the early 1990s discovered residual soil and groundwater contamination attributed to the service station operation. Restaurants were located in buildings on either side of the service station and a cabinet shop may have been located near the northeast corner of the property (SEACOR 1990; ECOSS 2008).

An 1897 topographic map shows a railroad spur line that may have crossed on or near the western edge of the property (HWA 2008). The spur line is not shown on a 1944 topographic map.

The service station opened in 1946 (ECOSS 2008) and operated until the early 1960s (SEACOR 1990). The service station building was demolished some time after 1965. The station contained at least two 1,000-gallon underground storage tanks (USTs). The tanks were apparently removed before 1990 (SEACOR 1990).

The site was the subject of several environmental investigations dating between 1998 and 2009 which included:

- Site Investigation conducted by SEACOR in 1990 (SEACOR 1990).
- A follow-up groundwater investigation by SEACOR in 1991 (SEACOR. 1991).
- Preliminary Environmental Site Assessment in 1991 conducted by Groundwater Technology, Inc. (GTI, 1992).
- Phase I site remediation conducted by RZA AGRA, Inc. in 1992. (RZA AGRA 1992).
- Groundwater monitoring conducted by GTI in 1994 (GTI1994).
- Phase II ESA performed by HWA in 2008 (HWA 2008).
- Remedial Investigation and Feasibility Study (RI/FS) performed by Parametrix in 2009 (Parametrix 2009).

Based on evaluation of analytical data from Site investigations, the primary contaminants of potential concern (COPCs) for soil include:

- Heavy oil-range petroleum hydrocarbons
- Lead (ecological only)

Although polycyclic aromatic hydrocarbons (PAHs) and halogenated volatile organic compounds (HVOCs) have been detected in soil at the Site, no concentration exceeded MTCA Method A cleanup criteria; therefore, they were not included as COPCs as of this writing.

For groundwater, COPCs include:

- Arsenic
- HVOCs

To satisfy the AO requirements, an IAWP was developed for the implementation of an Interim Action (IA) which will be performed to remediate COPCs (except lead) which are present in soil and which are originating form on-site source.

This CMQAPP describes sample collection procedures and quality assurance and control methods to ensure representative data is collected during the IA.

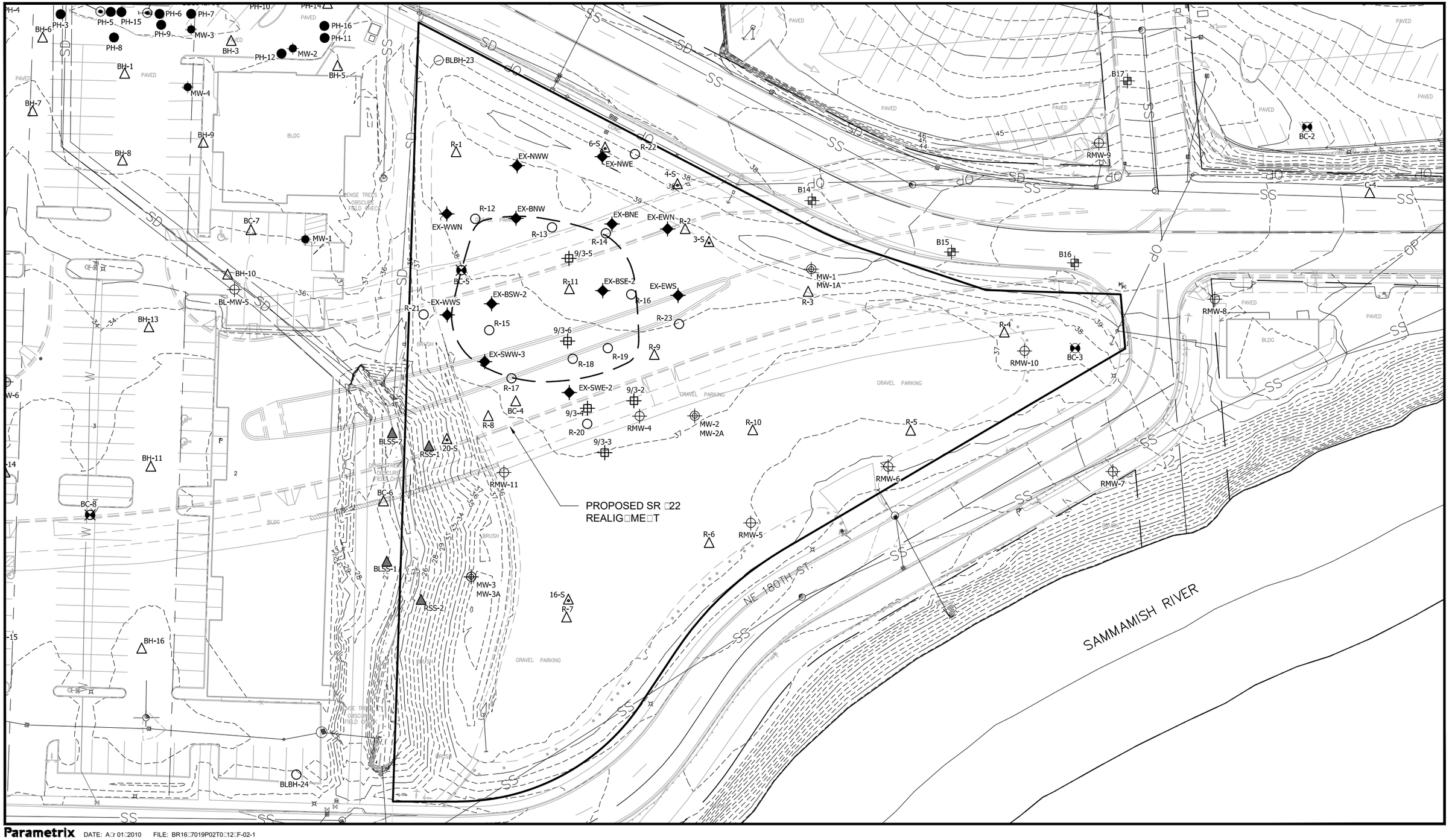
2.3 TASK DESCRIPTION

Based on the results of the RI/FS, the recommended soil remedial action was excavation and off-site disposal. At the current time, the IA is planned to consist of:

- Source removal by excavation in the area outlined in Figure 3-1.
- Quarterly groundwater monitoring to assess groundwater quality following the interim action.

In source excavations, performance monitoring samples will be collected at the bottom and sidewalls of excavations to confirm that target Method A cleanup levels have been met. Stockpiles will also be sampled to confirm and characterize contaminant levels for disposal purposes. Sampling results will be compared to remediation levels provided in Section 3.

Confirmational monitoring will be completed by conducting four quarters of groundwater monitoring following completion of soil removal.



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- GTI 1992 FORMER WELL LOCATIO□S
- PROPERT□ BO□□DAR□
- APPRO□ LIMITS OF PETROLE□M IMPACTED SOILS

Figure 2-1
City of Bothell
Bothell Riverside Site
Site Plan

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2.4 QUALITY OBJECTIVES AND CRITERIA

2.4.1 Data Quality Objectives

DQOs were developed according to EPA's DQOs Process (EPA 2006), to provide data of known and appropriate quality. The DQO process is a seven-step planning approach to develop sampling designs for data collection activities that support decision-making. It provides a systematic procedure for defining the criteria that a data collection design should satisfy. The DQOs for the project are shown in Table 2-2.

Table 2-2. Design Characterization Sampling DQOs

DQO	Description
State the Problem	Was the contaminated soil within the footprint of the remediation area removed?
Identify the Goal of the Study	Does contamination still exist at the selected locations? Are the contaminant levels above applicable cleanup levels? Is the collected chemical data adequate to identify and determine if contamination still exists?
Identify Information Inputs	Analytical results (what are the detected concentrations? are they above cleanup levels? was QA/QC criteria met?). Actual sample locations (correct location and depth?).
Define the Study Boundaries	The Riverside site and adjacent offsite areas containing monitoring wells.
Develop the Analytical Approach	Sampling and analysis strategies will be developed to support the decision making process. Analytical results will be used to determine the presence or absence of contamination. Results will be compared to MTCA Method A (residential) cleanup levels.
Specify Performance or Acceptance Criteria	Ensure through data review and validation that the analytical data for collected samples are within acceptable quality limits as defined by applicable EPA and Ecology data quality protocols.
Develop the Plan for Obtaining Data	Presented in this CMQAPP.

2.4.2 Data Quality Indicators

Data quality and usability are evaluated in terms of performance criteria. Performance and acceptance criteria are expressed in terms of data quality indicators (DQIs). The principal indicators of data quality are precision, accuracy, bias, sensitivity, completeness, comparability, and representativeness. Table 2-3 provides a description of project DQIs.

Table 2-3. General Description of DQIs

DQI	Description
Precision:	A measure of agreement among repeated measurements of the same property under identical conditions. Usually assessed as a relative percent difference (RPD) between duplicate measurements. RPD guidelines for laboratory duplicate analyses are contained in the standard operating procedures (SOPs) for each analytical method and will be obtained from the laboratory for validation purposes.
Accuracy:	A measure of the overall agreement of a measurement to a known value. Analytical accuracy is assessed as percent recovery from matrix spike or reference material measurements. Percent recovery guidelines are contained in laboratory SOPs for each analytical method.
Bias:	The systematic or persistent distortion of a measurement process that causes error in one direction. Usually assessed with reference material or matrix spike measurements. Bias as reported by the laboratory will be used to assess data validity.
Sensitivity:	The capability of a method or instrument to meet prescribed reporting limits. Assessed by comparison with risk-based reporting limits, method reporting limits, instrument reporting limits, or laboratory quantitation limits, as appropriate. In general, reporting limits for the analytical methods used will be at or below applicable criteria.
Completeness:	A measurement of the amount of valid data needed to be obtained for a task. Assessed by comparing the amount of valid results to the total results set. Project requirements for completeness are 90%.
Comparability:	A qualitative term that expresses the measure of confidence that one data set can be compared to another. Assessed by comparing sample collection and handling methods, sample preparation and analytical procedures, holding times, reporting units, and other QA protocols. To ensure comparability of data collected for the Bus Barn to previous data, standard collection and measurement techniques will be used.
Representativeness:	A qualitative term that expresses the degree to which data accurately and precisely represent a characteristic of a population, parameter variation at a sample point, or environmental condition. To ensure representativeness, the sampling design will incorporate sufficient samples so that contamination is detected, if present. Additionally, all sampling procedures detailed in this CMQAPP will be followed.

2.5 SPECIAL TRAINING AND CERTIFICATION

All personnel conducting sampling activities on the project site must be 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) trained per 29 Code of Federal Regulations (CFR) 1910.120 and be current with their annual 8-hour refresher course.

All personnel working at the project site will be briefed on potential site hazards, health and safety procedures, and sampling procedures. Following completion of this training, all personnel will be required to sign an acknowledgement form verifying that they have completed the task-specific training.

A Project Health and Safety Plan (HASP) has also been prepared for this site, as required by WAC 296-62-3010. The Contractor and Owner's Representative will prepare their own HASPs to be consistent with the Project HASP.

2.6 SAMPLING DOCUMENTATION AND RECORDS

Sampling documentation will be accomplished according to the procedures provided in Table 2-4.

Table 2-4. Sampling and Sample Handling Records

Record	Use	Responsibility/Requirements
Field Notebook	Record significant events and observations.	Maintained by field sampler/geologist; must be bound; all entries must be factual, detailed, objective; entries must be signed and dated.
Sampling Field Data Sheet	Provide a record of each sample collected (Appendix A).	Completed, dated, and signed by sampler; maintained in project file.
Sample Label	Accompanies sample; contains specific sample identification information.	Completed and attached to sample container by sampler.
Chain-of-Custody Form	Documents chain-of-custody for sample handing (Appendix A).	Documented by sample number. Original accompanies sample. A copy is retained by QA Manager.
Chain-of-Custody Seal	Seals sample shipment container (e.g., cooler) to prevent tampering or sample transference. Individual samples do not require custody seals, unless they are to be archived, before going to the lab for possible analysis at a later date.	Completed, signed, and applied by sampler at time samples are transported.
Sampling and Analysis Request	Provides a record of each sample number, date of collection/transport, sample matrix, analytical parameters for which samples are to be analyzed.	Completed by sampler at time of sampling/transport; copies distributed to laboratory project file.

2.6.1 Field Logs and Forms

A bound field notebook will be maintained to provide daily records of significant events and observations that occur during field investigations. All entries are to be made in waterproof ink, signed, and dated. Pages of the field notebook are not to be removed, destroyed, or thrown away. Corrections will be made by drawing a single line through the original entry (so that the original entry can still be read) and writing the corrected entry alongside. The correction will be initialed and dated. Most corrected errors will require a footnote explaining the correction.

If an error made on a document is assigned to one person, that individual may make corrections simply by crossing out the error and entering the correct information. The erroneous information should not be obliterated. Any error discovered on a document should be corrected by the person who made the entry.

All field logs and forms will be retained in the project files.

2.6.2 Photographs

All photographs taken of field activities will be documented with the following information noted in the field notebook:

- Date, time, and location of photograph taken
- Description of photograph taken

- Reasons photograph was taken
- Viewing direction

Digital photographs will be reviewed in the field to assess quality and need to re-shoot the photograph.

2.7 REPORTING

Following completion of the confirmation sampling and analysis, the results will be included in an interim remedial action report. Reporting will include the following:

- Summary of field activities completed.
- Figures showing sampling locations.
- Summary of laboratory analytical results and a comparison to relevant regulatory criteria.
- Field log forms and sampling forms.
- Laboratory data sheets and the results of data review/validation.
- Recommendations for further sampling, such as groundwater monitoring, if needed.

Preliminary results will be communicated verbally as they become available.

3. SAMPLING PROCESS DESIGN

3.1 SAMPLING PROCESS DESIGN

A Site-specific sampling approach has been developed to provide performance and confirmational monitoring in support of the IA. The IA will target the area of significant petroleum contamination identified during the RI (Figure 3-1). The approach used for the IA will involve source removal by excavation, followed by four quarters of groundwater monitoring to assess short-term groundwater quality following source removal.

A summary of the sampling approach for the IA is provided in Table 3-1. Groundwater monitoring locations and required chemical analyses are presented in Table 3-2.

Table 3-1. Sampling Approach

		COPCs (Soil and Groundwater)	
Area	**No. Locations**	**Soil**	**Groundwater**
Pre-Excavation Sampling	5	EPH/VPH, diesel and heavy oil-range petroleum hydrocarbon	N/A
Interim Action Footprint - Excavation Sidewalls	8[a]	Diesel and heavy oil-range petroleum hydrocarbons	N/A
Interim Action Footprint - Excavation Bottom	4[a]	Diesel and heavy oil-range petroleum hydrocarbons	N/A
Contaminated Soil Stockpile	8[b]	Diesel and heavy oil-range petroleum hydrocarbons[c]	N/A
Groundwater	11	N/A	Diesel and heavy oil-range petroleum hydrocarbons[d], arsenic[d,e], and HVOCs. See Table 3-2.

[a] Additional performance monitoring sampling may be required based on the results for the initial sampling round.

[b] The actual number of stockpile samples required for disposal may change based on the acceptance requirement of the proposed disposal facility.

[c] Additional analyses may be necessary based on disposal facility acceptance requirements.

[d] For selected sampling locations only.

[e] Groundwater will be analyzed for total and dissolved arsenic.

COPCs = contaminants of potential concern.

EPH/VPH = extractible petroleum hydrocarbons/volatile petroleum hydrocarbons.

HVOCs = halogenated volatile organic compounds.

N/A = not applicable.

Table 3-2. Groundwater Monitoring Locations and Analysis

Well	Analytes	Analytical Method
BC-3	HVOCs	EPA Method 8260B
BC-5	Diesel/Heavy Oil-Range Petroleum Hydrocarbons	NWTPH-Dx
	HVOCs	EPA Method 8260B
	Arsenic[a]	EPA Method 200.8
RMW-4	Diesel/Heavy Oil-Range Petroleum Hydrocarbons	NWTPH-Dx
	HVOCs	EPA Method 8260B
RMW-5	Diesel/Heavy Oil-Range Petroleum Hydrocarbons	NWTPH-Dx
	HVOCs	EPA Method 8260B
RMW-6	HVOCs	EPA Method 8260B
	Arsenic[a]	EPA Method 200.8
RMW-7	HVOCs	EPA Method 8260B
	Arsenic[a]	EPA Method 200.8
RMW-8	HVOCs	EPA Method 8260B
RMW-9	HVOCs	EPA Method 8260B
RMW-10	HVOCs	EPA Method 8260B
	Arsenic[a]	EPA Method 200.8
RMW-11	HVOCs	EPA Method 8260B
RMW-12[b]	Diesel/Heavy Oil-Range Petroleum Hydrocarbons	NWTPH-Dx
	HVOCs	EPA Method 8260B
	Arsenic[a]	EPA Method 200.8

[a] Groundwater will be analyzed for total and dissolved arsenic.

[b] New well to be installed.

HVOCs = halogenated volatile organic compounds.

The objectives of the sampling are to confirm that all COPCs have met established cleanup levels in soil, to confirm that all landfill disposal requirements are met for soil disposal, and to monitor groundwater conditions to determine the effectiveness of the remedial action. Details of the remedial action are provided in the following sections.

Flexibility will be incorporated into the field work so that modifications can be made in the field to refine the strategy. An example would be adjusting the location of samples based on field observations.

Descriptions of the specific sampling methods for the above activities are presented in Sections 3.2. In addition, all sampling will be conducted in accordance with standard operating procedures.

3.1.1 Excavation and Soil Removal

The concept for remedial action of source soils within the contaminated area (Figure 3-1) is to remove them by excavation. The extent of the excavation will be determined in the field by real-time observation and field screening. Once the apparent limit of contaminated soil is reached, the bottom and sidewalls of the excavation will be sampled to confirm removal. Both clean and contaminated soils will be stockpiled separately and sampled. Soils that are confirmed clean will be returned to the excavation as backfill. Contaminated soils will be transported to a permitted landfill. The remaining excavation will be backfilled with clean pit run. Removal of all contaminated soils will require excavation dewatering. Contaminated groundwater removed during dewatering will be treated to meet permit effluent standards and will be disposed of into the City's sanitary sewer system.

PROPOSED □EW
MO□ITORI□G WELL

PROPOSED AREA
OF SOIL REMEDIATIO□

PLA□□ED SR □22
REALIG□ME□T

RMW-9
RMW-8
RMW-10
BC-3
BC-5
RMW-4
RMW-11
RMW-6
RMW-7
RMW-5

NE 180TH ST.

SAMMAMISH RIVER

PAVED
BLDG
GRAVEL PARKING
BRUSH
DENSE TREES
OBSCURE
FIELD CHECK

Parametrix DATE: A□r 01□2010 FILE: BR16□7019P02T0□12□F-0□-1

0 □0
N
SCALE I□ FEET

LEGEND

- HWA 2007 WELL LOCATIO□S
- PM□ 2009 RI/FS WELL LOCATIO□S
- PROPOSED □EW MO□ITORI□G WELL
- PROPERT□ BO□□DAR□
- E□ISTI□G MO□ITORI□G WELL TO BE □SED FOR LO□G TERM MO□ITORI□G
- APPRO□ LIMITS OF PETROLE□M IMPACTED SOILS
- PROPOSED E□CA□ATIO□ SIDEWALL SAMPLE LOCATIO□
- PROPOSED E□CA□ATIO□ BOTTOM SAMPLE LOCATIO□
- PROPOSED EPH / □PH SAMPLE LOCATIO□

Figure 3-1
City of Bothell
Bothell Riverside Site
Proposed Interim Remedial Action
Sampling Locations

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3.1.1.1 Contaminated Soil Removal

The following are the planned steps for contaminated soil removal:

- Prior to beginning excavation, collect soil samples for extractible petroleum hydrocarbons/ volatile petroleum hydrocarbons (EPH/VPH) analysis from pot holes excavated within in the contaminated soil footprint. Five soil samples for EPH/VPH analysis will be collected from the approximate locations shown on Figure 3-1. The samples will be analyzed on a two-day turnaround basis. A range of contaminated soils from moderately to highly contaminated will be targeted for sample collection. Field screening will be used to aid in sample selection. It is anticipated that the samples will be collected from an average of 3 to 4 feet bgs. The results of the EPH/VPH analyses will be input into Ecology's MTCATPH 11.1 spreadsheet model to determine TPH cleanup levels that are protective of direct contact and groundwater. All five samples will also be analyzed for diesel/heavy oil-range petroleum hydrocarbons to provide additional information to be used in the evaluation. Protective concentrations derived using the model will be compared to the remediation levels established for the site. The results of the comparison will be reported in a brief technical memorandum that will be submitted to Ecology. At this time, an evaluation of the appropriateness of the remedial levels will be made in consultation with Ecology. Changes to the remedial levels will be established by agreement between the City and Ecology and will be implemented during the IA. The evaluation will be completed prior to the start of mass soil excavation activities on the Site.
- Excavate contaminated soils from the footprint shown on Figure 3-1. Field screen all excavated soils so that potentially clean and contaminated soils can be segregated and stockpiled separately. Conduct field screening using visual/olfactory methods and headspace measurements using a photoionization detector (PID). Based on historical soil sampling results, it is assumed that no clean soil is present and no clean stock-pile will be generated.
- Excavate contaminated soils to limits defined by on-site field screening. Note that the contaminated soil footprint shown on Figure 3-1 is an estimate; the excavated footprint may change based on actual conditions encountered in the field. Determine the limits of the excavation using field screening and professional judgment. The proposed depth of excavation is 4 feet below ground surface.
- Conduct excavations during the dry summer months (May through September) so that the groundwater table is at the seasonal low. Plan excavations to occur as one of the initial steps in the grading phase of the road realignment.
- Collect performance monitoring soil samples from the base and sidewalls of the excavations. A total of 8 confirmation soil samples will be collected and analyzed for diesel/heavy oil-range petroleum hydrocarbons. Proposed confirmation sample locations are shown on Figure 3-1. Sample results will be compared to the cleanup levels provided in Table 3-3. A second round of performance monitoring sampling may be required if the results of the first round exceed cleanup levels and additional excavation is completed.
- Collect a total of 5 pre-excavation soil samples for analyses of EPH/VPH fractions (Extractable Petroleum Hydrocarbons and Volatile Petroleum Hydrocarbons, respectively) to evaluate Method B cleanup levels vis-à-vis the selected remediation levels and remediation conditions in the field.
- Stockpile "contaminated" soil on plastic sheeting. Cover unworked stockpiles with sheeting at the end of each workday to prevent windblown dust migration and to prevent rainwater infiltration.
- Collect soil samples from contaminated stockpiles. An estimated 1,600 cubic yards (cy) of contaminated soils will be stockpiled. Based on this estimate, a total of four stockpile soil samples will be collected and analyzed for heavy oil. Sample numbers may be reduced based on

Ecology guidelines if stockpile volumes are less than estimated. Dispose of contaminated soil at a permitted landfill. At the current planning level, it is assumed that no soil will require disposal as hazardous waste.

- Restore site by backfilling using imported pit run. Backfill using lifts no greater than 12 inches loose thickness. Compact backfilled soil to a density of at least 90 percent of the maximum value as determined by the Modified Proctor test. Perform a minimum of five density tests for each material type to confirm compaction.

3.1.2 Groundwater Monitoring

At the conclusion of the IA, four quarters of groundwater monitoring will be conducted using the 11 wells shown on Figure 3-1. Following these four events, the appropriateness of additional groundwater sampling events under the IA will be evaluated. Note one new well will be installed following completion of road construction. Groundwater samples collected will be analyzed as shown in Table 3-2. Well installation and sampling shall be performed according to the procedures in Section 3.2.5.

3.1.3 Remediation Levels

As described in the draft RI/FS report (Parametrix 2009), the remediation levels listed in Table 3-3 are applicable under the IA.

Table 3-3. Cleanup Levels

	Medium of Concern	
	Soil	Groundwater
Hazardous Substance	MTCA A [a] (mg/kg)	MTCA A [b] (µg/L)
Diesel	2,000	500
Heavy Oil	2,000	500
Arsenic	-	5

mg/kg = milligrams per kilogram.

µg/L = micrograms per liter.

[a] Model Toxics Control Act Method A Unrestricted Land Uses Table 740-1 (WAC 173-340-900).

[b] Method A Cleanup levels for groundwater Table 720-1 (WAC 173-340-900).

3.2 SAMPLING METHODS AND PROCEDURES

Descriptions of the specific sampling and laboratory methods for the project are presented in this section. The methods described are intended to supplement the SOPs provided in Appendix B. Sampling field forms are provided in Appendix A.

3.2.1 General Sampling Procedures

Excavation sidewall and bottom soil samples will be collected with aid of the excavator or backhoe. Samples will be collected directly from the excavator or backhoe bucket. For excavation less than 4 feet deep, samples may be collected directly from the sidewalls and bottom using hand tools. Samples for non-volatiles analysis will be thoroughly homogenized before being placed in sample containers

For soil stockpiles, one 5-point composite sample will be collected at a rate of approximately one sample per 150 to 200 cy. The actual rate of stockpile sampling may be revised based on the acceptance requirement of the proposed disposal facility. Each of the five sub-samples will be collected with stainless steel or disposable hand tools, placed in a stainless steel mixing bowl and composited. Sub-samples will be collected at least 6-inches below the surface of the stockpile.

All soil samples will be placed into the appropriate sample containers using dedicated, disposable stainless steel or polyethylene spoons. All sample containers will be provided by the analytical laboratory. Bowls used during sample collection will be dedicated, disposable, and constructed of stainless steel, polyethylene, or aluminum. Following sample collection, the location of all samples will be recorded using a handheld global positioning system (GPS) and sketched in the field logbook.

3.2.2 Summary of Sample Media, Numbers, and Analyses

Total numbers of samples to be collected are summarized by medium in Table 3-4. Numbers of samples include four consecutive quarters of groundwater monitoring.

Table 3-4. Summary of Sample Types, Analyses, and Number

Sample Medium	Analysis	No. Field Samples	No. Duplicate Samples	No. Trip Blanks	No. Rinsate Blanks	Total No.
Soil[a]	Diesel/Heavy Oil	25	2	-	-	27
	EPH	5	-	-	-	5
	VPH	5	-	-	-	5
Groundwater	Diesel/Heavy Oil	12	4	-	4	20
	HVOCs	44	4	4	4	56
	Arsenic[b]	20	4	-	4	28

[a] Includes pre-excavation, compliance monitoring, and stockpile samples.

[b] Groundwater will be analyzed for total and dissolved arsenic.

EPH = extractible petroleum hydrocarbons.

HVOCs = halogenated volatile organic compounds.

VPH = volatile petroleum hydrocarbons.

3.2.3 Sample Containers, Preservation, and Holding Times

The following Table 3-5 provides a summary of potential sample analyses and specifications for containers, preservation, and holding times.

Table 3-5. Sample Containers, Preservation, and Holding Times

Analysis	Method	Matrix	Container	Preservation	Holding Time
Diesel/Heavy Oil-Range Petroleum Hydrocarbons	NWTPH-Dx	Soil	1 – 4 oz cwm	Cool to 4°C	14 days
		Groundwater	2 – 500 mL amber	HCL < pH 2 Cool to 4°C	14 days
EPH	EPH	Soil	1 – 4 oz cwm	Cool to 4°C	14 days
VPH	VPH	Soil	2 – pre-weighed vials w/ stir-bar (5 grams of sample per vial)	Cool to 4°C	48 hrs
HVOCs	8260B	Groundwater	3 – 40 mL vials[a], zero headspace	HCL < pH 2 Cool to 4°C	14 days
Arsenic[b]	200.8	Groundwater	1 – 500 mL HDPE Dissolved samples field filtered through 0.45 µm filter	HNO_3 < pH 2 Cool to 4°C	6 months

[a] Teflon-lined silicon septum cap.

[b] Groundwater will be analyzed for total and dissolved arsenic.

cwm = clear, wide-mouth jar.

EPH = extractible petroleum hydrocarbons.

HCl = hydrochloric acid.

HDPE = high-density polyethylene.

HNO_3 = nitric acid.

HVOCs = Volatile organic compounds.

mL = milliliter.

Oz = ounce.

VPH = volatile petroleum hydrocarbons

µm = micron.

3.2.4 Field Screening

During excavation, periodic screening of the excavation sidewalls and will be conducted using a PID and visual/olfactory methods. Each periodic sample will be placed in a re-sealable plastic bag for headspace screening using the PID. The headspace sample will be allowed to heat in the sun for approximately 10 minutes and will then be shaken vigorously. A headspace vapor measurement will be then be collected and recorded on the field sampling form. During sampling, observations will also be made for signs of contamination such as odors, staining, or sheen on saturated samples from below the water table. Such observations will also be recorded on the field sampling form. Field screening information will be used to aid in the determination of the excavation limits.

3.2.5 Monitoring Well Installation, Development, and Sampling

Monitoring wells will be installed by a licensed driller according to applicable Ecology regulations (Chapter 173-160 WAC). The monitoring wells will be constructed using 2-inch inside diameter (ID) polyvinyl chloride (PVC) casings fitted with 10-foot screens (with 0.01-inch or 0.02-inch slots). Well screens will be completed between the depths of 5 and 15 feet bgs. Completed well monuments will be flush-mounted; a 2-foot square concrete pad will be constructed around the monument as a surface seal.

Completed monitoring wells will be allowed to set for at least 24 hours before development to allow grout or bentonite chip seals to set. Development will be achieved by over-pumping at a flow rate of up to 1 gallon per minute (gpm) using a 5/8-inch outside diameter (OD) inertial lift pump fitted with a surge block. New polyethylene tubing shall be used for developing each well.

Water quality parameters (specific conductance, pH, temperature, and turbidity) will be measured during development. Development will be continued until the parameters stabilize as determined by the lack of appreciable change in measurement over several 3-minute monitoring periods or if a turbidity reading of 10 nephelometric turbidity units (NTUs) or less is attained. The 10 NTU criteria are based on EPA sampling guidelines.

Groundwater sampling will be conducted no earlier than 24 hours following development to allow undisturbed water to enter the well column. Groundwater will be collected using a decontaminated, positive-displacement down-hole pump. New, disposable polyethylene tubing will be used at each sample location. For samples collected near the groundwater table, the sample pump will be lowered to 2-feet below the water surface.

Groundwater will be purged and sampled from the wells using low flow techniques. The measured purging and sampling flow rate shall be 0.5 liters per minute or less. Water quality parameters will be measured during sampling; purging shall be considered complete when the criteria shown in Table 3-6 are met over at least three 3-minute monitoring periods.

Table 3-6. Purging Stabilization Criteria

Parameter	Stabilization Criteria
pH	+\- 0.1 unit
Specific conductance	+\- 3%
Oxidation-reduction potential (ORP)	+\- 10 millivolts
Turbidity	+\- 10% (when greater that 10 NTUs)
Dissolved Oxygen	+\- 0.3 milligrams per liter

Filtered samples will be collected using a 0.45 micron filter placed in line with the sample tubing. New well locations will be surveyed with an accuracy of +/- 1 foot horizontally and +/- 0.01 foot vertically.

3.2.6 Decontamination Procedures

Decontamination of all non-disposable tools and equipment will be conducted prior to each sampling event and between each sampling location in accordance with the standard operating procedures. The following steps will be taken during decontamination of sampling equipment used during field investigations:

- Scrub with non-phosphate detergent (i.e., Alconox or similar)
- Rinse with tap water
- Rinse thoroughly with deionized water
- Allow to air dry and place in a new plastic bag for storage

For decontamination of larger tools and equipment, such as push-probe rods, a high-pressure, hot water washer or similar device will be used. Loose soil materials will be removed from equipment using a "dry" decontamination technique consisting of the removal of loose soil using a shovel or brush.

3.2.7 Investigation-Derived Waste

Investigation derived waste (IDW) from sampling activities will be containerized on-site in 55-gallon drums and staged on-site. A single composite sample from both water and soil will be collected for waste characterization. Disposal options for the IDW will be based on the analytical results of the IDW samples. Disposal shall be managed by the Owner's representative using a licensed waste disposal contractor.

All drums will be labeled indicating date filled, content, location, company, and a unique identification number. All drums and containers will be tracked on a waste-tracking log.

All disposable sampling materials and personal protective equipment, such as disposable coveralls, gloves, and paper towels used in sample processing will be placed inside polyethylene bags or other appropriate containers. Disposable materials will be placed in a normal refuse container and disposed of as normal solid waste in accordance with standard operating procedures for IDW.

3.3 SAMPLE HANDLING AND CUSTODY

The following sections describe sample handling and custody procedures.

3.3.1 Sample Identification and Labeling

Prior to the field investigation, each sample location will be assigned a unique code. Each sample collected at that location will be pre-assigned an identification code using the sampling site followed by other specific information describing the sample. The sample numbering protocol is shown in Table 3-7.

Table 3-7. Sample Numbering Protocol

Site	BR = Bothell Riverside
Matrix	SO = Soil GW = Groundwater TB = Trip blank water
Sampling Station	BRSW01 = Bothell Riverside Sidewall Station 01 BRBT02 = Bothell Riverside Bottom Station 02 BRMW09 = Bothell Riverside Monitoring Well 09 BRSP04 = Bothell Riverside Stockpile Station 04
Sample Type/Sample Depth	0000 = Field sample collected at the surface 0000 = Trip blank water provided by the laboratory 1010 = Field duplicate collected at a depth of 1.0 feet 4115 = Rinsate sample.

Example:
BR-SO-SW01-0120 = Soil sample collected from the excavation sidewall station 01 at a depth of 12.0 feet.

3.3.2 Sample Storage, Packaging, and Transportation

Samples will be placed in a cooler following collection and chilled to approximately 4ºC. Following completion of each days sampling, all samples will be transported and/or shipped to the analytical laboratory, as appropriate. Samples which are routinely delivered to the laboratory on the same day as collection may not have sufficient time to chill to 4ºC.

3.3.3 Sample Custody

The chain-of-custody procedures used for this project provide an accurate written or computerized record that can be used to trace the possession of each sample from the time each is collected until the completion of all required analyses. A sample is in custody if it is in any of the following places:

- In someone's physical possession
- In someone's view
- In a secured container
- In a designated secure area

The following information will be provided on the chain-of-custody form:

- Sample identification numbers
- Matrix type for each sample
- Analytical methods to be performed for each sample
- Number of containers for each sample
- Sampling date and time for each sample
- Names of all sampling personnel
- Signature and dates indicating the transfer of sample custody

All samples will be maintained in custody until formally transferred to the laboratory under a written chain-of-custody. Samples will be kept in sight of the sampling crew or in a secure, locked vehicle at all times. Samples that leave the custody of field personnel will be sealed by placing a signed and dated Custody Seal across the seam of the shipping container.

3.4 ANALYTICAL METHODS

All samples will be submitted to a commercial analytical laboratory certified by Ecology to perform the required analyses. Analytical methods are listed in Table 3-5. Laboratory reporting limits will be verified prior to analyses to ensure that, at a minimum, reporting limits for each analyte are equal to or lower than MTCA Method A cleanup levels for soil and groundwater. Matrix interferences may make it impossible to achieve the desired reporting limits and associated quality control (QC) criteria. In such instances, the laboratory shall report the reason for noncompliance with QC criteria or elevated detection limits.

3.5 QUALITY ASSURANCE/QUALITY CONTROL

Quality assurance (QA)/QC checks consist of measurements performed in the field and laboratory. The analytical methods referenced in Section 3.4 specify routine methods required to evaluate data precision and accuracy, and determine whether the data are within acceptable limits.

3.5.1 Field Methods

Guidelines for minimum samples for field QA/QC sampling are summarized in Table 3-8.

Table 3-8. Guidelines for Minimum QA/QC Samples for Field Sampling

	Field		
Media	**Field Duplicate**	**Trip Blank**	**Equipment Blank**
Soil and Groundwater	1 in 20	1 per cooler containing water HVOCs samples	1 in 20 per equipment type, if reusable equipment is utilized

3.5.1.1 Field Duplicates

A minimum of one blind field duplicate will be analyzed per 20 samples. Field duplicates will be collected following field samples. Soil duplicates samples for non-volatiles analysis will be homogenized and split. Duplicate samples will be coded so the laboratory cannot discern which samples are field duplicates.

3.5.1.2 Trip Blanks

A trip blank shall accompany each cooler containing groundwater samples for HVOCs analysis. The trip blank shall be obtained from the laboratory or will be made by filling the appropriate sample containers with certified analyte-free deionized water. Trip blanks will be analyzed for HVOCs with the field samples.

3.5.1.3 Equipment/Rinsate Blanks

One equipment blank will be collected per 20 samples collected with non-disposable sampling equipment. Equipment blanks will be collected by capturing deionized water rinsed over (or through) sampling equipment after decontamination. Equipment blanks will be analyzed for the same constituents as the field samples.

3.5.2 Laboratory Methods and Quality Control

Specific procedures and frequencies for laboratory QA procedures and QC analyses are detailed in the laboratory's QA Plan and SOPs for each method. QC analyses will be performed by the laboratory according to their Ecology-approved SOPs.

Accuracy and precision are determined through QC parameters such as surrogate recoveries, matrix spikes, QC check samples, and blind field duplicates. A blind field duplicate sample will be analyzed as a QC sample for verification of precision and accuracy. If results of the blind field duplicate are outside the control limits, corrective action, and/or data qualification will be determined after review by the Data QA Manager or his/her designee. Blind field duplication can be of poor quality because of sample heterogeneity. Therefore, the Data QA Manager will determine corrective action. Field QC sample requirements are listed in Table 3-8.

All analyses performed for this project must reference QC results to enable reviewers to validate (or determine the quality of) the data. Sample analysis data, when reported by the laboratory, will include QC results. All data will be checked for internal consistency, transmittal errors, laboratory protocols, and for complete adherence to the QC elements.

3.5.3 Laboratory Instruments

All instruments and equipment used during analysis will be operated, calibrated, and maintained according to manufacturer's guidelines and recommendations, and in accordance with procedures in the analytical method cited, as documented in the laboratory QA plan. Properly trained personnel will operate, calibrate, and maintain laboratory instruments. Calibration blanks and check standards will be analyzed daily for each parameter to verify instrument performance and calibration before beginning sample analysis.

Where applicable, all calibration procedures will meet or exceed regulatory guidelines. The Data QA Manager must approve any variations from these procedures before beginning sample analysis.

After the instruments are calibrated and standardized within acceptable limits, precision and accuracy will be evaluated by analyzing a QC check sample for each analysis performed that day. Acceptable performance of the QC check sample verifies the instrument performance on a daily basis. Analysis of a QC check standard is also required. QC check samples containing all analytes of interest will be either purchased commercially or prepared from pure standard materials independently from calibration standards. The QC check samples will be analyzed and evaluated according to the EPA method criteria.

Instrument performance check standards and calibration blank results will be recorded in a laboratory instrument logbook that will also contain evaluation parameters, benchmark criteria, and maintenance information. If the instrument logbook does not provide maintenance information, a separate maintenance logbook will be maintained for the instrument.

3.6 FIELD INSTRUMENT/EQUIPMENT TESTING, INSPECTION, AND MAINTENANCE

The types of field instruments and equipment that are anticipated to be used during sampling include, but are not limited to:

- PIDs
- Personal air monitors, as needed
- GPS

Equipment maintenance will be performed according to manufacturers' specifications by Parametrix or as directed by Parametrix. The frequency of inspection, testing, and maintenance will be established, based on operation procedures and manufacturers' specifications. Field personnel will be responsible for inspection, testing, and maintenance of field equipment. A hard copy of procedures and manufacturer's specifications will be provided to all field personnel working with the equipment. All equipment will be inspected and tested prior to use.

The results of inspection and testing, as well as any problems encountered and corrective actions, will be documented in the activity field notebook. The equipment serial number and date of activity will be included in notebooks so that a complete record is maintained. If problems are encountered, they will be reported to the Manager.

3.7 INSPECTION/ACCEPTANCE OF SUPPLIES AND CONSUMABLES

Field supplies such as sample containers and trip/rinsate blank water shall be obtained from reputable suppliers and shall be certified analyte-free. Records of certification shall be kept by the laboratory (for laboratory-supplied supplies) or by the Owner's representative in the project file. Sampling spoons and bowls shall be food-grade and shall be purchased new.

3.8 NON-DIRECT MEASUREMENTS

The need for non-direct measurements is not anticipated for the Site Investigation. However, if the need does arise during task execution, the previously collected data will be evaluated to assess consistency with project DQOs and DQIs. Data from non-direct sources will be evaluated by the Data QA Manager prior to the data being used in analyses or in data reports.

3.9 DATA MANAGEMENT

The objectives of data management are to assure that large volumes of information and data are technically complete, accessible, and efficiently handled.

3.9.1 Field Data

The original hard (paper) copies of all field notes and laboratory reports will be stored in the project file. Photocopies of these documents should be prepared for working copies as needed.

Field data should be recorded in bound notebooks or individual sampling sheets. The field team members should review the field data for completeness prior to placing it in the files.

3.9.2 Laboratory Data

The laboratory data reports will be archived in the project files. The electronic data will be incorporated into Excel spreadsheets and archived on electronic media and placed in the project file.

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4. ASSESSMENT AND OVERSIGHT

This section describes activities to be conducted to assess the effectiveness of project implementation and associated QA/QC activities. The purpose of the assessment is to ensure that the CMQAPP is properly implemented.

4.1 ASSESSMENTS AND RESPONSE ACTIONS

A performance and system audit may be conducted at anytime. Audits will consist of direct observation of work being performed and inspection of field and laboratory equipment. The performance and system audits will also review the sample custody procedures in the field and laboratory.

If implemented, internal audits of both the field and laboratory activities will be conducted by the Data QA Manager. Audits will be unannounced to assure a true representation of the technical and QA procedures employed.

Checklists for both field and laboratory audits will be based on National Enforcement Investigation Center (EPA 1984) Audit Checklists. The audits will be performed by persons having no direct responsibilities for the activities being performed.

The auditor or designee will prepare an audit report that includes findings, non-conformances, observations, and recommended corrective action, and a schedule for completion of such action.

For each identified nonconformance, a corrective action report will be issued as part of the audit report to notify the individual responsible for implementing the recommended corrective action and its schedule for completion. If a field corrective action is required, the Manager will be notified. If a laboratory corrective action is required, the Data QA Manager will be notified.

The audit will be distributed to the Manager.

Corrective actions may be needed for two categories of nonconformance:

- Deviations from the methods or QA requirements established in the CMQAPP.
- Equipment or analytical malfunctions.

During field operations and sampling procedures, the Field Sampler will be responsible for taking and reporting required corrective action. A description of any such action taken will be entered in the field notebook. If field conditions are such that conformance with the CMQAPP is not possible, the Manager will be consulted immediately. Any corrective action or field condition resulting in a major revision of the CMQAPP will be communicated to the Manager for review and concurrence.

During laboratory analysis, the Laboratory QA Manager will be responsible for taking required corrective actions in response to equipment malfunctions. If an analysis does not meet data quality goals outlined in the CMQAPP, corrective action will follow the guidelines in SW-846 (EPA 1986). If analytical conditions do not conform to this CMQAPP, the Data QA Manager will be notified as soon as possible so that additional corrective actions can be taken.

Corrective Action Reports will document response to any reported non-conformances. These reports may be generated from internal or external audits or from informal reviews of project activities. Corrective Action Reports will be reviewed for appropriateness of recommendations and actions by the Data QA Manager for QA matters, and the Task Manager for matters of technical approach.

4.2 REPORTS TO MANAGEMENT

The Data QA Manager will be responsible for data quality assessments and associated QA Reports. All reports will be submitted to the Manager for review. Final task or investigative reports will contain a separate QA section summarizing data quality information.

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5. DATA VERIFICATION AND VALIDATION

Data verification is confirmation by examination and provision of objective evidence that specified requirements have been fulfilled. Validation is confirmation by examination and provision of objective evidence that the particular requirement for a specific intended use have been fulfilled. Techniques for data verification and validation will be in accordance with the Guidance on Environmental Data Validation and Verification (EPA 2001b).

5.1 DATA REVIEW, VERIFICATION, AND VALIDATION

All data packages provided by the laboratory must provide a summary of quality control results adequate to enable reviewers to validate or determine the quality of the data. The Data QA Manager is responsible for conducting checks for internal consistency, transmittal errors, and for adherence to the quality control elements specified in the CMQAPP.

Field measurements (pH, specific conductance, temperature) will be verified and checked through review of instrument calibration, measurement, and recording procedures.

A verification level validation will be performed on all field documentation and analytical data reports. The data validation process will be used to verify the data quality. The following QC elements will be reviewed, as appropriate:

- Trip blank and rinsate blank results.
- Analytical holding times.
- Preparation blank contamination.
- Check standard precision.
- Analytical accuracy (blank and matrix spike recoveries and laboratory control sample recoveries).
- Analytical precision (comparison of replicate sample results, expressed as relative percent difference [RPD]).
- Each data package will be assessed to determine whether the required documentation is of known and verifiable quality. This includes the following items:
  - Field chain-of-custody record is present, complete, and signed.
  - Certified analytical report.
  - QA/QC sample results.

Data will be qualified using guidance provided in the Contract Laboratory Program (CLP) functional guidelines for assessing data (EPA 1994a, 1994b).

The Data QA Manager will prepare a QA memorandum for each site describing the results of the data validation and describing any qualifiers that are added to the data.

5.2 VERIFICATION AND VALIDATION METHODS

The Data QA Manager will review the following:

- Chain-of-custody documentation
- Holding times

- Equipment/trip blank results
- Field Duplicate results
- Method blank results

A limited review (minimum 10 percent) of the following laboratory QC data results will be conducted:

- Laboratory matrix spike/matrix spike duplicate (MS/MSD) and/or matrix duplicate results
- Laboratory surrogate recoveries
- Laboratory check samples

If, based on this limited review the QC data results indicate potential data quality problems, further evaluations will be conducted.

5.2.1 Precision

Precision measures the mutual agreement among individual measurements of the same property, usually under prescribed similar conditions. QA/QC sample types that measure precision include field duplicates, MSD, and matrix duplicates. The estimate of precision of duplicate measurements is expressed as a RPD (Relative Percent Difference), which is calculated:

$$RPD = \frac{D_1 - D_2}{(D_1 + D_2) \div 2} \times 100$$

Where D1 = First sample value

D2 = Second sample value.

The RPDs will be routinely calculated and compared with DQOs.

5.2.2 Accuracy

Accuracy is assessed using the results of standard reference material, linear check samples, and MS analyses. It is normally expressed as a percent recovery, which is calculated:

$$\text{Percent Recovery} = \frac{\text{(Total Analyte Found - Analyte Originally Present) x 100}}{\text{Analyte Added}}$$

The percent recovery will be routinely calculated and checked against DQOs.

5.2.3 Bias

Bias is the systematic or persistent distortion of a measurement process that causes errors in one direction. Bias will be assessed with field duplicate and laboratory matrix spike samples, similar to that described for accuracy. Bias measurements are usually carried out with a minimum frequency of 1 in 20, or one per batch of samples analyzed, under the same sampling episode.

5.2.4 Sensitivity

Sensitivity expresses the capability of a method or instrument for meeting prescribed measurement reporting limits. Sensitivity will be assessed by comparing data reporting limits with applicable cleanup criteria and analytical or instrument method reporting limits.

5.2.5 Completeness

The amount of valid data produced will be compared with the total analyses performed to assess the percent of completeness. Completeness will be routinely calculated and compared with the DQOs.

5.2.6 Comparability

Comparability is a qualitative parameter expressing the confidence with which one data set can be compared with another. Sample data will be comparable with other measurement data for similar samples and sample conditions. Comparability of the data will be maintained by using consistent methods and units.

5.2.7 Representativeness

Sample locations and sampling procedures will have been chosen to maximize representativeness. A qualitative assessment (based on professional experience and judgment) will be made of sample data representativeness based on review of sampling records and QA audit of field activities.

5.3 RECONCILIATION AND USER REQUIREMENTS

The Data QA Manager will prepare a technical memorandum for each data package describing the results of the data review and describing any qualifiers that were added to the data. The technical memorandum will also summarize the laboratory's QC criteria and will include recommendations on whether additional actions such as re-sampling are necessary. Technical memoranda will be submitted with the FS report.

5.4 DATA REPORTING

All laboratory data packages will contain the following information:

- Cover letter
- Chain-of-custody forms
- Summary of sample results
- Summary of QC results
- Ecology Environmental Information Management (EIM) electronic data deliverable (EDD)

The minimum information to be presented for each sample for each parameter or parameters group:

Client sample number and laboratory sample number

- Sample matrix
- Date of analysis
- Dilution factors (as reflected by practical quantitation limits (PQL)
- Analytical method
- Detection/quantitation limits
- Definitions of any data qualifiers used

Additionally, sample weights/volumes used in sample preparation/analysis and identification of analytical instrument will not be reported but will be kept in laboratory records for future reference.

The minimum QC summary information to be presented for each sample for each parameters or parameter group will include:

- Surrogate standard recovery results
- Matrix QC results (matrix spike/matrix spike duplicate, duplicate)
- Method blank results

EIM EDDs will be in accordance with the most recent version of the results spreadsheet submittal capable of being quickly uploaded into the Ecology EIM database.

6. SCHEDULE

An estimated project schedule is provided below in Table 6-1. Note that the Contractor's schedule may vary as they will be working on multiple sites within the project vicinity.

Table 6-1. Schedule

Work Element	Commence/Implement By
Interim Remedial Action (Soil Excavation)	August 1, 2010
Install New Monitoring Wells	September 1, 2010
1st Quarter Groundwater Sampling	September 30, 2010
2nd Quarter Groundwater Sampling	December 31, 2010
3rd Quarter Groundwater Sampling	March 30, 2011
4th Quarter Groundwater Sampling	June 30, 2011
Draft Interim Remedial Action Memorandum	August 15, 2011

Note: Groundwater monitoring memoranda will be submitted 6 weeks following completion of each groundwater monitoring event.

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7. REFERENCES

CDM. 2009. Draft Phase II Environmental Site Assessment, City of Bothell Crossroads Redevelopment Project, Bothell, Washington. Prepared for King County Solid Waste Division. June 26, 2009.

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EPA. 1984. NEIC procedures manual for the evidence audit of enforcement investigations by contractor evidence audit teams. Technical Report EPA-330/9-81-003-R. U.S. Environmental Protection Agency, Washington, D.C.

EPA. 1986. Test methods for evaluating solid waste (SW-846), 3rd edition. U.S. Environmental Protection Agency, Washington, D.C. November, as updated.

EPA. 1994a. USEPA Contract Laboratory Program National Functional Guidelines for Inorganic Data Review. Office of Emergency and Remedial Response. USEPA, Washington, D.C.

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EPA. 2004. Contract Laboratory Program (CLP) Guidance for Field Samplers. Appendix B. EPA/540/R-00003. August 2004.

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HWA. 2008. Phase II Environmental Site Assessment, Riverside Property, Bothell, Washington. Prepared for City of Bothell. July 28, 2009.

Parametrix. 2009. Bothell Riverside, Remedial Investigation/Feasibility Study, Revision 1. Prepared for City of Bothell. December 2009.

RZA AGRA, Inc. 1992. Site Remediation, Phase 1, Riverside Property, SR 522 and Bothell-Everett Highway, Bothell, Washington. Prepared for Texaco Environmental Services. February 1992.

SEACOR. 1990. Site Investigation, City of Bothell Riverside Property, Bothell, Washington. Prepared for City of Bothell. October 12, 1990.

SEACOR. 1991. Preliminary Groundwater Investigation, Riverside Property, Bothell, Washington. Prepared for Bothell Fire Department. February 22, 1991.

Washington State Department of Ecology (Ecology). 2007. Model Toxics Control Act Cleanup Regulations. Washington Administrative Code (WAC) 173-340. November 2007.

ATTACHMENT B

FARALLON CONSULTING

Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Bend | Baker City

California
Oakland | Sacramento | Irvine

July 20, 2016

Mr. Doug Exworthy
TRF Equities Bothell, LLC
2620 Second Avenue
Seattle, Washington 98121

BY E-MAIL ONLY

RE: LIMITED SUBSURFACE INVESTIGATION
BOTHELL BLOCKS — LOTS EFG
STATE ROUTE 522 AND BOTHELL WAY NORTHEAST
BOTHELL, WASHINGTON
FARALLON PN: 1210-003

Dear Mr. Exworthy:

Farallon Consulting, L.L.C. (Farallon) has prepared this letter report to document the limited subsurface investigation conducted on behalf of TRF Equities Bothell, LLC (TRF) at the property at the northeastern corner of the intersection of State Route 522 and Bothell Way Northeast in Bothell, Washington (herein referred to as the Property) (Figure 1). The Property consists of King County Parcel No. 9457200020, which totals approximately 47,629 square feet of land. Farallon understands that TRF plans to redevelop the Property with a commercial building that will include above-grade parking and retail establishments.

The purpose of the limited subsurface investigation was to further characterize the nature and extent of petroleum hydrocarbons identified in soil on localized portions of the Property associated with confirmed releases from historical operation of underground storage tank (UST) systems at nearby automobile service stations. The data from the limited subsurface investigation will be used to estimate the cost of removing and disposing of petroleum-impacted soil during redevelopment of the Property, and to identify areas where residual petroleum-contaminated soil is present.

PROPERTY BACKGROUND

Farallon's understanding of the Property is based on Farallon's knowledge of the local geology and hydrogeology from prior cleanup projects completed in the vicinity of the Property, and review of the following reports provided by TRF:

- Site Remediation – Phase I, Riverside Property, SR 522 and Bothell-Everett Highway, Bothell, Washington dated February 1992, prepared by RZA Agra, Inc. for Texaco Environmental Services.

- Letter regarding Riverside Project Activity Update, Plan of Action Completion, SR 522 and NE 180th Street dated September 8, 1998, from Groundwater Technology, Inc. to Mr. D. Mark Wells, Texaco Environmental Services.
- Historical Review & Environmental Database, Bothell Landing Properties 2-5, 18004 & 18030 Bothell Way Northeast, Bothell, Washington dated May 29, 2007, prepared by The Riley Group, Inc. for Terrie Battuello, Economic Development Manager, City of Bothell.
- Phase II Environmental Site Assessment, Beta Bothell Landing Property, Parcels No. 945720015 & 9457200020, HWA Project No. 2007-098-22 dated November 1, 2007, prepared by HWA Geosciences Inc. for the City of Bothell.
- *Documentation of Interim Action at Bothell Landing Site, Bothell Washington* dated February 2, 2011, prepared by HWA Geosciences Inc. for the City of Bothell.
- *Documentation of Interim Action at Bothell Riverside Site, Bothell Washington* dated February 2, 2011, prepared by HWA Geosciences Inc. for the City of Bothell.
- Letter regarding Summary of Findings, Additional Plume Delineation, City of Bothell Crossroads Redevelopment Project, SR 527 and SR 522, Bothell, Washington, Work Order No. 20, Contract No. E00196E10 dated June 10, 2013, from CDM Smith to Ms. Lucy Auster, King County Solid Waste Division.
- Letter regarding Area Wide Ground Water Monitoring, Second Round Results, September 2014, Bothell Agreed Order Sites, Bothell, WA dated October 7, 2014, from HWA Geosciences Inc. to Jerome B. Cruz, Washington Department of Ecology [*sic*].
- Draft Remedial Investigation/Feasibility Study Report, Bothell Landing Site, Bothell, Washington, HWA Project No. 2007-098-2020 dated August 14, 2015, prepared by HWA Geosciences Inc. for the City of Bothell.

The Property includes the former addresses 18120, 18126, and 18132 Bothell Way, and 10001 Woodinville Drive. The Property currently is owned by the City of Bothell, who acquired the Property through two property purchases in 1998 and 2008 for roadway construction and widening. Previous developments on the Property included two single-story restaurants on the northeastern and northwestern portions of Property, and two multi-tenant retail and office buildings on the southern portion of the Property. These structures have been demolished and removed, and the Property currently is undeveloped graded land.

The Property is proximate to two sites that are undergoing cleanup actions under Agreed Orders between the Washington State Department of Ecology (Ecology) and the City of Bothell: the Bothell Landing Site (Facility No. 73974762); and the Bothell Riverside Site (Facility No. 53578168). Both the Bothell Landing Site and the Bothell Riverside Site boundaries extend onto the Property. The Bothell Landing Site includes the northern portion of the Property; the Bothell Riverside Site includes the far southeastern portion of the Property.

A third site, the Ultra Custom Care Cleaners Site (Facility No. 379891), also is undergoing cleanup actions under an Agreed Order between Ecology and the City of Bothell to address confirmed releases of halogenated volatile organic compounds (HVOCs) to groundwater. The Ultra Custom Care Cleaners Site is approximately 500 feet north of the Property. A groundwater plume that includes the dry cleaning solvent tetrachloroethene (PCE), and degradation products trichloroethene (TCE), dichloroethene (DCE), and vinyl chloride extends south from the Ultra Custom Care Cleaners Site onto the northern portion of the Property. Recent groundwater characterization work performed by Farallon on King County Parcel No. 0826059096, immediately east of the Property, indicates that the Ultra Custom Care Cleaners HVOC plume extends farther in this direction than previously identified in documents prepared for the Bothell Landing Site and the Ultra Custom Care Cleaner Site. The results from Farallon's recent groundwater characterization work will be provided in a separate report.

Characterization and environmental remediation activities have been ongoing at both the Bothell Landing Site and the Bothell Riverside Site since 1998, which have included work on portions of the Property. Prior characterization findings and remediation activities that pertain to the Property are summarized below:

- Two service stations were located on the northern portion of the Property from the 1930s through the 1970s.
- Five USTS, presumed to be associated with the former service stations, and petroleum-impacted soil were found during redevelopment activities on the Property in 1998.
- A total of 4,500 cubic yards of petroleum-impacted soil that included approximately 3,000 cubic yards of Category 3 petroleum-impacted soil was excavated from the Bothell Riverside Site in 1991. The Category 3 soil was stockpiled on the Bothell Riverside Site and treated in a bioremediation cell at the location of the 1991 excavation.
- Approximately 385 tons of petroleum-impacted soil associated with the former service station USTs was removed from the Bothell Landing Site on the northern portion of the Property in 1998. Additional petroleum hydrocarbons were detected at concentrations exceeding Washington State Model Toxics Control Act Cleanup Regulation (MTCA) Method A cleanup levels in soil in the sidewalls of the excavated areas. This soil was later excavated as part of the interim actions conducted in 2010, and in 2013 to 2014 (see bullets below).
- HVOCs, including PCE, TCE, isomers of DCE, and vinyl chloride, also were detected in groundwater samples collected on the northern portion of the Property. The source of the solvents was identified as releases from historical operations at the Ultra Custom Care Cleaners. Remediation of HVOC impacts to groundwater on the Property is being addressed under the Agreed Order between Ecology and the City of Bothell for the Ultra Custom Care Cleaners Site.
- An interim action conducted at the Bothell Riverside Site in 2010 included excavation of soil with total petroleum hydrocarbons at concentrations exceeding MTCA Method A cleanup levels from an area approximately 100 feet wide by 70 feet long and 4 feet below

ground surface (bgs). The excavation included the former bioremediation cell on the Bothell Riverside Site and part of the southern portion of the Property.

- An interim action conducted at the Bothell Landing Site in 2010 included excavation of soil with total petroleum hydrocarbons at concentrations exceeding MTCA Method A cleanup levels from an area approximately 50 feet wide by 160 feet long. The depth of the excavation ranged from 5 to 14 feet bgs. The excavation included part of the western and northern portions of the Property.
- Low concentrations of HVOCs were detected in shallow groundwater in the former State Route 522 right-of-way along the northeastern portion of the Property during additional characterization of the HVOC plume emanating from the former Ultra Custom Care Cleaners conducted in 2013. As noted above, remediation of HVOC impacts to groundwater on the Property is being addressed under the Agreed Order between Ecology and the City of Bothell for the Ultra Custom Care Cleaners Site.
- An interim remedial action conducted on the Bothell Landing Site between October 2013 and May 2014 included excavation of 3,317 tons of contaminated soil to depths of between 6 and 12 feet bgs. Excavated soil was disposed of off the Property. Excavation limits are shown on Figure 2.

GEOLOGY/HYDROGEOLOGY

The Puget Sound region is underlain by Quaternary sediments deposited by a number of glacial episodes. Deposition occurred during a number of glacial advances and retreats, which created the existing subsurface conditions. Regional sediments consist primarily of interlayered and/or sequential deposits of alluvial outwash and recessional deposits over glacial till. Outwash sediments consist primarily of well-sorted gravels, sands, silts, and clays that were deposited by rivers and streams that emanated from the face of advancing and retreating glaciers. Glacial till units consist primarily of poorly sorted clay, silt, sand, gravel, and occasional larger cobbles and boulders.

Based on the borings advanced by Farallon on the Property and review of available boring logs, the general stratigraphy encountered at the Property includes approximately 5 to 8 feet of fill material consisting of silty sand with occasional wood overlying beds of alluvial sand and silty sand, silt, and peat. Peat beds up to 2 feet thick have been observed beneath the Property, although the peat beds appear to be discontinuous.

Groundwater at the Property is approximately 3 to 9 feet bgs. Groundwater proximate to the Property generally flows toward the southeast.

SCOPE OF WORK

Based on the results from prior investigations conducted at the Property, Farallon identified total petroleum hydrocarbons (TPH) as gasoline- range organics (GRO), as diesel-range organics (DRO), and as oil-range organics (ORO); and HVOCs as constituents of potential concern for the Property. The lack of data defining the extent of residual petroleum-impacted soil on the Property was identified by Farallon as a data gap. To address this data gap, Farallon proposed a limited subsurface investigation that included advancement of eight direct-push borings to a maximum depth of 15 feet bgs or refusal, and sampling soil for GRO, DRO, and ORO.

After granting authorization to proceed with the limited subsurface investigation, TRF requested that two additional borings be advanced on the Property for geotechnical sampling. As a result, the scope of work for the limited subsurface investigation described in the letter regarding Proposal for Limited Subsurface Investigation, Bothell Blocks—Lot EFG, State Route 522 and Bothell Way Northeast, Bothell, Washington dated May 24, 2016 was expanded to include advancement of the two additional geotechnical borings and environmental sampling at geotechnical boring FB-10, in addition to the scope of work initially authorized.

LIMITED SUBSURFACE INVESTIGATION

Before any of the borings were advanced, Farallon retained public and private utility location services to clear the boring locations and provide additional information regarding the location of subsurface utilities at the Property. A private utility locate survey was conducted by Applied Professional Services, Inc. of North Bend, Washington to locate underground utilities at the Property. The direct-push borings were advanced by ESN Northwest, Inc. of Olympia, Washington, who used a vacuum truck to air-knife all boring locations to 5 feet bgs to ensure that no subsurface utilities were compromised. The geotechnical borings were advanced by Holocene Drilling Inc. of Puyallup, Washington using a hollow-stem auger. The drilling activities for borings FB-1 through FB-8 were conducted on June 14, 2016; advancement of all borings was supervised by a Farallon Geologist. A Farallon Geologist also supervised, sampled, and logged the soil samples retained from the first 20 feet of boring FB-10 on June 23, 2016.

Soil samples were collected in accordance with ASTM International and U.S. Environmental Protection Agency (EPA) standard protocols, and were classified in accordance with the Unified Soil Classification System (USCS). Field-screening included noting indications of visual or olfactory evidence of contamination, and conducting headspace analysis for the presence of volatile organic vapors using a photoionization detector (PID). Headspace analysis was conducted by placing a portion of soil from each sample interval into a resealable plastic bag and allowing the sample to warm for several minutes. The probe of the PID was then inserted into the bag, and the highest PID reading over an approximately 30-second interval was recorded.

The USCS classification, visual and olfactory notations, and PID readings were recorded on boring log forms. The soil samples were collected in accordance with EPA Method 5035A and placed into laboratory-prepared sample containers, which were placed on ice in a cooler and transported

to OnSite Environmental Inc. of Redmond, Washington under standard chain-of-custody protocols. Non-dedicated field sampling equipment was cleaned and decontaminated between uses. Soil cuttings and decontamination water generated during the drilling and sampling activities were placed into labeled 55-gallon drums and sealed pending waste profiling and disposal. Boring logs are provided in Attachment A.

DIRECT-PUSH AND GEOTECHNICAL BORINGS

Direct-push borings FB-1 through FB-8 were advanced using a track-mounted direct-push drill rig to a maximum depth of 15 feet bgs to evaluate the nature and extent of petroleum hydrocarbons left in-place following remedial excavations at the Bothell Landing and Bothell Riverside Sites. Geotechnical boring FB-10 was advanced using a hollow-stem auger to a maximum depth of 50 feet bgs. Soil samples were collected every 5 feet to a depth of 20 feet bgs and retained for environmental analysis.

SOIL SAMPLE ANALYSIS

Select soil samples collected from borings FB-1 through FB-8 and FB-10 were submitted for analysis for GRO and for benzene, toluene, ethylbenzene, and xylenes (BTEX) by Northwest Method NWTPH-Gx+BTEX, and for DRO and ORO by Northwest Method NWTPH-Dx (Table 1). Laboratory analytical reports are provided in Attachment B.

RESULTS

GEOLOGY AND HYDROGEOLOGY

Farallon installed borings FB-1 through FB-8 and FB-10 on the Property to a maximum depth of 50 feet bgs. The general stratigraphy encountered at the Property included approximately 5 to 8 feet of fill material consisting of silty sand with occasional wood overlying beds of alluvial sand and silty sand, silt, and peat. Peat was encountered in boring FB-10 between 7.5 and 12.7 feet bgs, and is anticipated to be discontinuous in the subsurface below the Property. Groundwater at the Property was encountered at depths of between approximately 4 and 9 feet bgs.

SOIL SAMPLING

GRO, DRO, and ORO were detected at concentrations exceeding the laboratory practical quantitation limits (PQLs) but less than the MTCA Method A cleanup level in multiple samples collected from borings FB-1 through FB-8 and FB-10 (Table 1; Figure 2). DRO and ORO were detected at concentrations of 3,100 milligrams per kilogram (mg/kg) and 2,900 mg/kg, respectively, in the soil samples collected from boring FB-8 at a depth of 7.5 feet bgs, exceeding the MTCA Method A cleanup level of 2,000 mg/kg.

GRO was detected at concentrations of 720 and 580 mg/kg in the soil samples collected from boring FB-8 at depths of 7.5 and 10 feet bgs, respectively, exceeding the MTCA Method A cleanup level of 100 mg/kg when benzene is not present. GRO was detected at a concentration of 300 mg/kg in the soil sample collected from boring FB-5 at a depth of 10 feet bgs. BTEX

compounds either were detected at concentrations less than MTCA Method A cleanup levels, or were reported non-detect at the PQLs for all soil samples.

Boring FB-5 is located at the northern edge of the Bothell Riverside Site remedial excavation area where approximately 4,500 cubic yards of petroleum-impacted soil was excavated by RZA Agra Inc. in 1991 to a maximum depth of 8.5 feet bgs. Boring FB-8 is located at the eastern edge of the area at the Bothell Landing Site where an interim remedial excavation was managed by HWA in 2010. This excavation extended to a maximum depth of between 5 and 14 feet bgs to remove approximately 2,222 cubic yards of petroleum-contaminated soil. Approximately 784 cubic yards of overburden from the excavation was used for excavation backfill.

The concentrations of GRO, DRO, and ORO detected at the edges of both remedial excavations indicate that residual petroleum-contaminated soil remained after the prior interim actions, and that the full nature and extent of historical releases at both locations were not fully characterized. The incomplete removal of petroleum-contaminated soil during the interim actions has left soil with TPH concentrations exceeding MTCA Method A cleanup levels in-place at both the Bothell Landing and Bothell Riverside Sites on the Property. The GRO, DRO, and ORO exceedances at borings FB-5 and FB-8 are located either at or below the depth of groundwater in both borings.

CONCLUSIONS

GRO, DRO, and ORO were detected at concentrations exceeding the laboratory PQL but less than the MTCA Method A cleanup level in soil from borings FB-1 through FB-8 and FB-10 in 7 of 8 samples collected at a depth of 5 feet bgs, and in 4 of 10 samples collected at a depth of 7 to 10 feet bgs (Table 1; Figure 2). Concentrations of petroleum hydrocarbons exceeding MTCA Method A cleanup levels were detected in 3 of the 20 soil samples analyzed during the limited subsurface investigation.

DRO and ORO were detected at concentrations of 3,100 and 2,900 mg/kg in the soil samples collected from boring FB-8 at depths of 7.5 and 10 feet bgs, respectively, which exceed the MTCA Method A cleanup level of 2,000 mg/kg. GRO was detected at a concentration 300 mg/kg in the soil sample collected from boring FB-5 at a depth of 10 feet bgs, and at concentrations of 720 and 580 mg/kg in the soil samples collected from boring FB-8 at depths of 7.5 and 10 feet bgs respectively, which exceed the MTCA Method A cleanup level of 100 mg/kg. The analytical results for soil samples collected at borings FB-5 and FB-8 at depths of 12.5 and 13.7 feet bgs, respectively, bounded the vertical extent of petroleum hydrocarbons exceeding MTCA Method A cleanup levels.

Analytical results for soil samples collected from borings FB-1 through FB-8 and FB-10 indicate that petroleum impacts are present at depths of between 5 and 10 feet bgs at all nine locations sampled, which include the areas of the remedial excavations in the Bothell Landing and Bothell Riverside Sites and the central portion of the Property. Many of the detected DRO and ORO concentrations that do not exceed MTCA Method A cleanup levels are high enough to qualify the soil, if excavated, for off-Property disposal as Category 2, 3, or 4 soil according to the Ecology

Guidance for Remediation of Petroleum Contaminated Soils published in 2011 (Ecology guidance).

Soil containing petroleum hydrocarbons at concentrations exceeding MTCA Method A cleanup levels will require remediation to obtain a Property-specific No Further Action determination from Ecology. Following remediation, additional groundwater characterization and monitoring likely will be required by Ecology to demonstrate that the cleanup standards for groundwater under MTCA have been met, and that residual concentrations are protective of human health and the environment.

TPH-impacted soil that is excavated during redevelopment, including soil with visual staining or detectable odor, will require special handling, and segregation from clean material, based on the Ecology guidance. Depending on the concentrations of TPH detected in soil, excavated material may require disposal at a licensed disposal facility. Farallon recommends that additional sampling of shallow soil be performed after the new redevelopment plans have been completed, to profile the soil in accordance with acceptance criteria specific to the permitted disposal facility and to refine the volume estimates for TPH-impacted soil that may be excavated during redevelopment.

Preparation of an Environmental Media Management Plan (EMMP) may be necessary to support efficient handling of petroleum-impacted soil during redevelopment. The purpose of an EMMP is to detail the procedures for characterizing and managing petroleum-impacted soil during construction excavation, and to satisfy the requirements for soil handling under MTCA and for profiling excavated soil for off-Property disposal.

LIMITATIONS

GENERAL LIMITATIONS

The conclusions contained in this report/assessment are based on professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location. The conclusions contained herein are subject to the following inherent limitations:

- **Accuracy of Information.** Farallon obtained, reviewed, and evaluated certain information used in this report/assessment from sources that were believed to be reliable. Farallon's conclusions, opinions, and recommendations are based in part on such information. Farallon's services did not include verification of its accuracy or authenticity. Should the information upon which Farallon relied prove to be inaccurate or unreliable, Farallon reserves the right to amend or revise its conclusions, opinions, and/or recommendations.
- **Reconnaissance and/or Characterization.** Farallon performed a reconnaissance and/or characterization of the Property that is the subject of this report/assessment to document current conditions. Farallon focused on areas deemed more likely to exhibit hazardous materials conditions. Contamination may exist in other areas of the Property that were not

investigated or were inaccessible. Property activities beyond Farallon's control could change at any time after the completion of this report/assessment.

Farallon cannot and does not warrant or guarantee that the Property is free of hazardous or potentially hazardous substances or conditions, or that latent or undiscovered conditions will not become evident in the future. Farallon's observations, findings, and opinions can be considered valid only as of the date of the report hereof.

This report/assessment has been prepared in accordance with the contract for services between Farallon and TRF Equities Bothell, LLC. No other warranties, representations, or certifications are made.

LIMITATION ON RELIANCE BY THIRD PARTIES

Reliance by third parties is prohibited. Any use, interpretation, or reliance upon this report/assessment by anyone other than TRF Equities Bothell, LLC is at the sole risk of that party, and Farallon will have no liability for such unauthorized use, interpretation, or reliance.

CLOSING

Farallon appreciates the opportunity to provide TRF Equities Bothell, LLC with environmental consulting services for this project. Please contact either of the undersigned at (425) 295-0800 if you have questions or need additional information.

Sincerely,

Farallon Consulting, L.L.C.

Eric Buer, L.G., L.H.G.
Associate Hydrogeologist

Clifford T. Schmitt, L.G., L.H.G.
Principal Hydrogeologist

Attachments: Figure 1, *Property Location*
Figure 2, *Soil Analytical Results for TPH and Benzene*
Table 1, *Soil Analytical Results for Total Petroleum Hydrocarbons and BTEX*
Attachment A, Boring Logs
Attachment B, Laboratory Analytical Reports

EB/CTS:bjj

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FIGURES

LIMITED SUBSURFACE INVESTIGATION REPORT
Bothell Blocks Lot EFG
State Route 522 and Bothell Way Northeast
Bothell, Washington

Farallon PN: 1210-003

LEGEND

Property Location

N

0 1,900 3,800

SCALE IN FEET

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Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Bend | Baker City

California
Oakland | Sacramento | Irvine

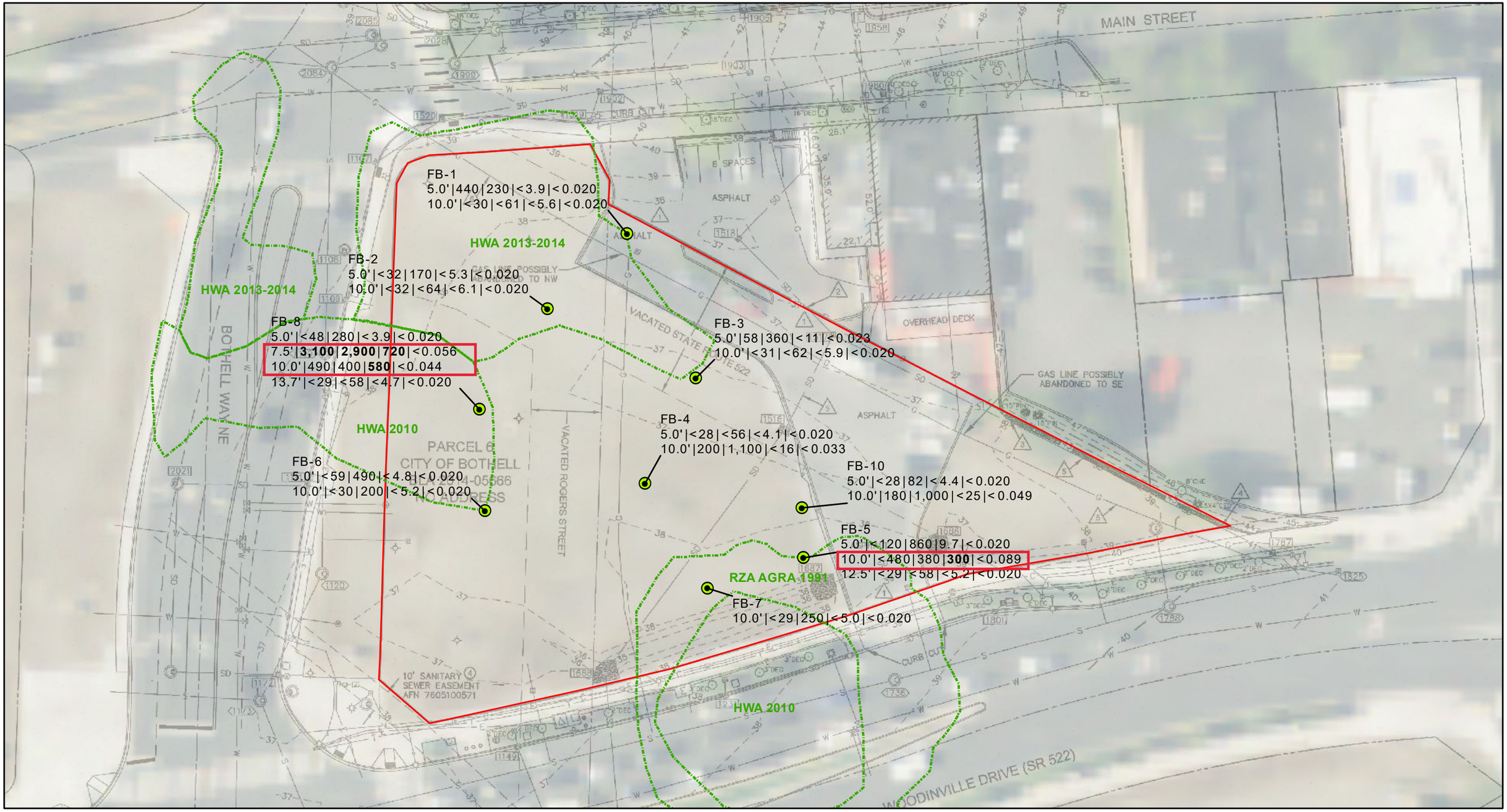
FIGURE 1

PROPERTY LOCATION
BOTHELL BLOCKS - LOTS EFG
STATE ROUTE 522 AND BOTHELL WAY NE
BOTHELL, WASHINGTON

FARALLON PN: 1210-003

Drawn By: ebuer | Checked By: JC | Date: 7/15/2016 | Disc Reference:

Document Path: C:\arcscratch\TRFBothell\Mapfiles\Figure_01_Location.mxd



LEGEND

- SHALLOW BORING
- LOT EFG PARCEL BOUNDARY
- REMEDIAL EXCAVATION BOUNDARY

Notes:
Results reported as Depth in feet below ground surface | DRO | ORO | GRO | Benzene
Analytical results in milligrams per kilogram.
Results in bold denote concentrations exceeding applicable cleanup levels.
< denotes analyte not detected at or exceeding the reporting limit listed.
GRO = gasoline-range organics
DRO = diesel-range organics
ORO = oil-range organics

0 20 40
SCALE IN FEET

N

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Oregon
Portland | Bend | Baker City

California
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FIGURE 2

SOIL ANALYTICAL RESULTS FOR TPH AND BENZENE
BOTHELL BLOCKS - LOT EFG
STATE ROUTE 522 AND BOTHELL WAY NE
BOTHELL, WASHINGTON

FARALLON PN: 1210-003

Drawn By: ebuer | Checked By: JK | Date: 7/19/2016 | Disc Reference:
Document Path: C:\arcscratch\TRFBothell\Mapfiles\Figure_02_TPH_soil.mxd

TABLE

LIMITED SUBSURFACE INVESTIGATION REPORT
Bothell Blocks Lot EFG
State Route 522 and Bothell Way Northeast
Bothell, Washington

Farallon PN: 1210-003

Table 1
Soil Analytical Results for Total Petroleum Hydrocarbons and BTEX
Bothell Blocks-Lot EFG
Bothell, Washington
Farallon PN: 1210-003

Sample Location	Sample Identification	Sample Depth (feet)[1]	Sample Date	Analytical Results (milligrams per kilogram)						
				DRO[2]	ORO[2]	GRO[3]	Benzene[4]	Toluene[4]	Ethylbenzene[4]	Xylenes[4]
FB-1	FB-1-5.0	5.0	6/14/2016	440	230	< 3.9	< 0.020	< 0.039	< 0.039	< 0.078
	FB-1-10.0	10.0	6/14/2016	< 30	< 61	< 5.6	< 0.020	< 0.056	< 0.056	< 0.112
FB-2	FB-2-5.0	5.0	6/14/2016	< 32	170	< 5.3	< 0.020	< 0.053	< 0.053	< 0.106
	FB-2-10.0	10.0	6/14/2016	< 32	< 64	< 6.1	< 0.020	< 0.061	< 0.061	< 0.122
FB-3	FB-3-5.0	5.0	6/14/2016	58	360	< 11	< 0.023	< 0.11	< 0.11	< 0.22
	FB-3-10.0	10.0	6/14/2016	< 31	< 62	< 5.9	< 0.020	< 0.059	< 0.059	< 0.118
FB-4	FB-4-5.0	5.0	6/14/2016	< 28	< 56	< 4.1	< 0.020	< 0.041	< 0.041	< 0.082
	FB-4-10.0	10.0	6/14/2016	200	1,100	< 16	< 0.033	< 0.16	< 0.16	< 0.32
FB-5	FB-5-5.0	5.0	6/14/2016	< 120	860	9.7	< 0.020	< 0.045	< 0.045	0.053
	FB-5-10.0	10.0	6/14/2016	< 480	380	**300**	< 0.089	0.54	0.83	0.83
	FB-5-12.5	12.5	6/14/2016	< 29	< 58	< 5.2	< 0.020	< 0.052	< 0.052	< 0.104
FB-6	FB-6-5.0	5.0	6/14/2016	< 59	490	< 4.8	< 0.020	< 0.048	< 0.048	< 0.096
	FB-6-10.0	10.0	6/14/2016	< 30	200	< 5.2	< 0.020	< 0.052	< 0.052	< 0.104
FB-7	FB-7-10.0	10.0	6/14/2016	< 29	250	< 5.0	< 0.020	< 0.050	< 0.050	< 0.100
FB-8	FB-8-5.0	5.0	6/14/2016	< 48	280	< 3.9	< 0.020	< 0.039	< 0.039	< 0.078
	FB-8-7.5	7.5	6/14/2016	**3,100** M	**2,900**	**720**	< 0.056	< 0.28	0.78	1.0
	FB-8-10.0	10.0	6/14/2016	490 M	400	**580**	< 0.044	< 0.22	0.44	0.65
	FB-8-13.7	13.7	6/14/2016	< 29	< 58	< 4.7	< 0.020	< 0.047	< 0.047	< 0.094
FB-10	FB-10-5.0-062316	5.0	6/23/2016	< 28	82	< 4.4	< 0.020	< 0.044	< 0.044	< 0.088
	FB-10-10.0-062316	10.0	6/23/2016	180	1,000	< 25	< 0.049	< 0.25	< 0.25	< 0.50
MTCA Method A Cleanup Levels for Soil[5]				**2,000**	**2,000**	**30/100[6]**	**0.03**	**7**	**6**	**9**

NOTES:

Results in **bold** denote concentrations exceeding applicable cleanup levels.

< denotes analyte not detected at or exceeding the laboratory reporting limit listed.

[1]Depth in feet below ground surface.

[2]Analyzed by Northwest Method NWTPH-Dx.

[3]Analyzed by Northwest Method NWTPH-Gx.

[4]Analyzed by U.S. Environmental Protection Agency Method 8021B.

[4]Washington State Model Toxics Control Act Cleanup Regulation (MTCA) Method A Soil Cleanup Levels for Unrestricted Land Uses, Table 740-1 of Section 900 of Chapter 173-340 of the Washington Administrative Code, as amended 2013.

[6]Cleanup level is 30 milligrams per kilogram if benzene is detected and 100 milligrams per kilogram if benzene is not detected.

BTEX = benzene, toluene, ethylbenzene and xylenes

DRO = total petroleum hydrocarbons (TPH) as diesel-range organics

GRO = TPH as gasoline-range organics

M = Hydrocarbons in the gasoline range are impacting the diesel result.

ORO = TPH as oil-range organics

ATTACHMENT A
BORING LOGS

LIMITED SUBSURFACE INVESTIGATION REPORT
Bothell Blocks Lot EFG
State Route 522 and Bothell Way Northeast
Bothell, Washington

Farallon PN: 1210-003

Log of Boring: FB-1

Client: TRF Equities Bothell, LLC
Project: Bothell/Blocks EFG
Location: Bothell, Washington
Farallon PN: 1210-003
Logged By: Ryan Ostrom

Date/Time Started:	6/14/16 @ 0900	**Sampler Type:**	5' Macrocore
Date/Time Completed:	6/14/16 @ 0910	**Drive Hammer (lbs.):**	Auto
Equipment:	Power Probe 7800	**Depth of Water ATD (ft bgs):**	5.0
Drilling Company:	ESN	**Total Boring Depth (ft bgs):**	15.0
Drilling Foreman:	Brian Bowes	**Total Well Depth (ft bgs):**	NA
Drilling Method:	Geoprobe		

Depth (feet bgs.)	Lithologic Description	USCS	% Recovery	PID (ppm)	Sample ID	Sample Analyzed	Boring/Well Construction Details
0	0.0-5.0': Air knife to clear for utilities.						Asphalt
5	5.0-6.0': Silty SAND with gravel (50% sand, 30% gravel, 20% silt), fine to coarse sand and gravel, gray, wet, no odor.	SM		0.3	FB-1-5.0	X	Water Level
	6.0-8.6': Poorly graded SAND with silt (90% sand, 10% silt), fine to medium sand, brown, wet, no odor.	SP-SM	72				
	8.6-10.0': No recovery.						
10	10.0-15.0': Poorly graded SAND with silt (90% sand, 10% silt), fine to medium sand, brown with orange mottling from 13.3-14.1', wet, no odor.	SP-SM	100	0.1	FB-1-10.0	X	Bentonite
15				0.5	FB-1-15.0		

Well Construction Information

Monument Type:	NA	**Filter Pack:**	NA	**Ground Surface Elevation (ft):**	NA
Casing Diameter (inches):	NA	**Surface Seal:**	Asphalt	**Top of Casing Elevation (ft):**	NA
Screen Slot Size (inches):	NA	**Annular Seal:**	NA	**Surveyed Location:**	**X:** NA
Screened Interval (ft bgs):	NA	**Boring Abandonment:**	Bentonite		**Y:** NA

Log of Boring: FB-2

Client: TRF Equities Bothell, LLC
Project: Bothell/Blocks EFG
Location: Bothell, Washington
Farallon PN: 1210-003
Logged By: Ryan Ostrom

Date/Time Started:	6/14/16 @ 0928	**Sampler Type:**	5' Macrocore
Date/Time Completed:	6/14/16 @ 0935	**Drive Hammer (lbs.):**	Auto
Equipment:	Power Probe 7800	**Depth of Water ATD (ft bgs):**	5.6
Drilling Company:	ESN	**Total Boring Depth (ft bgs):**	15.0
Drilling Foreman:	Brian Bowes	**Total Well Depth (ft bgs):**	NA
Drilling Method:	Geoprobe		

Depth (feet bgs.)	Sample Interval	Lithologic Description	USCS	USCS Graphic	% Recovery	Blow Counts 8/8/8	PID (ppm)	Sample ID	Sample Analyzed	Boring/Well Construction Details
0		0.0-5.0': Air knife to clear for utilities.								
5		5.0-5.6': Silty SAND with gravel (50% sand, 30% gravel, 20% silt), fine to coarse sand and gravel, gray, moist, no odor.	SM				0.5	FB-2-5.0	X	Water Level
		5.6-7.8': Silty SAND (80% sand, 20% silt), fine sand, gray, wet, no odor.	SM		56					
		7.8-10.0': No recovery.								
10		10.0-12.0': Silty SAND (80% sand, 20% silt), fine sand, gray, wet, no odor.	SM				0.3	FB-2-10.0	X	Bentonite
		12.0-13.5': Silty SAND with gravel (50% sand, 30% gravel, 20% silt), fine to coarse sand, fine gravel, brown, wet, no odor.	SM		100					
		13.5-15.0': Silty SAND (80% sand, 20% silt), fine sand, brown, wet, no odor.	SM							
15							0.1	FB-2-15.0		

Well Construction Information

Monument Type:	NA	**Filter Pack:**	NA	**Ground Surface Elevation (ft):**	NA
Casing Diameter (inches):	NA	**Surface Seal:**	NA	**Top of Casing Elevation (ft):**	NA
Screen Slot Size (inches):	NA	**Annular Seal:**	NA	**Surveyed Location:**	**X:** NA
Screened Interval (ft bgs):	NA	**Boring Abandonment:**	Bentonite		**Y:** NA

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Log of Boring: FB-3

Client: TRF Equities Bothell, LLC
Project: Bothell/Blocks EFG
Location: Bothell, Washington

Farallon PN: 1210-003

Logged By: Ryan Ostrom

Date/Time Started:	6/14/16 @ 0950	**Sampler Type:**	5' Macrocore
Date/Time Completed:	6/14/16 @ 1000	**Drive Hammer (lbs.):**	Auto
Equipment:	Power Probe 7800	**Depth of Water ATD (ft bgs):**	5.0
Drilling Company:	ESN	**Total Boring Depth (ft bgs):**	15.0
Drilling Foreman:	Brian Bowes	**Total Well Depth (ft bgs):**	NA
Drilling Method:	Geoprobe		

Depth (feet bgs.)	Sample Interval	Lithologic Description	USCS	USCS Graphic	% Recovery	Blow Counts 8/8/8	PID (ppm)	Sample ID	Sample Analyzed	Boring/Well Construction Details
0		0.0-5.0': Air knife to clear for utilities.								
5		5.0-5.5': Silty SAND (80% sand, 20% silt), fine sand, gray, wet, no odor.	SM				0.7	FB-3-5.0	X	Water Level
		5.5-6.5': Organic wood debris, dark brown, wet, no odor.	WD							
		6.5-7.3': SILT (90% silt, 10% sand), fine sand, gray, wet, no odor.	ML							
		7.3-10.0': No recovery.			46					
10		10.0-10.8': Well-graded SAND with silt and gravel (50% sand, 40% gravel, 10% silt), fine to coarse sand and gravel, gray, wet, no odor.	SW-SM				0.3	FB-3-10.0	X	Bentonite
		10.8-13.9': Silty SAND (80% sand, 20% silt), fine sand, gray, wet, no odor.	SM		78					
		13.9-15.0': No recovery.					0.2	FB-3-13.9		
15										

Well Construction Information

Monument Type:	NA	**Filter Pack:**	NA	**Ground Surface Elevation (ft):**	NA
Casing Diameter (inches):	NA	**Surface Seal:**	NA	**Top of Casing Elevation (ft):**	NA
Screen Slot Size (inches):	NA	**Annular Seal:**	NA	**Surveyed Location:**	**X:** NA
Screened Interval (ft bgs):	NA	**Boring Abandonment:**	Bentonite		**Y:** NA

Log of Boring: FB-4

Client: TRF Equities Bothell, LLC
Project: Bothell/Blocks EFG
Location: Bothell, Washington

Farallon PN: 1210-003

Logged By: Ryan Ostrom

Date/Time Started:	6/14/16 @ 1010	**Sampler Type:**	5' Macrocore
Date/Time Completed:	6/14/16 @ 1020	**Drive Hammer (lbs.):**	Auto
Equipment:	Power Probe 7800	**Depth of Water ATD (ft bgs):**	6.0
Drilling Company:	ESN	**Total Boring Depth (ft bgs):**	15.0
Drilling Foreman:	Brian Bowes	**Total Well Depth (ft bgs):**	NA
Drilling Method:	Geoprobe		

Depth (feet bgs.)	Sample Interval	Lithologic Description	USCS	USCS Graphic	% Recovery	Blow Counts 8/8/8	PID (ppm)	Sample ID	Sample Analyzed	Boring/Well Construction Details
0		0.0-5.0': Air knife to clear for utilities.								
5		5.0'-7.4': Poorly graded SAND with silt and gravel (70% sand, 20% gravel, 10% silt), fine to medium sand, fine gravel, gray, moist to wet at 6.0', mild petroleum-like odor.	SP-SM				3.7	FB-4-5.0	X	Water Level
		7.4-7.9': Organic wood debris, dark brown, wet, no odor.	WD		58					
		7.9-10.0': No recovery.								
10		10.0-10.4': Organic wood debris, dark brown, wet, no odor.	WD				0.9	FB-4-10.0	X	Bentonite
		10.4-12.4': Silty SAND (70% sand, 30% silt), fine to medium sand, gray, wet, no odor.	SM							
		12.4-15': No recovery.			48		0.3	FB-4-12.4		
15										

Well Construction Information

Monument Type:	NA	**Filter Pack:**	NA	**Ground Surface Elevation (ft):**	NA
Casing Diameter (inches):	NA	**Surface Seal:**	NA	**Top of Casing Elevation (ft):**	NA
Screen Slot Size (inches):	NA	**Annular Seal:**	NA	**Surveyed Location:**	**X:** NA
Screened Interval (ft bgs):	NA	**Boring Abandonment:**	Bentonite		**Y:** NA

Log of Boring: FB-5

Client: TRF Equities Bothell, LLC
Project: Bothell/Blocks EFG
Location: Bothell, Washington

Farallon PN: 1210-003

Logged By: Ryan Ostrom

Date/Time Started:	6/14/16 @ 1030	**Sampler Type:**	5' Macrocore
Date/Time Completed:	6/14/16 @ 1045	**Drive Hammer (lbs.):**	Auto
Equipment:	Power Probe 7800	**Depth of Water ATD (ft bgs):**	5.0
Drilling Company:	ESN	**Total Boring Depth (ft bgs):**	15.0
Drilling Foreman:	Brian Bowes	**Total Well Depth (ft bgs):**	NA
Drilling Method:	Geoprobe		

Depth (feet bgs.)	Sample Interval	Lithologic Description	USCS	USCS Graphic	% Recovery	Blow Counts 8/8/8	PID (ppm)	Sample ID	Sample Analyzed	Boring/Well Construction Details
0		0.0-5.0': Air knife to clear for utilities.								
5		5.0'-6.1': Well-graded SAND with silt and gravel (70% sand, 20% gravel, 10% silt), fine to coarse sand, fine gravel, gray, moist, no odor.	SW-SM				13.6	FB-5-5.0	X	Water Level
		6.1-10.0': No recovery.			22					
10		10.0-11.9': Poorly graded SAND (90% sand, 10% gravel), fine to medium sand, fine gravel, gray, moist, petroleum-like odor.	SP				498	FB-5-10.0	X	Bentonite
		11.9-12.5': Silty SAND (80% sand, 20% silt), fine sand, gray, wet, petroleum-like odor.	SM		50		23.0	FB-5-12.5	X	
		12.5-15.0': No recovery.								
15										

Well Construction Information

Monument Type:	NA	**Filter Pack:**	NA	**Ground Surface Elevation (ft):**	NA
Casing Diameter (inches):	NA	**Surface Seal:**	NA	**Top of Casing Elevation (ft):**	NA
Screen Slot Size (inches):	NA	**Annular Seal:**	NA	**Surveyed Location:**	**X:** NA
Screened Interval (ft bgs):	NA	**Boring Abandonment:**	Bentonite		**Y:** NA

Log of Boring: FB-6

Client: TRF Equities Bothell, LLC
Project: Bothell/Blocks EFG
Location: Bothell, Washington
Farallon PN: 1210-003
Logged By: Ryan Ostrom

Date/Time Started:	6/14/16 @ 1110	**Sampler Type:**	5' Macrocore
Date/Time Completed:	6/14/16 @ 1120	**Drive Hammer (lbs.):**	Auto
Equipment:	Power Probe 7800	**Depth of Water ATD (ft bgs):**	10.0
Drilling Company:	ESN	**Total Boring Depth (ft bgs):**	15.0
Drilling Foreman:	Brian Bowes	**Total Well Depth (ft bgs):**	NA
Drilling Method:	Geoprobe		

Depth (feet bgs.)	Sample Interval	Lithologic Description	USCS	USCS Graphic	% Recovery	Blow Counts 8/8/8	PID (ppm)	Sample ID	Sample Analyzed	Boring/Well Construction Details
0		0.0-5.0': Air knife to clear for utilities.								
5		5.0-6.7': Silty SAND with gravel (50% sand, 30% gravel, 20% silt), fine to coarse sand and gravel, gray, moist, no odor.	SM				0.7	FB-6-5.0	X	Bentonite
		6.7-10.0': No recovery.			34					
10		10.0-11.8': Silty SAND with gravel (60% sand, 20% gravel, 20% silt), fine to medium sand, fine gravel, gray, wet, no odor, organic wood debris present from 10.9-11.3'.	SM				0.7	FB-6-10.0	X	Water Level
		11.8-13.9': SILT with sand (85% silt, 10% sand, 5% gravel), fine sand and gravel, brown, wet, no odor.	ML		78					
		13.9-15.0': No recovery.					0.3	FB-6-13.9		
15										

Well Construction Information

Monument Type:	NA	**Filter Pack:**	NA	**Ground Surface Elevation (ft):**	NA
Casing Diameter (inches):	NA	**Surface Seal:**	NA	**Top of Casing Elevation (ft):**	NA
Screen Slot Size (inches):	NA	**Annular Seal:**	NA	**Surveyed Location:**	**X:** NA
Screened Interval (ft bgs):	NA	**Boring Abandonment:**	Bentonite		**Y:** NA

Log of Boring: FB-7

Client: TRF Equities Bothell, LLC
Project: Bothell/Blocks EFG
Location: Bothell, Washington
Farallon PN: 1210-003
Logged By: Ryan Ostrom

Date/Time Started:	6/14/16 @ 1200	**Sampler Type:**	5' Macrocore
Date/Time Completed:	6/14/16 @ 1210	**Drive Hammer (lbs.):**	Auto
Equipment:	Power Probe 7800	**Depth of Water ATD (ft bgs):**	6.2
Drilling Company:	ESN	**Total Boring Depth (ft bgs):**	15.0
Drilling Foreman:	Brian Bowes	**Total Well Depth (ft bgs):**	NA
Drilling Method:	Geoprobe		

Depth (feet bgs.)	Lithologic Description	USCS	% Recovery	PID (ppm)	Sample ID	Sample Analyzed	Boring/Well Construction Details
0	0.0-5.0': Air knife to clear for utilities.						
5	5.0-5.8': Silty SAND (60% sand, 30% silt, 10% gravel), fine sand and gravel, gray, moist, no odor, thin plastic barrier at 5.8'.	SM		0.4	FB-7-5.0		Water Level
	5.8-6.2': Poorly graded GRAVEL with sand (70% gravel, 30% sand), fine gravel, fine to coarse sand, gray, moist, no odor.	GP					
	6.2-6.9': Poorly graded SAND with silt (80% sand, 10% gravel, 10% silt), fine to medium sand, fine gravel, gray, wet, no odor.	SP-SM	38				
	6.9-10.0': No recovery.						
10	10.0-11.5': Poorly graded SAND with silt (80% sand, 10% gravel, 10% silt), fine to medium sand, fine gravel, gray, wet, no odor.	SP-SM		1.4	FB-7-10.0	X	Bentonite
	11.5-12.4': Organic wood debris, dark brown, wet, no odor.	WD					
	12.4-12.9': SILT (90% silt, 10% sand), fine sand, gray, wet, no odor.	ML	76				
	12.9-13.8': Poorly graded sand with silt (90% sand, 10% silt), fine sand, gray, wet, no odor.	SP-SM		0.2	FB-7-13.9		
15	13.8-15.0': No recovery.						

Well Construction Information

Monument Type:	NA	**Filter Pack:**	NA	**Ground Surface Elevation (ft):**	NA
Casing Diameter (inches):	NA	**Surface Seal:**	NA	**Top of Casing Elevation (ft):**	NA
Screen Slot Size (inches):	NA	**Annular Seal:**	NA	**Surveyed Location:**	**X:** NA
Screened Interval (ft bgs):	NA	**Boring Abandonment:**	Bentonite		**Y:** NA

Log of Boring: FB-8

Client: TRF Equities Bothell, LLC
Project: Bothell/Blocks EFG
Location: Bothell, Washington
Farallon PN: 1210-003
Logged By: Ryan Ostrom

Date/Time Started:	6/14/16 @ 1230	**Sampler Type:**	5' Macrocore
Date/Time Completed:	6/14/16 @ 1245	**Drive Hammer (lbs.):**	Auto
Equipment:	Power Probe 7800	**Depth of Water ATD (ft bgs):**	7.2
Drilling Company:	ESN	**Total Boring Depth (ft bgs):**	15.0
Drilling Foreman:	Brian Bowes	**Total Well Depth (ft bgs):**	NA
Drilling Method:	Geoprobe		

Depth (feet bgs.)	Sample Interval	Lithologic Description	USCS	USCS Graphic	% Recovery	Blow Counts 8/8/8	PID (ppm)	Sample ID	Sample Analyzed	Boring/Well Construction Details
0		0.0-5.0': Air knife to clear for utilities.								
5		5.0-7.2': Silty SAND with gravel (50% sand, 30% gravel, 20% silt), fine to coarse sand and gravel, gray, moist, no odor.	SM				1.7	FB-8-5.0	X	
		7.2-8.0': Well-graded SAND with silt and gravel (50% sand, 40% gravel, 10% silt), fine to coarse sand, fine gravel, gray, wet, petroleum-like odor.	SW-SM		80		546	FB-8-7.5	X	Water Level
		8.0-9.0': Sandy SILT (70% silt, 30% sand), fine sand, gray, wet, petroleum-like odor.	ML							
10		9.0-10.0': No recovery.								
		10.0-12.2': Silty SAND (60% sand, 40% silt), fine to medium sand, brown, wet, petroleum-like odor.	ML				373	FB-8-10.0	X	Bentonite
		12.2-13.7': Poorly Graded SAND with silt (90% sand, 10% silt), fine to medium sand, gray, wet, no odor.	SP-SM		74					
		13.7-15.0': No recovery.					2.3	FB-8-13.7	X	
15										

Well Construction Information

Monument Type:	NA	**Filter Pack:**	NA	**Ground Surface Elevation (ft):**	NA
Casing Diameter (inches):	NA	**Surface Seal:**	NA	**Top of Casing Elevation (ft):**	NA
Screen Slot Size (inches):	NA	**Annular Seal:**	NA	**Surveyed Location:**	**X:** NA
Screened Interval (ft bgs):	NA	**Boring Abandonment:**	Bentonite		**Y:** NA

Log of Boring: FB-10

Client: TRF Equities Bothell, LLC
Project: Bothell/Blocks EFG
Location: Bothell, Washington

Farallon PN: 1210-003

Logged By: Ryan Ostrom

Date/Time Started:	6/23/16 @ 0800	**Sampler Type:**	1.5' SPT
Date/Time Completed:	6/23/16 @ 0850	**Drive Hammer (lbs.):**	140
Equipment:	Mobile B61	**Depth of Water ATD (ft bgs):**	5.0
Drilling Company:	Holocene	**Total Boring Depth (ft bgs):**	21.5
Drilling Foreman:	Matt Graham	**Total Well Depth (ft bgs):**	NA
Drilling Method:	Hollow Stem Auger		

Depth (feet bgs.)	Lithologic Description	USCS	% Recovery	Blow Counts 8/8/8	PID (ppm)	Sample ID	Sample Analyzed	Boring/Well Construction Details
0	0.0-5.0': Air knife for utilities.							
5	5.0 to 5.2: Poorly graded SAND with silt and gravel (60% sand, 30% gravel, 10% silt), fine to medium sand, fine to coarse gravel, brown, wet, no odor.	SP-SM	13	1 2 2	0.0	FB-10-5.0-062316	X	Water Level
	5.2 to 6.5: No Recovery.	OH	93	0 0 1	0.6			
	7.5 to 8.2: Organic PEAT (100%), dark brown no odor, moist.	SP-SM				Soil Screen @ 9.0'		
10	8.2 to 9: Poorly graded SAND with silt (90% sand, 10% silt), fine to medium sand, gray moist, no odor.	OH	47	16 12 18	0.3	FB-10-10.0-062316	X	Tremie Grout
	10 to 10.7: Organic PEAT (100%), dark brown no odor, moist.							
	10.7 to 11.5: No Recovery.	OH	100	7 8 11	0.3			
	12.5 to 12.7: Organic PEAT (100%), dark brown no odor, moist.	SP-SM				Soil Screen @ 14.0'		
15	12.7 to 14: Poorly graded SAND with silt (90% sand, 10% silt), fine to medium sand, gray with dark orange mottling, wet, no odor.	SP-SM	87	4 8 8	0.2	FB-10-15.0-062316		
	15 to 15.5: Poorly graded SAND with silt (90% sand, 10% silt), fine to medium sand, gray, wet, no odor.	SM						
	15.5 to 16.3: Silty SAND (80% sand, 20% silt), fine sand, gray with orange mottling, wet.	SM	100	3 8 9	0.2			
	16.3 to 16.5: No Recovery.	SM				Soil Screen @ 19.0'		
20	17.5 to 17.8: Poorly graded SAND with silt (90% sand, 10% silt), fine to medium sand, gray, wet, no odor.	SM	100	5 10 10	0.3	FB-10-20.0-062316		Tremie Grout
	17.8 to 19.0: Silty SAND (80% sand, 20% silt), fine sand, gray with orange mottling, wet.							
	20 to 21.5: Silty SAND (80% sand, 20% silt), fine sand, gray with orange mottling, wet, no odor.							
25								

Well Construction Information

Monument Type:	NA	**Filter Pack:**	NA	**Ground Surface Elevation (ft):**	NA
Casing Diameter (inches):	NA	**Surface Seal:**	NA	**Top of Casing Elevation (ft):**	NA
Screen Slot Size (inches):	NA	**Annular Seal:**	NA	**Surveyed Location:**	**X:** NA
Screened Interval (ft bgs):	NA	**Boring Abandonment:**	Tremie Grout		**Y:** NA

ATTACHMENT B
LABORATORY ANALYTICAL REPORTS

LIMITED SUBSURFACE INVESTIGATION REPORT
Bothell Blocks Lot EFG
State Route 522 and Bothell Way Northeast
Bothell, Washington

Farallon PN: 1210-003

OnSite Environmental Inc.
14648 NE 95th Street, Redmond, WA 98052 • (425) 883-3881

June 23, 2016

Eric Buer
Farallon Consulting
1809 7th Ave., Suite 1111
Seattle, WA 98101

Re: Analytical Data for Project 1210-003
Laboratory Reference No. 1606-135

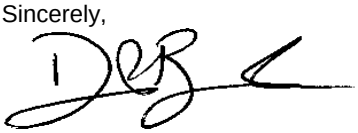
Dear Eric:

Enclosed are the analytical results and associated quality control data for samples submitted on June 14, 2016.

The standard policy of OnSite Environmental, Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,



David Baumeister
Project Manager

Enclosures

Date of Report: June 23, 2016
Samples Submitted: June 14, 2016
Laboratory Reference: 1606-135
Project: 1210-003

Case Narrative

Samples were collected on June 14, 2016 and received by the laboratory on June 15, 2016. They were maintained at the laboratory at a temperature of 2°C to 6°C.

Please note that any and all soil sample results are reported on a dry-weight basis, unless otherwise noted below.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.

NWTPH Gx/BTEX Analysis

Per EPA Method 5035A, samples were received by the laboratory in pre-weighed 40 mL VOA vials within 48 hours of sample collection. They were stored in a freezer at between -7°C and -20°C until extraction or analysis.

The chromatograms for samples FB-8-7.5 and FB-8-10.0 are similar to minerals spirits with diesel.

Any other QA/QC issues associated with this extraction and analysis will be indicated with a footnote reference and discussed in detail on the Data Qualifier page.

Date of Report: June 23, 2016
Samples Submitted: June 14, 2016
Laboratory Reference: 1606-135
Project: 1210-003

NWTPH-Gx/BTEX

Matrix: Soil
Units: mg/kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**FB-1-5.0**					
Laboratory ID:	06-135-01					
Benzene	**ND**	0.020	EPA 8021B	6-16-16	6-20-16	
Toluene	**ND**	0.039	EPA 8021B	6-16-16	6-20-16	
Ethyl Benzene	**ND**	0.039	EPA 8021B	6-16-16	6-20-16	
m,p-Xylene	**ND**	0.039	EPA 8021B	6-16-16	6-20-16	
o-Xylene	**ND**	0.039	EPA 8021B	6-16-16	6-20-16	
Gasoline	**ND**	3.9	NWTPH-Gx	6-16-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*109*	*68-129*				
Client ID:	**FB-1-10.0**					
Laboratory ID:	06-135-02					
Benzene	**ND**	0.020	EPA 8021B	6-16-16	6-20-16	
Toluene	**ND**	0.056	EPA 8021B	6-16-16	6-20-16	
Ethyl Benzene	**ND**	0.056	EPA 8021B	6-16-16	6-20-16	
m,p-Xylene	**ND**	0.056	EPA 8021B	6-16-16	6-20-16	
o-Xylene	**ND**	0.056	EPA 8021B	6-16-16	6-20-16	
Gasoline	**ND**	5.6	NWTPH-Gx	6-16-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*109*	*68-129*				
Client ID:	**FB-2-5.0**					
Laboratory ID:	06-135-04					
Benzene	**ND**	0.020	EPA 8021B	6-16-16	6-21-16	
Toluene	**ND**	0.053	EPA 8021B	6-16-16	6-21-16	
Ethyl Benzene	**ND**	0.053	EPA 8021B	6-16-16	6-21-16	
m,p-Xylene	**ND**	0.053	EPA 8021B	6-16-16	6-21-16	
o-Xylene	**ND**	0.053	EPA 8021B	6-16-16	6-21-16	
Gasoline	**ND**	5.3	NWTPH-Gx	6-16-16	6-21-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*106*	*68-129*				

Date of Report: June 23, 2016
Samples Submitted: June 14, 2016
Laboratory Reference: 1606-135
Project: 1210-003

NWTPH-Gx/BTEX

Matrix: Soil
Units: mg/kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**FB-2-10.0**					
Laboratory ID:	06-135-05					
Benzene	**ND**	0.020	EPA 8021B	6-16-16	6-21-16	
Toluene	**ND**	0.061	EPA 8021B	6-16-16	6-21-16	
Ethyl Benzene	**ND**	0.061	EPA 8021B	6-16-16	6-21-16	
m,p-Xylene	**ND**	0.061	EPA 8021B	6-16-16	6-21-16	
o-Xylene	**ND**	0.061	EPA 8021B	6-16-16	6-21-16	
Gasoline	**ND**	6.1	NWTPH-Gx	6-16-16	6-21-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*109*	*68-129*				
Client ID:	**FB-3-5.0**					
Laboratory ID:	06-135-07					
Benzene	**ND**	0.023	EPA 8021B	6-16-16	6-21-16	
Toluene	**ND**	0.11	EPA 8021B	6-16-16	6-21-16	
Ethyl Benzene	**ND**	0.11	EPA 8021B	6-16-16	6-21-16	
m,p-Xylene	**ND**	0.11	EPA 8021B	6-16-16	6-21-16	
o-Xylene	**ND**	0.11	EPA 8021B	6-16-16	6-21-16	
Gasoline	**ND**	11	NWTPH-Gx	6-16-16	6-21-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*114*	*68-129*				
Client ID:	**FB-3-10.0**					
Laboratory ID:	06-135-08					
Benzene	**ND**	0.020	EPA 8021B	6-16-16	6-21-16	
Toluene	**ND**	0.059	EPA 8021B	6-16-16	6-21-16	
Ethyl Benzene	**ND**	0.059	EPA 8021B	6-16-16	6-21-16	
m,p-Xylene	**ND**	0.059	EPA 8021B	6-16-16	6-21-16	
o-Xylene	**ND**	0.059	EPA 8021B	6-16-16	6-21-16	
Gasoline	**ND**	5.9	NWTPH-Gx	6-16-16	6-21-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*109*	*68-129*				

Date of Report: June 23, 2016
Samples Submitted: June 14, 2016
Laboratory Reference: 1606-135
Project: 1210-003

NWTPH-Gx/BTEX

Matrix: Soil
Units: mg/kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**FB-4-5.0**					
Laboratory ID:	06-135-10					
Benzene	**ND**	0.020	EPA 8021B	6-16-16	6-21-16	
Toluene	**ND**	0.041	EPA 8021B	6-16-16	6-21-16	
Ethyl Benzene	**ND**	0.041	EPA 8021B	6-16-16	6-21-16	
m,p-Xylene	**ND**	0.041	EPA 8021B	6-16-16	6-21-16	
o-Xylene	**ND**	0.041	EPA 8021B	6-16-16	6-21-16	
Gasoline	**ND**	4.1	NWTPH-Gx	6-16-16	6-21-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*111*	*68-129*				
Client ID:	**FB-4-10.0**					
Laboratory ID:	06-135-11					
Benzene	**ND**	0.033	EPA 8021B	6-16-16	6-21-16	
Toluene	**ND**	0.16	EPA 8021B	6-16-16	6-21-16	
Ethyl Benzene	**ND**	0.16	EPA 8021B	6-16-16	6-21-16	
m,p-Xylene	**ND**	0.16	EPA 8021B	6-16-16	6-21-16	
o-Xylene	**ND**	0.16	EPA 8021B	6-16-16	6-21-16	
Gasoline	**ND**	16	NWTPH-Gx	6-16-16	6-21-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*82*	*68-129*				
Client ID:	**FB-5-5.0**					
Laboratory ID:	06-135-13					
Benzene	**ND**	0.020	EPA 8021B	6-16-16	6-22-16	
Toluene	**ND**	0.045	EPA 8021B	6-16-16	6-22-16	
Ethyl Benzene	**ND**	0.045	EPA 8021B	6-16-16	6-22-16	
m,p-Xylene	**0.053**	0.045	EPA 8021B	6-16-16	6-22-16	
o-Xylene	**ND**	0.045	EPA 8021B	6-16-16	6-22-16	
Gasoline	**9.7**	4.5	NWTPH-Gx	6-16-16	6-22-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*85*	*68-129*				

Date of Report: June 23, 2016
Samples Submitted: June 14, 2016
Laboratory Reference: 1606-135
Project: 1210-003

NWTPH-Gx/BTEX

Matrix: Soil
Units: mg/kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**FB-5-10.0**					
Laboratory ID:	06-135-14					
Benzene	**ND**	0.089	EPA 8021B	6-16-16	6-21-16	
Toluene	**0.54**	0.45	EPA 8021B	6-16-16	6-21-16	
Ethyl Benzene	**0.83**	0.45	EPA 8021B	6-16-16	6-21-16	
m,p-Xylene	**0.83**	0.45	EPA 8021B	6-16-16	6-21-16	
o-Xylene	**ND**	0.45	EPA 8021B	6-16-16	6-21-16	
Gasoline	**300**	45	NWTPH-Gx	6-16-16	6-21-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*126*	*68-129*				
Client ID:	**FB-5-12.5**					
Laboratory ID:	06-135-15					
Benzene	**ND**	0.020	EPA 8021B	6-16-16	6-21-16	
Toluene	**ND**	0.052	EPA 8021B	6-16-16	6-21-16	
Ethyl Benzene	**ND**	0.052	EPA 8021B	6-16-16	6-21-16	
m,p-Xylene	**ND**	0.052	EPA 8021B	6-16-16	6-21-16	
o-Xylene	**ND**	0.052	EPA 8021B	6-16-16	6-21-16	
Gasoline	**ND**	5.2	NWTPH-Gx	6-16-16	6-21-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*101*	*68-129*				
Client ID:	**FB-6-5.0**					
Laboratory ID:	06-135-16					
Benzene	**ND**	0.020	EPA 8021B	6-16-16	6-21-16	
Toluene	**ND**	0.048	EPA 8021B	6-16-16	6-21-16	
Ethyl Benzene	**ND**	0.048	EPA 8021B	6-16-16	6-21-16	
m,p-Xylene	**ND**	0.048	EPA 8021B	6-16-16	6-21-16	
o-Xylene	**ND**	0.048	EPA 8021B	6-16-16	6-21-16	
Gasoline	**ND**	4.8	NWTPH-Gx	6-16-16	6-21-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*109*	*68-129*				

Date of Report: June 23, 2016
Samples Submitted: June 14, 2016
Laboratory Reference: 1606-135
Project: 1210-003

NWTPH-Gx/BTEX

Matrix: Soil
Units: mg/kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**FB-6-10.0**					
Laboratory ID:	06-135-17					
Benzene	**ND**	0.020	EPA 8021B	6-16-16	6-21-16	
Toluene	**ND**	0.052	EPA 8021B	6-16-16	6-21-16	
Ethyl Benzene	**ND**	0.052	EPA 8021B	6-16-16	6-21-16	
m,p-Xylene	**ND**	0.052	EPA 8021B	6-16-16	6-21-16	
o-Xylene	**ND**	0.052	EPA 8021B	6-16-16	6-21-16	
Gasoline	**ND**	5.2	NWTPH-Gx	6-16-16	6-21-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*105*	*68-129*				
Client ID:	**FB-7-10.0**					
Laboratory ID:	06-135-20					
Benzene	**ND**	0.020	EPA 8021B	6-16-16	6-21-16	
Toluene	**ND**	0.050	EPA 8021B	6-16-16	6-21-16	
Ethyl Benzene	**ND**	0.050	EPA 8021B	6-16-16	6-21-16	
m,p-Xylene	**ND**	0.050	EPA 8021B	6-16-16	6-21-16	
o-Xylene	**ND**	0.050	EPA 8021B	6-16-16	6-21-16	
Gasoline	**ND**	5.0	NWTPH-Gx	6-16-16	6-21-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*109*	*68-129*				
Client ID:	**FB-8-5.0**					
Laboratory ID:	06-135-22					
Benzene	**ND**	0.020	EPA 8021B	6-16-16	6-21-16	
Toluene	**ND**	0.039	EPA 8021B	6-16-16	6-21-16	
Ethyl Benzene	**ND**	0.039	EPA 8021B	6-16-16	6-21-16	
m,p-Xylene	**ND**	0.039	EPA 8021B	6-16-16	6-21-16	
o-Xylene	**ND**	0.039	EPA 8021B	6-16-16	6-21-16	
Gasoline	**ND**	3.9	NWTPH-Gx	6-16-16	6-21-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*111*	*68-129*				

Date of Report: June 23, 2016
Samples Submitted: June 14, 2016
Laboratory Reference: 1606-135
Project: 1210-003

NWTPH-Gx/BTEX

Matrix: Soil
Units: mg/kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**FB-8-7.5**					
Laboratory ID:	06-135-23					
Benzene	**ND**	0.056	EPA 8021B	6-16-16	6-21-16	
Toluene	**ND**	0.28	EPA 8021B	6-16-16	6-21-16	
Ethyl Benzene	**0.78**	0.28	EPA 8021B	6-16-16	6-21-16	
m,p-Xylene	**1.0**	0.28	EPA 8021B	6-16-16	6-21-16	
o-Xylene	**ND**	0.28	EPA 8021B	6-16-16	6-21-16	
Gasoline	**720**	28	NWTPH-Gx	6-16-16	6-21-16	Z
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*99*	*68-129*				
Client ID:	**FB-8-10.0**					
Laboratory ID:	06-135-24					
Benzene	**ND**	0.044	EPA 8021B	6-16-16	6-21-16	
Toluene	**ND**	0.22	EPA 8021B	6-16-16	6-21-16	
Ethyl Benzene	**0.44**	0.22	EPA 8021B	6-16-16	6-21-16	
m,p-Xylene	**0.65**	0.22	EPA 8021B	6-16-16	6-21-16	
o-Xylene	**ND**	0.22	EPA 8021B	6-16-16	6-21-16	
Gasoline	**580**	22	NWTPH-Gx	6-16-16	6-21-16	Z
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*107*	*68-129*				
Client ID:	**FB-8-13.7**					
Laboratory ID:	06-135-25					
Benzene	**ND**	0.020	EPA 8021B	6-16-16	6-22-16	
Toluene	**ND**	0.047	EPA 8021B	6-16-16	6-22-16	
Ethyl Benzene	**ND**	0.047	EPA 8021B	6-16-16	6-22-16	
m,p-Xylene	**ND**	0.047	EPA 8021B	6-16-16	6-22-16	
o-Xylene	**ND**	0.047	EPA 8021B	6-16-16	6-22-16	
Gasoline	**ND**	4.7	NWTPH-Gx	6-16-16	6-22-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*83*	*68-129*				

Date of Report: June 23, 2016
Samples Submitted: June 14, 2016
Laboratory Reference: 1606-135
Project: 1210-003

NWTPH-Gx/BTEX
METHOD BLANK QUALITY CONTROL

Matrix: Soil
Units: mg/kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0616S1					
Benzene	**ND**	0.020	EPA 8021B	6-16-16	6-16-16	
Toluene	**ND**	0.050	EPA 8021B	6-16-16	6-16-16	
Ethyl Benzene	**ND**	0.050	EPA 8021B	6-16-16	6-16-16	
m,p-Xylene	**ND**	0.050	EPA 8021B	6-16-16	6-16-16	
o-Xylene	**ND**	0.050	EPA 8021B	6-16-16	6-16-16	
Gasoline	**ND**	5.0	NWTPH-Gx	6-16-16	6-16-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*107*	*68-129*				
Laboratory ID:	MB0616S2					
Benzene	**ND**	0.020	EPA 8021B	6-16-16	6-20-16	
Toluene	**ND**	0.050	EPA 8021B	6-16-16	6-20-16	
Ethyl Benzene	**ND**	0.050	EPA 8021B	6-16-16	6-20-16	
m,p-Xylene	**ND**	0.050	EPA 8021B	6-16-16	6-20-16	
o-Xylene	**ND**	0.050	EPA 8021B	6-16-16	6-20-16	
Gasoline	**ND**	5.0	NWTPH-Gx	6-16-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*111*	*68-129*				

Date of Report: June 23, 2016
Samples Submitted: June 14, 2016
Laboratory Reference: 1606-135
Project: 1210-003

NWTPH-Gx/BTEX
QUALITY CONTROL

Matrix: Soil
Units: mg/kg (ppm)

Analyte	Result		Spike Level		Source Result	Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE											
Laboratory ID:	06-135-01										
	ORIG	DUP									
Benzene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Toluene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Ethyl Benzene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
m,p-Xylene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
o-Xylene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Gasoline	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Surrogate:											
Fluorobenzene						*109*	*112*	*68-129*			
Laboratory ID:	06-135-11										
	ORIG	DUP									
Benzene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Toluene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Ethyl Benzene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
m,p-Xylene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
o-Xylene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Gasoline	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Surrogate:											
Fluorobenzene						*82*	*81*	*68-129*			
SPIKE BLANKS											
Laboratory ID:	SB0616S1										
	SB	SBD	SB	SBD		SB	SBD				
Benzene	**0.949**	**0.956**	1.00	1.00		**95**	**96**	76-124	1	17	
Toluene	**0.945**	**0.978**	1.00	1.00		**95**	**98**	78-124	3	16	
Ethyl Benzene	**0.939**	**0.947**	1.00	1.00		**94**	**95**	77-123	1	17	
m,p-Xylene	**0.947**	**0.986**	1.00	1.00		**95**	**99**	78-124	4	17	
o-Xylene	**0.948**	**0.949**	1.00	1.00		**95**	**95**	76-123	0	18	
Surrogate:											
Fluorobenzene						*112*	*110*	*68-129*			

Date of Report: June 23, 2016
Samples Submitted: June 14, 2016
Laboratory Reference: 1606-135
Project: 1210-003

NWTPH-Dx

Matrix: Soil
Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**FB-1-5.0**					
Laboratory ID:	06-135-01					
Diesel Range Organics	**440**	27	NWTPH-Dx	6-20-16	6-20-16	
Lube Oil Range Organics	**230**	55	NWTPH-Dx	6-20-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*122*	*50-150*				
Client ID:	**FB-1-10.0**					
Laboratory ID:	06-135-02					
Diesel Range Organics	**ND**	30	NWTPH-Dx	6-20-16	6-20-16	
Lube Oil Range Organics	**ND**	61	NWTPH-Dx	6-20-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*98*	*50-150*				
Client ID:	**FB-2-5.0**					
Laboratory ID:	06-135-04					
Diesel Range Organics	**ND**	32	NWTPH-Dx	6-20-16	6-20-16	U1
Lube Oil	**170**	58	NWTPH-Dx	6-20-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*113*	*50-150*				
Client ID:	**FB-2-10.0**					
Laboratory ID:	06-135-05					
Diesel Range Organics	**ND**	32	NWTPH-Dx	6-20-16	6-20-16	
Lube Oil Range Organics	**ND**	64	NWTPH-Dx	6-20-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*102*	*50-150*				
Client ID:	**FB-3-5.0**					
Laboratory ID:	06-135-07					
Diesel Range Organics	**58**	44	NWTPH-Dx	6-20-16	6-20-16	
Lube Oil Range Organics	**360**	89	NWTPH-Dx	6-20-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*111*	*50-150*				
Client ID:	**FB-3-10.0**					
Laboratory ID:	06-135-08					
Diesel Range Organics	**ND**	31	NWTPH-Dx	6-20-16	6-20-16	
Lube Oil Range Organics	**ND**	62	NWTPH-Dx	6-20-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*120*	*50-150*				

Date of Report: June 23, 2016
Samples Submitted: June 14, 2016
Laboratory Reference: 1606-135
Project: 1210-003

NWTPH-Dx

Matrix: Soil
Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**FB-4-5.0**					
Laboratory ID:	06-135-10					
Diesel Range Organics	**ND**	28	NWTPH-Dx	6-20-16	6-20-16	
Lube Oil Range Organics	**ND**	56	NWTPH-Dx	6-20-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*100*	*50-150*				
Client ID:	**FB-4-10.0**					
Laboratory ID:	06-135-11					
Diesel Range Organics	**200**	51	NWTPH-Dx	6-20-16	6-20-16	
Lube Oil Range Organics	**1100**	100	NWTPH-Dx	6-20-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*102*	*50-150*				
Client ID:	**FB-5-5.0**					
Laboratory ID:	06-135-13					
Diesel Range Organics	**ND**	120	NWTPH-Dx	6-20-16	6-20-16	U1
Lube Oil	**860**	53	NWTPH-Dx	6-20-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*122*	*50-150*				
Client ID:	**FB-5-10.0**					
Laboratory ID:	06-135-14					
Diesel Range Organics	**ND**	480	NWTPH-Dx	6-20-16	6-20-16	U1,M1
Lube Oil	**380**	78	NWTPH-Dx	6-20-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*127*	*50-150*				
Client ID:	**FB-5-12.5**					
Laboratory ID:	06-135-15					
Diesel Range Organics	**ND**	29	NWTPH-Dx	6-20-16	6-20-16	
Lube Oil Range Organics	**ND**	58	NWTPH-Dx	6-20-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*100*	*50-150*				
Client ID:	**FB-6-5.0**					
Laboratory ID:	06-135-16					
Diesel Range Organics	**ND**	59	NWTPH-Dx	6-20-16	6-20-16	U1
Lube Oil	**490**	55	NWTPH-Dx	6-20-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*118*	*50-150*				

Date of Report: June 23, 2016
Samples Submitted: June 14, 2016
Laboratory Reference: 1606-135
Project: 1210-003

NWTPH-Dx

Matrix: Soil
Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**FB-6-10.0**					
Laboratory ID:	06-135-17					
Diesel Range Organics	**ND**	30	NWTPH-Dx	6-20-16	6-20-16	
Lube Oil	**200**	60	NWTPH-Dx	6-20-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*119*	*50-150*				
Client ID:	**FB-7-10.0**					
Laboratory ID:	06-135-20					
Diesel Range Organics	**ND**	29	NWTPH-Dx	6-20-16	6-20-16	
Lube Oil	**250**	59	NWTPH-Dx	6-20-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*120*	*50-150*				
Client ID:	**FB-8-5.0**					
Laboratory ID:	06-135-22					
Diesel Range Organics	**ND**	48	NWTPH-Dx	6-20-16	6-20-16	U1
Lube Oil	**280**	54	NWTPH-Dx	6-20-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*90*	*50-150*				
Client ID:	**FB-8-7.5**					
Laboratory ID:	06-135-23					
Diesel Range Organics	**3100**	30	NWTPH-Dx	6-20-16	6-20-16	M
Lube Oil	**2900**	60	NWTPH-Dx	6-20-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*102*	*50-150*				
Client ID:	**FB-8-10.0**					
Laboratory ID:	06-135-24					
Diesel Range Organics	**490**	28	NWTPH-Dx	6-20-16	6-20-16	M
Lube Oil	**400**	57	NWTPH-Dx	6-20-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*79*	*50-150*				
Client ID:	**FB-8-13.7**					
Laboratory ID:	06-135-25					
Diesel Range Organics	**ND**	29	NWTPH-Dx	6-20-16	6-20-16	
Lube Oil Range Organics	**ND**	58	NWTPH-Dx	6-20-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*98*	*50-150*				

Date of Report: June 23, 2016
Samples Submitted: June 14, 2016
Laboratory Reference: 1606-135
Project: 1210-003

NWTPH-Dx
QUALITY CONTROL

Matrix: Soil
Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0620S1					
Diesel Range Organics	**ND**	25	NWTPH-Dx	6-20-16	6-20-16	
Lube Oil Range Organics	**ND**	50	NWTPH-Dx	6-20-16	6-20-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*98*	*50-150*				

Analyte	Result		Spike Level		Source Result	Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE											
Laboratory ID:	06-135-15										
	ORIG	DUP									
Diesel Range	**ND**	**ND**	NA	NA		NA		NA	NA	NA	
Lube Oil Range	**ND**	**ND**	NA	NA		NA		NA	NA	NA	
Surrogate:											
o-Terphenyl						*100*	*119*	*50-150*			
Laboratory ID:	06-135-25										
	ORIG	DUP									
Diesel Range	**ND**	**ND**	NA	NA		NA		NA	NA	NA	
Lube Oil Range	**ND**	**ND**	NA	NA		NA		NA	NA	NA	
Surrogate:											
o-Terphenyl						*98*	*95*	*50-150*			

Date of Report: June 23, 2016
Samples Submitted: June 14, 2016
Laboratory Reference: 1606-135
Project: 1210-003

% MOISTURE

Date Analyzed: 6-16&17-16

Client ID	Lab ID	% Moisture
FB-1-5.0	06-135-01	8
FB-1-10.0	06-135-02	18
FB-2-5.0	06-135-04	14
FB-2-10.0	06-135-05	22
FB-3-5.0	06-135-07	44
FB-3-10.0	06-135-08	19
FB-4-5.0	06-135-10	10
FB-4-10.0	06-135-11	50
FB-5-5.0	06-135-13	6
FB-5-10.0	06-135-14	36
FB-5-12.5	06-135-15	14
FB-6-5.0	06-135-16	9
FB-6-10.0	06-135-17	16
FB-7-10.0	06-135-20	15
FB-8-5.0	06-135-22	7
FB-8-7.5	06-135-23	17
FB-8-10.0	06-135-24	12
FB-8-13.7	06-135-25	14

OnSite Environmental Inc.

Data Qualifiers and Abbreviations

A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.

B - The analyte indicated was also found in the blank sample.

C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.

E - The value reported exceeds the quantitation range and is an estimate.

F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.

H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.

I - Compound recovery is outside of the control limits.

J - The value reported was below the practical quantitation limit. The value is an estimate.

K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.

L - The RPD is outside of the control limits.

M - Hydrocarbons in the gasoline range are impacting the diesel range result.

M1 - Hydrocarbons in the gasoline range (toluene-napthalene) are present in the sample.

N - Hydrocarbons in the lube oil range are impacting the diesel range result.

N1 - Hydrocarbons in diesel range are impacting lube oil range results.

O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.

P - The RPD of the detected concentrations between the two columns is greater than 40.

Q - Surrogate recovery is outside of the control limits.

S - Surrogate recovery data is not available due to the necessary dilution of the sample.

T - The sample chromatogram is not similar to a typical _____.

U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.

U1 - The practical quantitation limit is elevated due to interferences present in the sample.

V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.

W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.

X - Sample extract treated with a mercury cleanup procedure.

X1- Sample extract treated with a Sulfuric acid/Silica gel cleanup procedure.

Y - The calibration verification for this analyte exceeded the 20% drift specified in method 8260C, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.

Z - The sample chromatograms are similar to mineral spirits with diesel.

ND - Not Detected at PQL
PQL - Practical Quantitation Limit
RPD - Relative Percent Difference

Chain of Custody

OnSite Environmental Inc.
Analytical Laboratory Testing Services
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • www.onsite-env.com

Laboratory Number: 06-135

Company: Farallon
Project Number: 1210-003
Project Name: Bothell/Blocks EFG
Project Manager: Eric Buer
Sampled by: Ryan Ostrom

Turnaround Request (in working days)
(Check One)
☐ Same Day ☐ 1 Day
☐ 2 Days ☐ 3 Days
☒ Standard (7 Days) (TPH analysis 5 Days)
☐ _____ (other)

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	Number of Containers	NWTPH-HCID	NWTPH-Gx/BTEX	NWTPH-Gx	NWTPH-Dx	Volatiles 8260C	Halogenated Volatiles 8260C	Semivolatiles 8270D/SIM (with low-level PAHs)	PAHs 8270D/SIM (low-level)	PCBs 8082A	Organochlorine Pesticides 8081B	Organophosphorus Pesticides 8270D/SIM	Chlorinated Acid Herbicides 8151A	Total RCRA Metals	Total MTCA Metals	TCLP Metals	HEM (oil and grease) 1664A	% Moisture
1	FB-1-5.0	6/14/16	0900	S	2			X	X													X
2	FB-1-10.0		0905					X	X													X
3	FB-1-15.0		0910																			
4	FB-2-5.0		0930					X	X													X
5	FB-2-10.0		0932					X	X													X
6	FB-2-15.0		0935																			
7	FB-3-5.0		0958					X	X													X
8	FB-3-10.0		0959					X	X													X
9	FB-3-13.9		1000																			
10	FB-4-5.0	↓	1012	↓	↓			X	X													X

	Signature	Company	Date	Time
Relinquished	Ryan Ostrom	Farallon	6/14/16	1440
Received		CORE	6/14/16	1440
Relinquished				
Received				
Relinquished				
Received				
Reviewed/Date		Reviewed/Date		

Comments/Special Instructions
~~Please Hold. PM will Call for Analysis.~~
X Added 6/15/16_DB (STA)

Chromatograms with final report ☐

Data Package: Standard ☐ Level III ☐ Level IV ☐
Electronic Data Deliverables (EDDs) ☐ _____

Chain of Custody

OnSite Environmental Inc.
Analytical Laboratory Testing Services
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • www.onsite-env.com

Company: Farallon
Project Number: 1210-003
Project Name: Bothell / Blocks EFG
Project Manager: Eric Buer
Sampled by: Ryan Ostrom

Turnaround Request (in working days)
(Check One)
☐ Same Day ☐ 1 Day
☐ 2 Days ☐ 3 Days
☒ Standard (7 Days) (TPH analysis 5 Days)
☐ _____ (other)

Laboratory Number: 06-135

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	Number of Containers	NWTPH-HCID	NWTPH-Gx/BTEX	NWTPH-Gx	NWTPH-Dx	Volatiles 8260C	Halogenated Volatiles 8260C	Semivolatiles 8270D/SIM (with low-level PAHs)	PAHs 8270D/SIM (low-level)	PCBs 8082A	Organochlorine Pesticides 8081B	Organophosphorus Pesticides 8270D/SIM	Chlorinated Acid Herbicides 8151A	Total RCRA Metals	Total MTCA Metals	TCLP Metals	HEM (oil and grease) 1664A	% Moisture
							72 hr 6/15/16		BTEX													
11	FB-4-10.0	6/14/16	1013	S	2			X	X													X
12	FB-4-12.4		1014																			
13	FB-5-5.0		1035					X	X													X
14	FB-5-10.0		1036					X	X													X
15	FB-5-12.5		1037					X	X													X
16	FB-6-5.0		1115					X	X													X
17	FB-6-10.0		1116					X	X													X
18	FB-6-13.9		1117																			
19	FB-7-5.0		1205																			
20	FB-7-10.0	↓	1206	↓	↓			X	X													X

	Signature	Company	Date	Time
Relinquished	Ryan Ostrom	Farallon	6/14/16	1440
Received		OSE	6/14/16	1440
Relinquished				
Received				
Relinquished				
Received				

Comments/Special Instructions
~~Please Hold. PM will Call for Analysis.~~

Reviewed/Date
Reviewed/Date
Chromatograms with final report ☐

Data Package: Standard ☐ Level III ☐ Level IV ☐ Electronic Data Deliverables (EDDs) ☐ _____

Chain of Custody

OnSite Environmental Inc.
Analytical Laboratory Testing Services
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • www.onsite-env.com

Company: Farallon
Project Number: 1210-003
Project Name: Bothell/Blocks EFG
Project Manager: Eric Buer
Sampled by: Ryan Ostrom

Turnaround Request (in working days)
(Check One)
☐ Same Day ☐ 1 Day
☐ 2 Days ☐ 3 Days
☒ Standard (7 Days) (TPH analysis 5 Days)
☐ _____ (other)

Laboratory Number: 06-135

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	Number of Containers	NWTPH-HCID	NWTPH-Gx/BTEX 6/30/16	NWTPH-Gx	NWTPH-Dx	Volatiles 8260C	Halogenated Volatiles 8260C	Semivolatiles 8270D/SIM (with low-level PAHs)	PAHs 8270D/SIM (low-level)	PCBs 8082A	Organochlorine Pesticides 8081B	Organophosphorus Pesticides 8270D/SIM	Chlorinated Acid Herbicides 8151A	Total RCRA Metals	Total MTCA Metals	TCLP Metals	HEM (oil and grease) 1664A	% Moisture
21	FB-7.13.8	6/14/16	1207	S	2																	
22	FB-8-5.0		1235					X	X													X
23	FB-8-7.5		1236					X	X													X
24	FB-8-10.0		1237					X	X													X
25	FB-8-13.7		1238					X	X													X
	RO																					

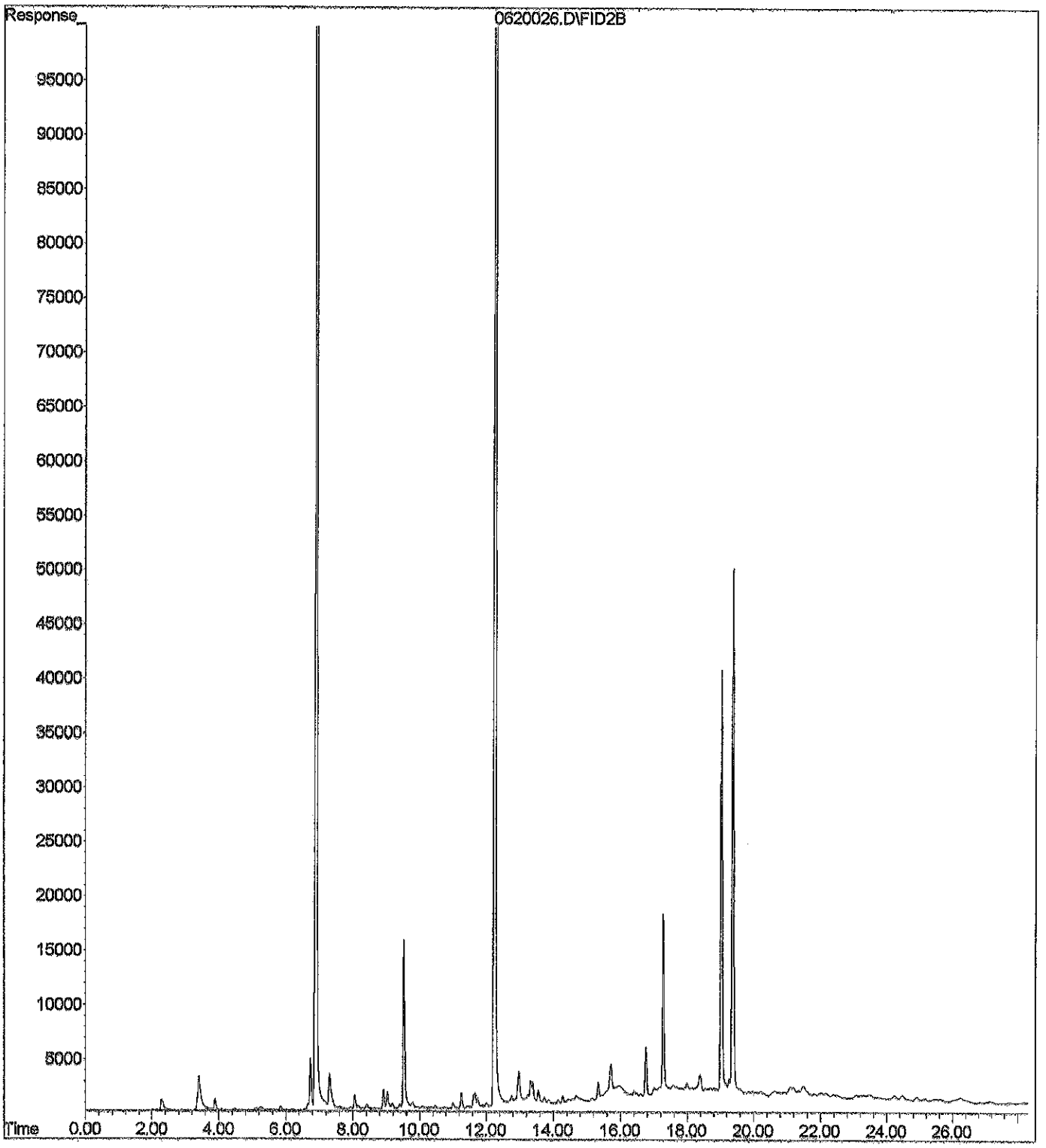
	Signature	Company	Date	Time
Relinquished	Ryan Ostrom	Farallon	6/14/16	1440
Received		0825	6/14/16	1440
Relinquished				
Received				
Relinquished				
Received				
Reviewed/Date		Reviewed/Date		

Comments/Special Instructions
~~Please Hold. PM will call for Analysis.~~

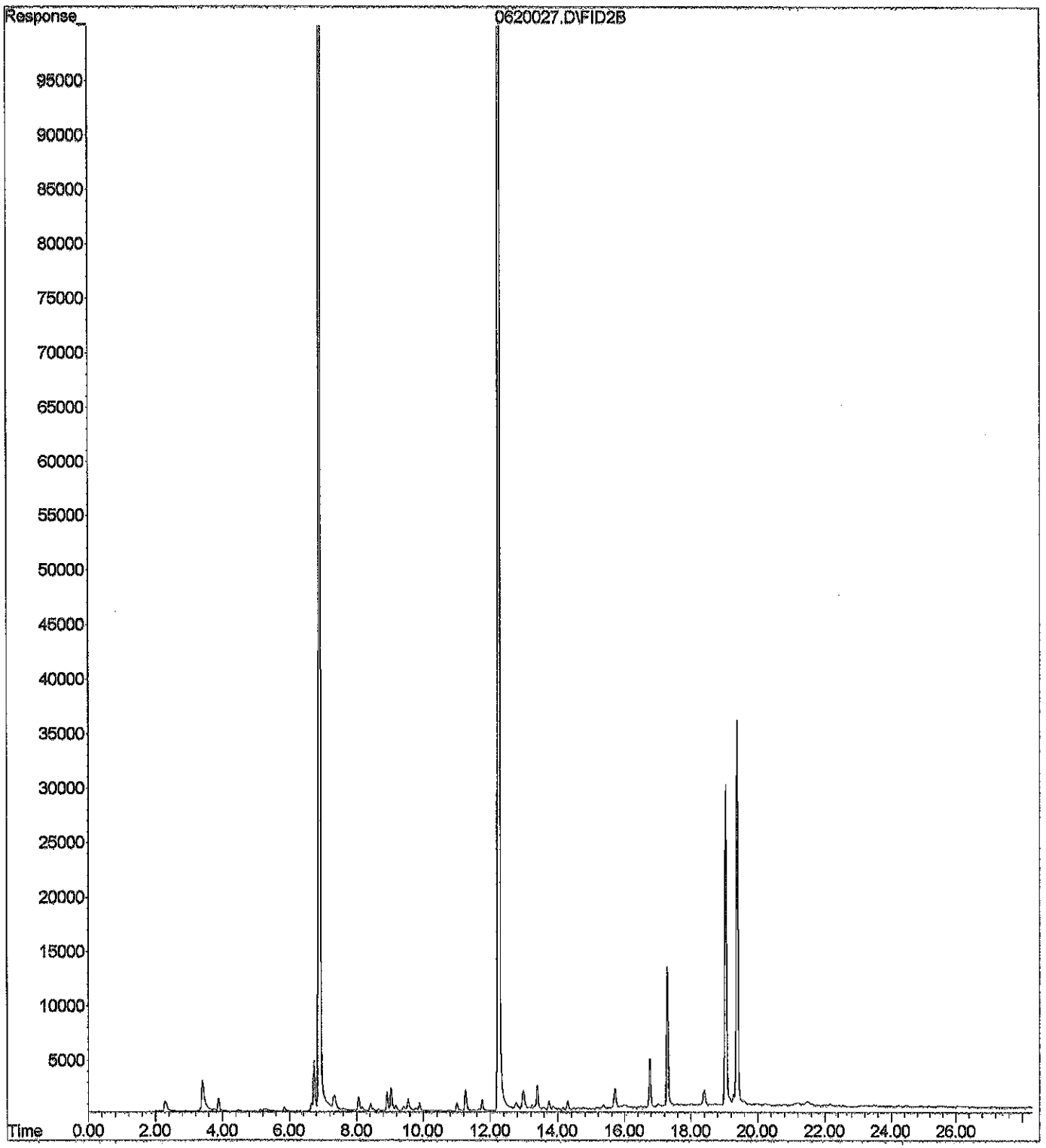
Chromatograms with final report ☐

Data Package: Standard ☐ Level III ☐ Level IV ☐ Electronic Data Deliverables (EDDs) ☐ _____

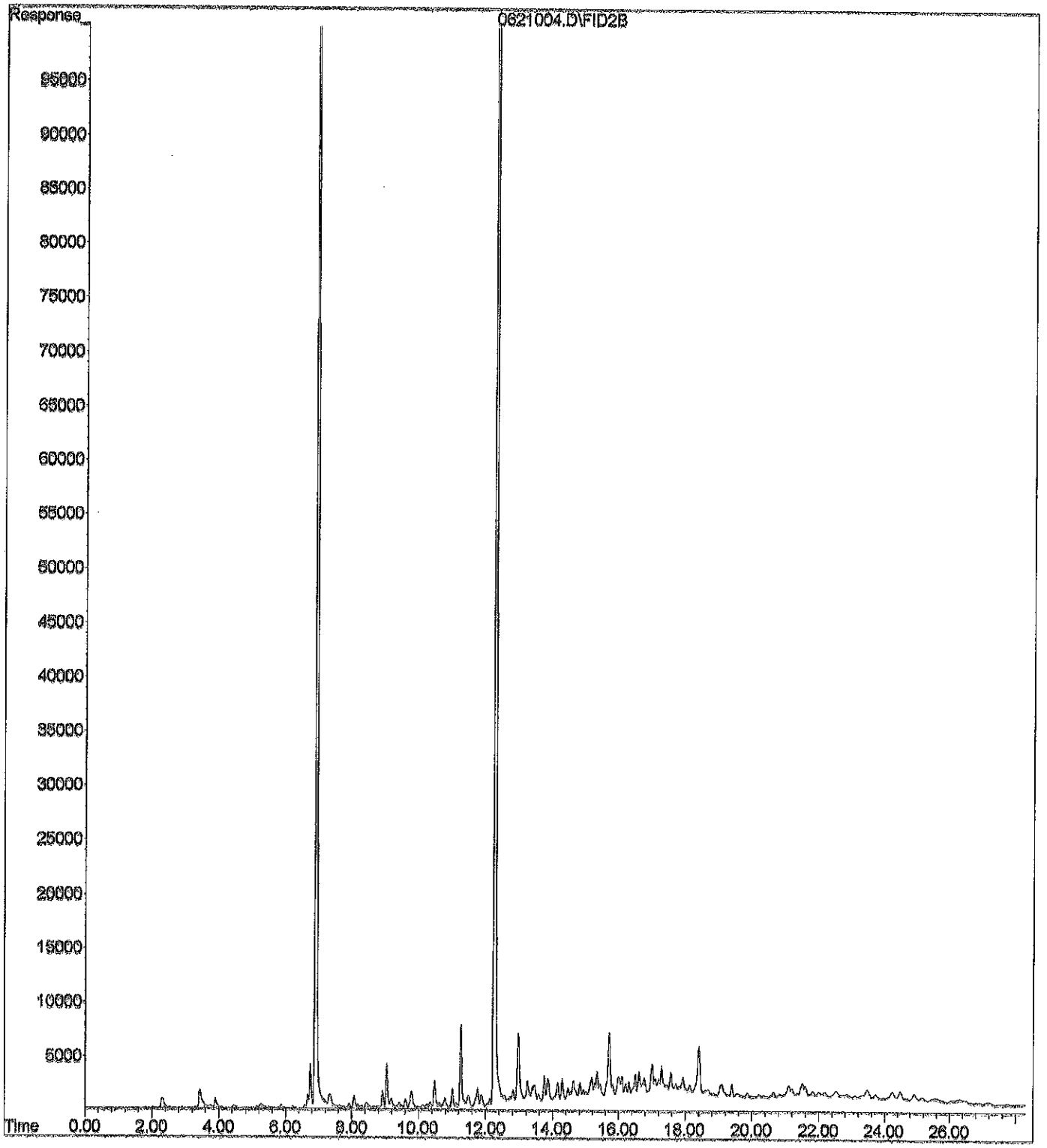
File : X:\BTEX\DARYL\DATA\D160620\0620026.D
Operator :
Acquired : 21 Jun 2016 1:18 using AcqMethod 160324F.M
Instrument : Daryl
Sample Name: 06-135-01s DUP
Misc Info :
Vial Number: 26



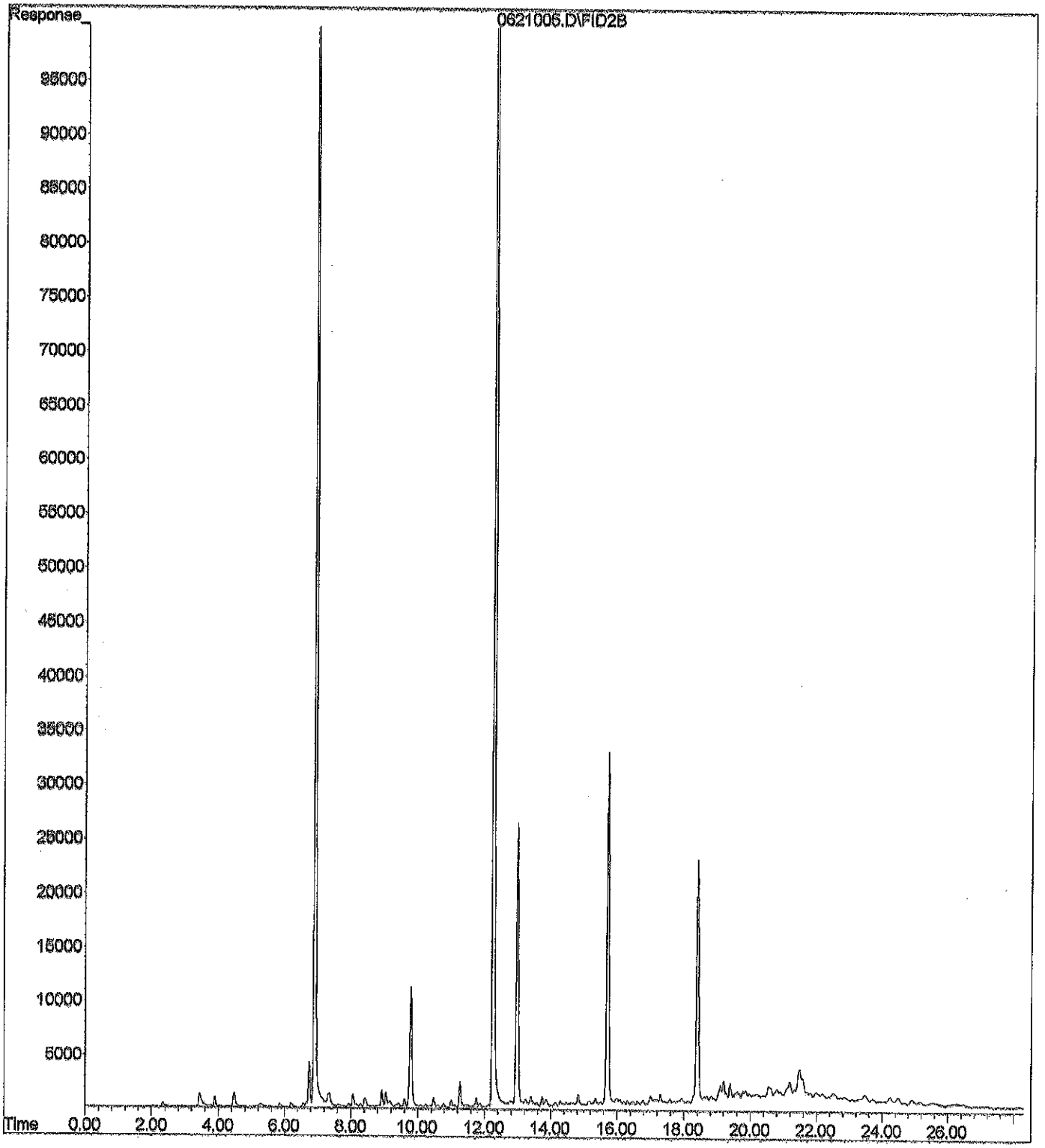
File : X:\BTEX\DARYL\DATA\D160620\0620027.D
Operator :
Acquired : 21 Jun 2016 1:51 using AcqMethod 160324F.M
Instrument : Daryl
Sample Name: 06-135-02s
Misc Info :
Vial Number: 27



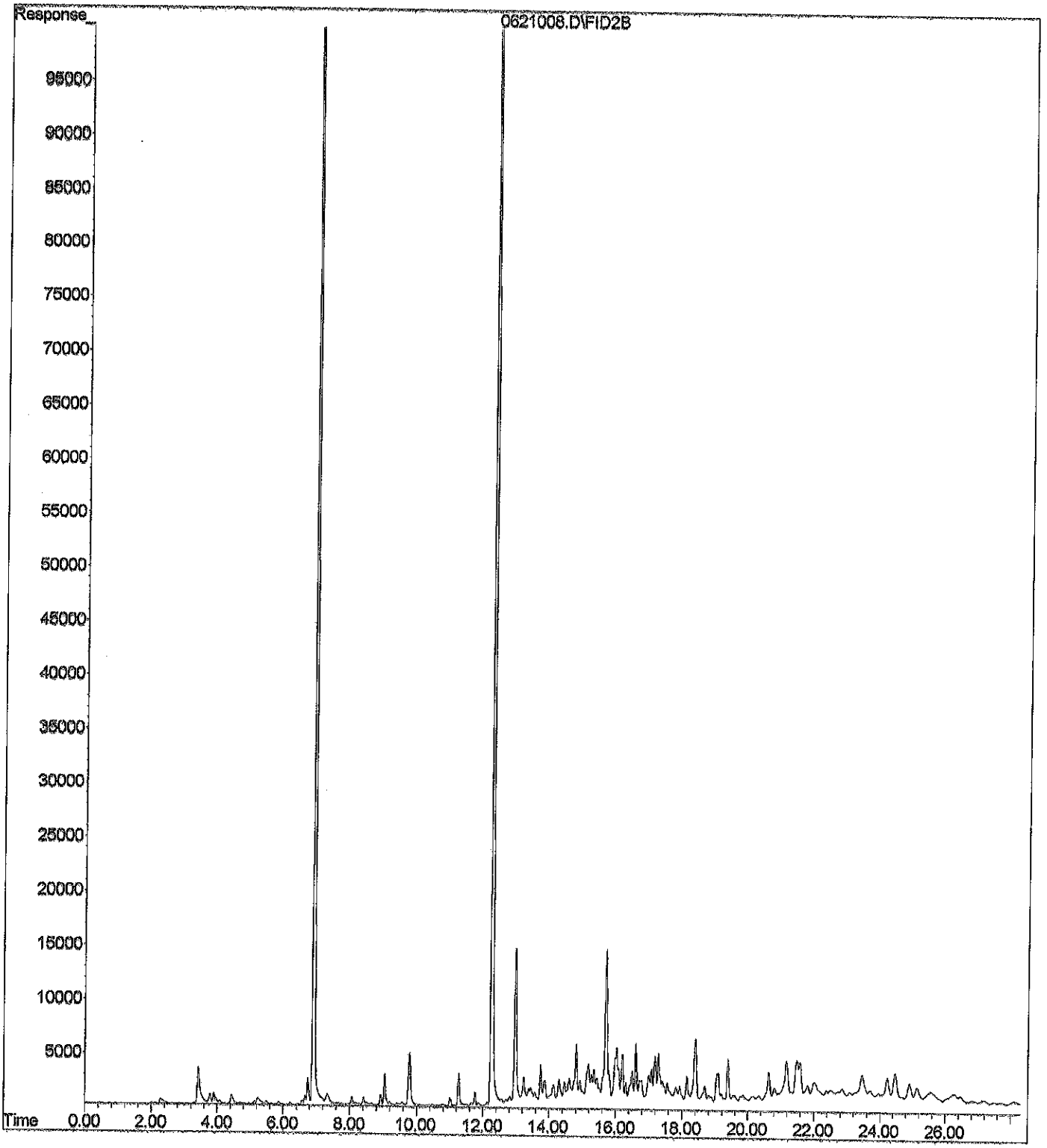
File : X:\BTEX\DARYL\DATA\D160621\0621004.D
Operator :
Acquired : 21 Jun 2016 16:11 using AcqMethod 160324F.M
Instrument : Daryl
Sample Name: 06-135-04s
Misc Info :
Vial Number: 4



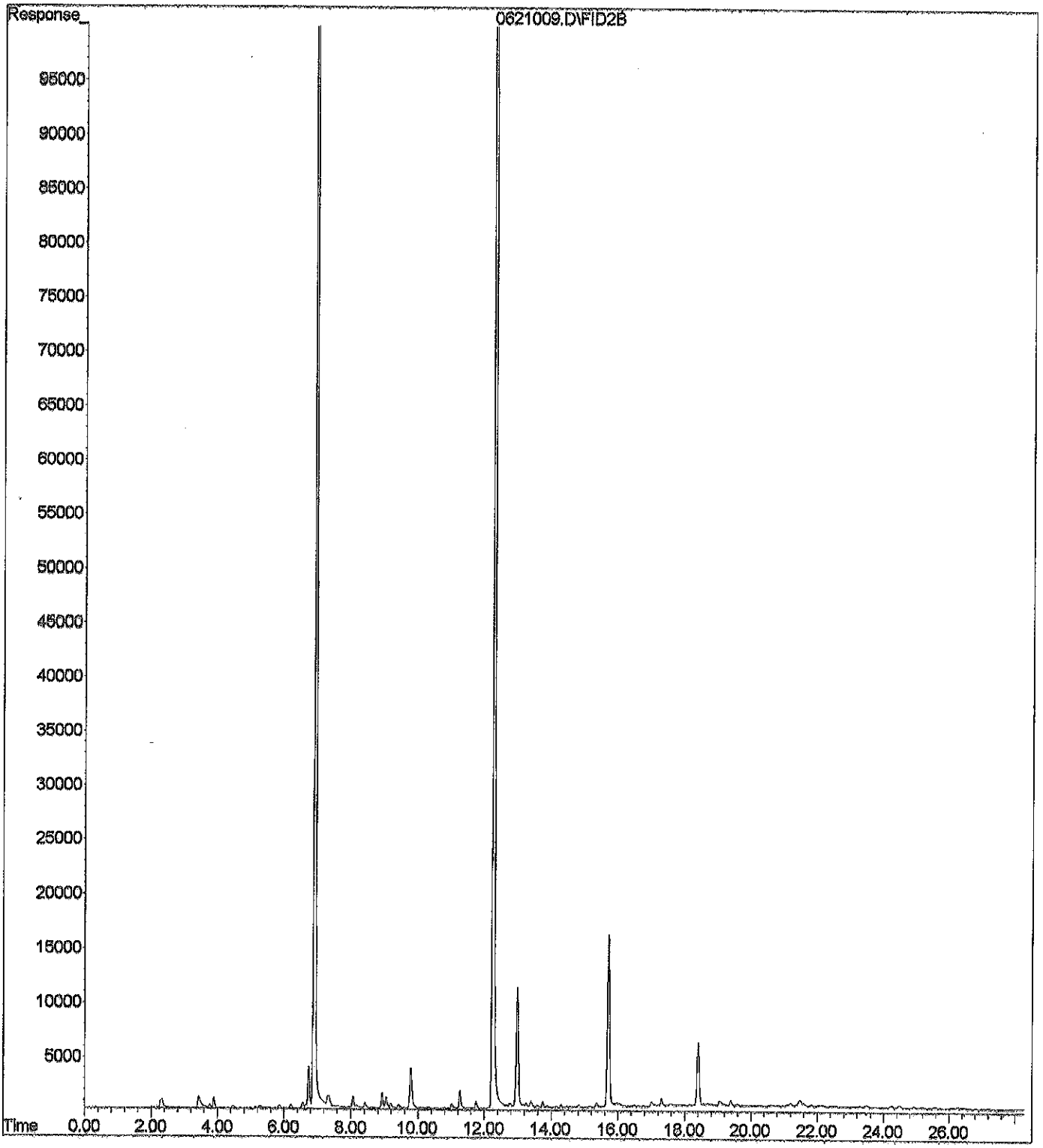
File : X:\BTEX\DARYL\DATA\D160621\0621005.D
Operator :
Acquired : 21 Jun 2016 16:44 using AcqMethod 160324F.M
Instrument : Daryl
Sample Name: 06-135-05s
Misc Info :
Vial Number: 5



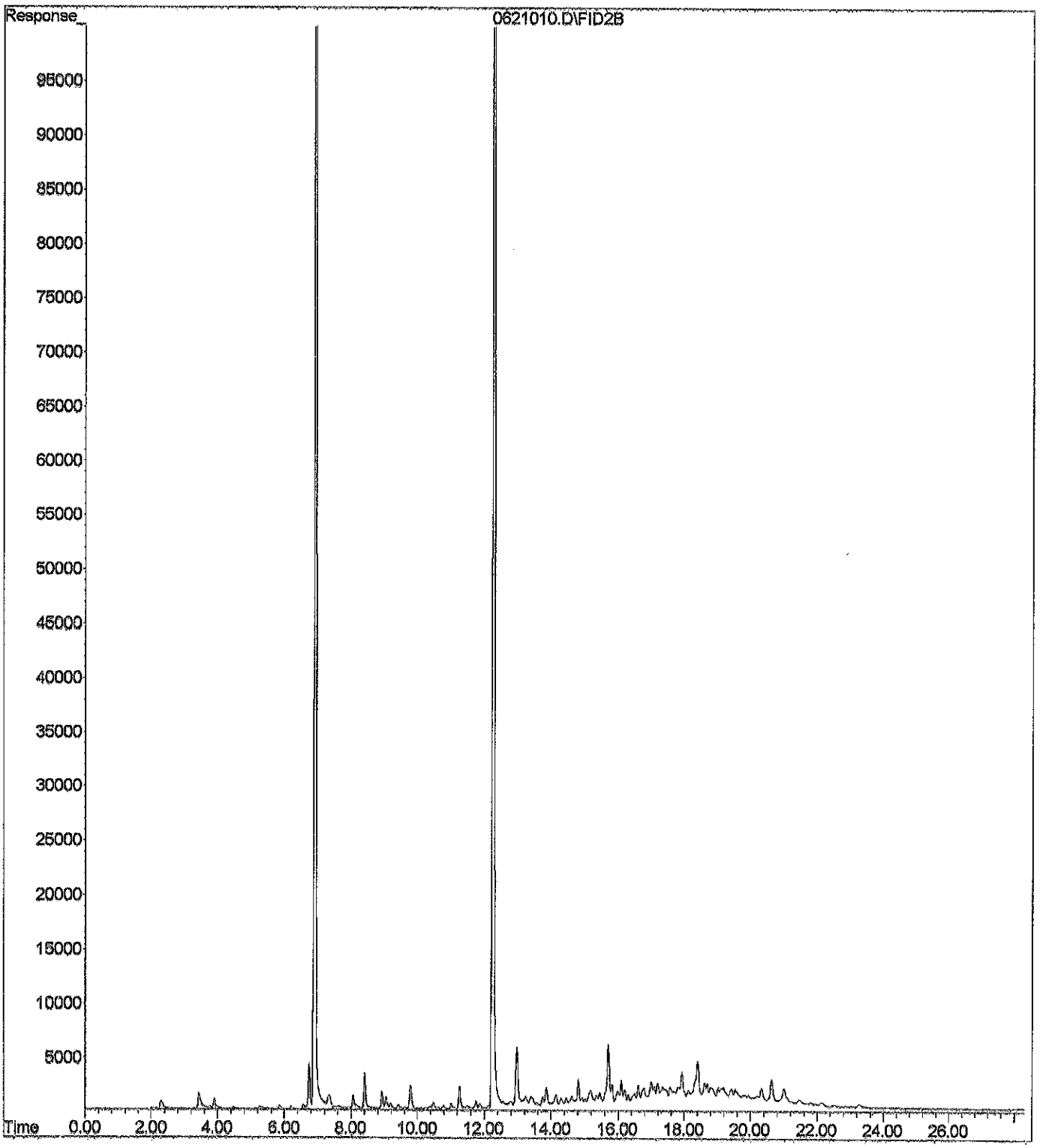
File : X:\BTEX\DARYL\DATA\D160621\0621008.D
Operator :
Acquired : 21 Jun 2016 18:25 using AcqMethod 160324F.M
Instrument : Daryl
Sample Name: 06-135-07s
Misc Info :
Vial Number: 8



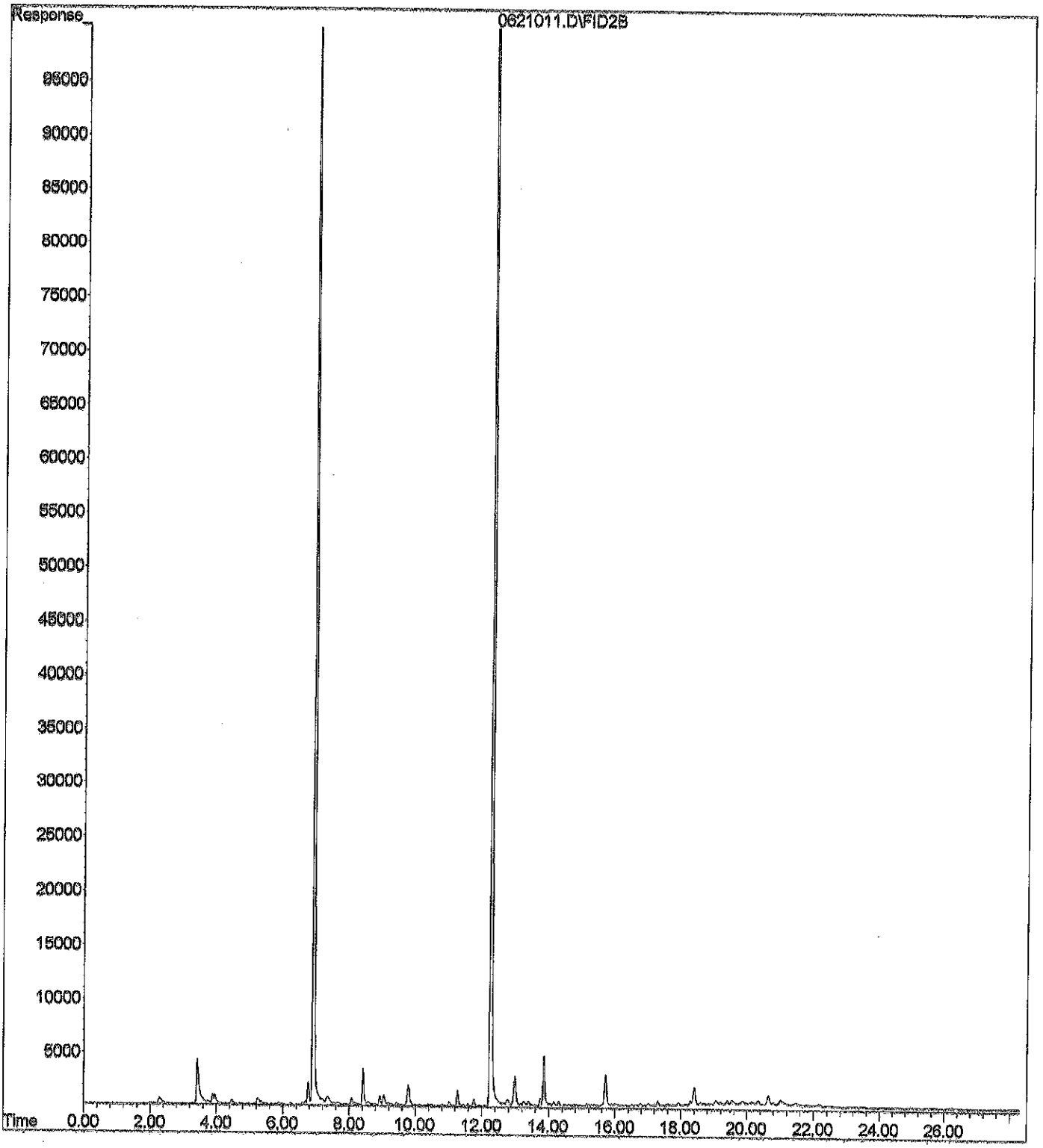
File : X:\BTEX\DARYL\DATA\D160621\0621009.D
Operator :
Acquired : 21 Jun 2016 18:58 using AcqMethod 160324F.M
Instrument : Daryl
Sample Name: 06-135-08s
Misc Info :
Vial Number: 9



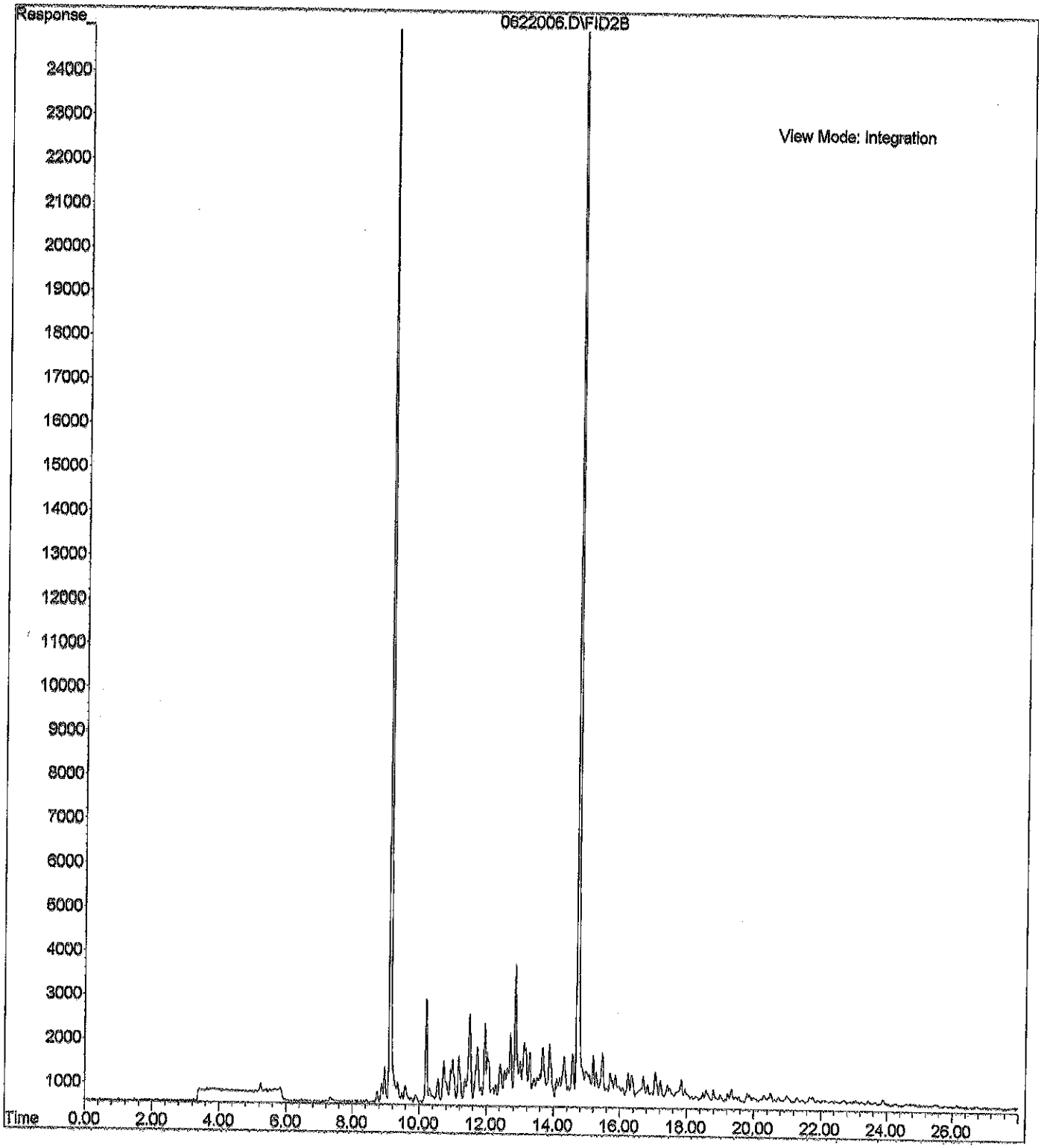
File : X:\BTEX\DARYL\DATA\D160621\0621010.D
Operator :
Acquired : 21 Jun 2016 19:31 using AcqMethod 160324F.M
Instrument : Daryl
Sample Name: 06-135-10s
Misc Info :
Vial Number: 10



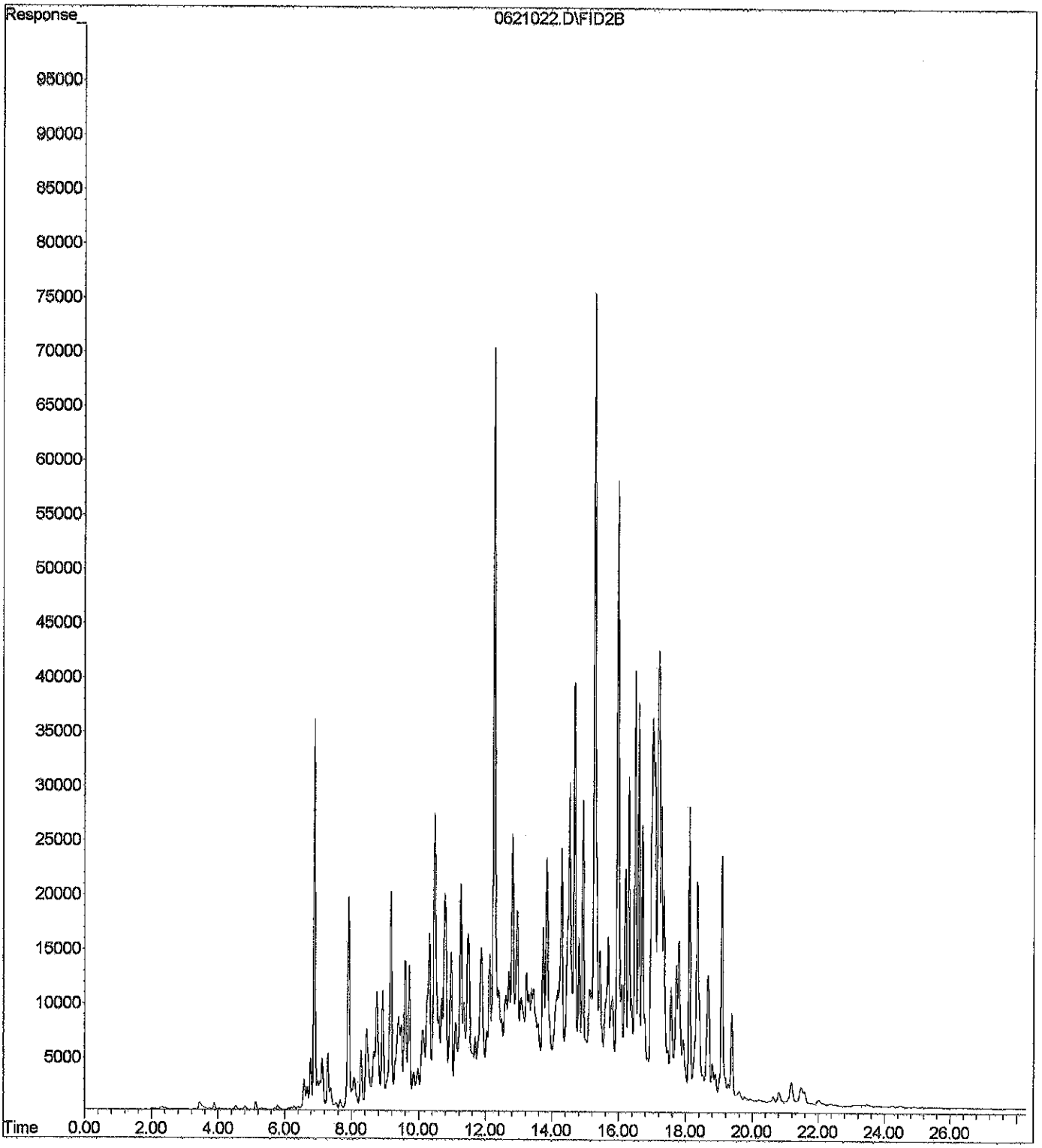
File : X:\BTEX\DARYL\DATA\D160621\0621011.D
Operator :
Acquired : 21 Jun 2016 20:05 using AcqMethod 160324F.M
Instrument : Daryl
Sample Name: 06-135-11s
Misc Info :
Vial Number: 11



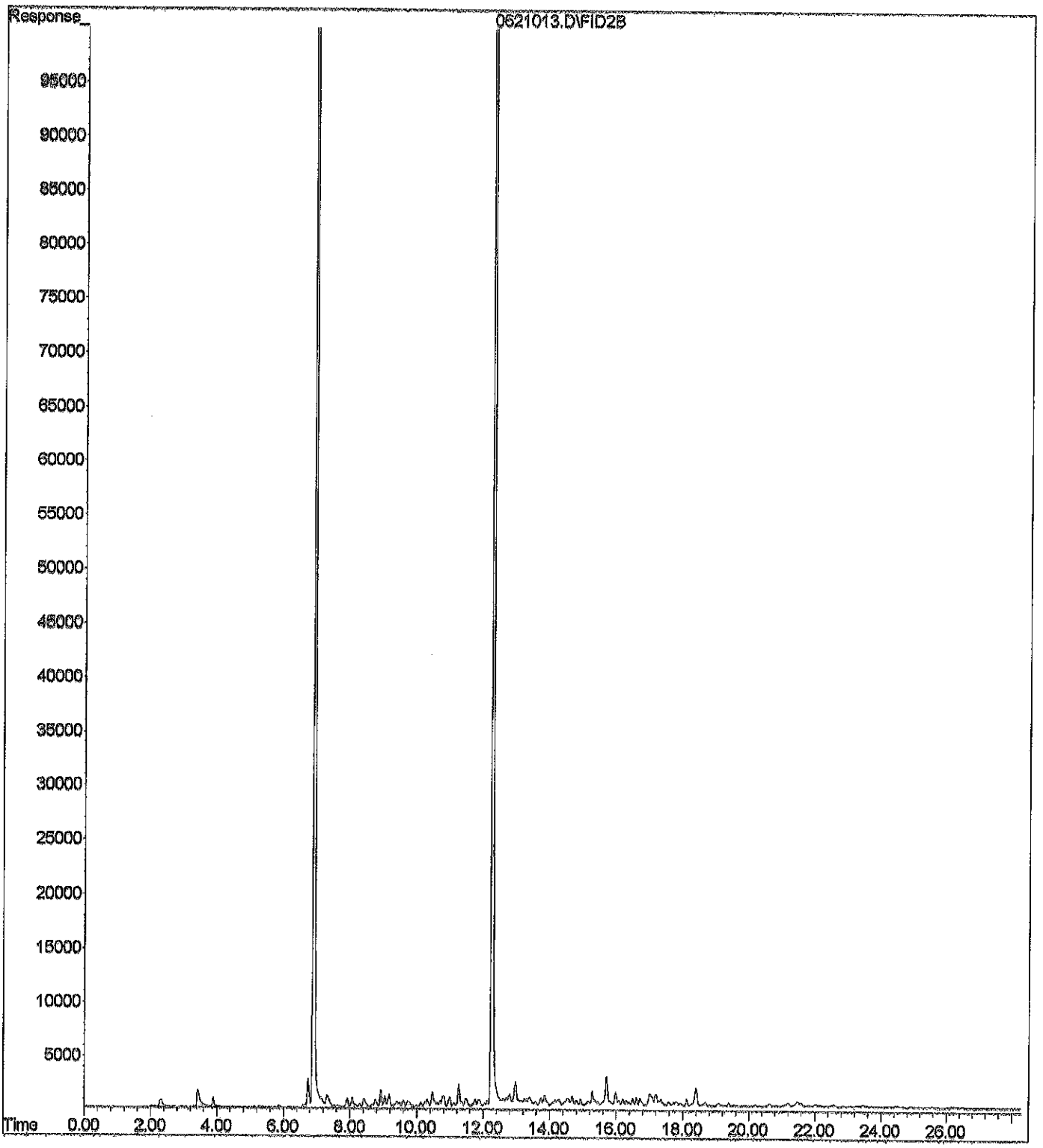
File : X:\BTEX\HOPE\DATA\H160622\0622006.D
Operator :
Acquired : 22 Jun 2016 13:00 using AcqMethod 160328BF.M
Instrument : Hope
Sample Name: 06-135-13s RR
Misc Info :
Vial Number: 6



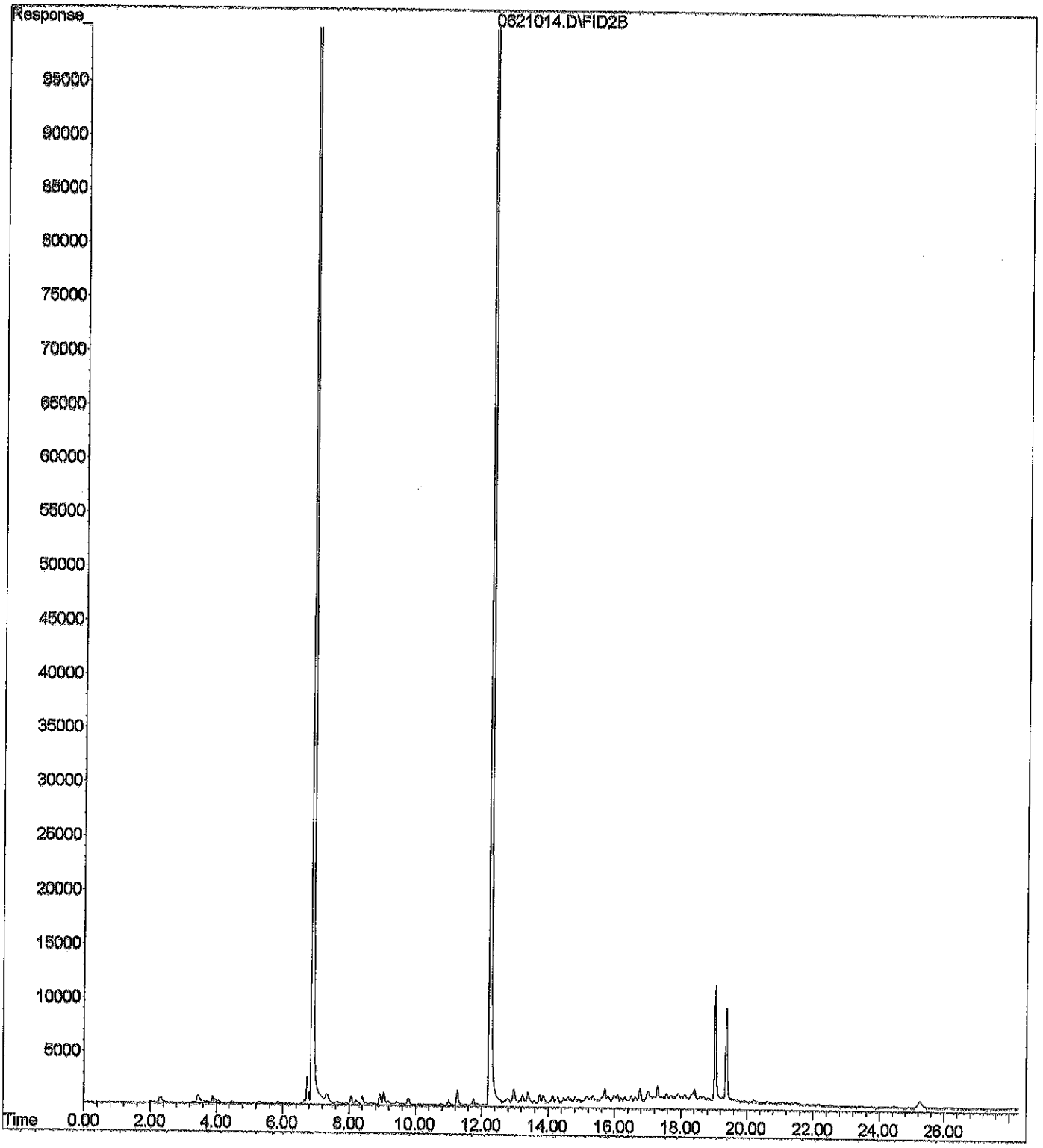
File : X:\BTEX\DARYL\DATA\D160621\0621022.D
Operator :
Acquired : 22 Jun 2016 10:13 using AcqMethod 160324F.M
Instrument : Daryl
Sample Name: 06-135-14s 250X
Misc Info :
Vial Number: 22



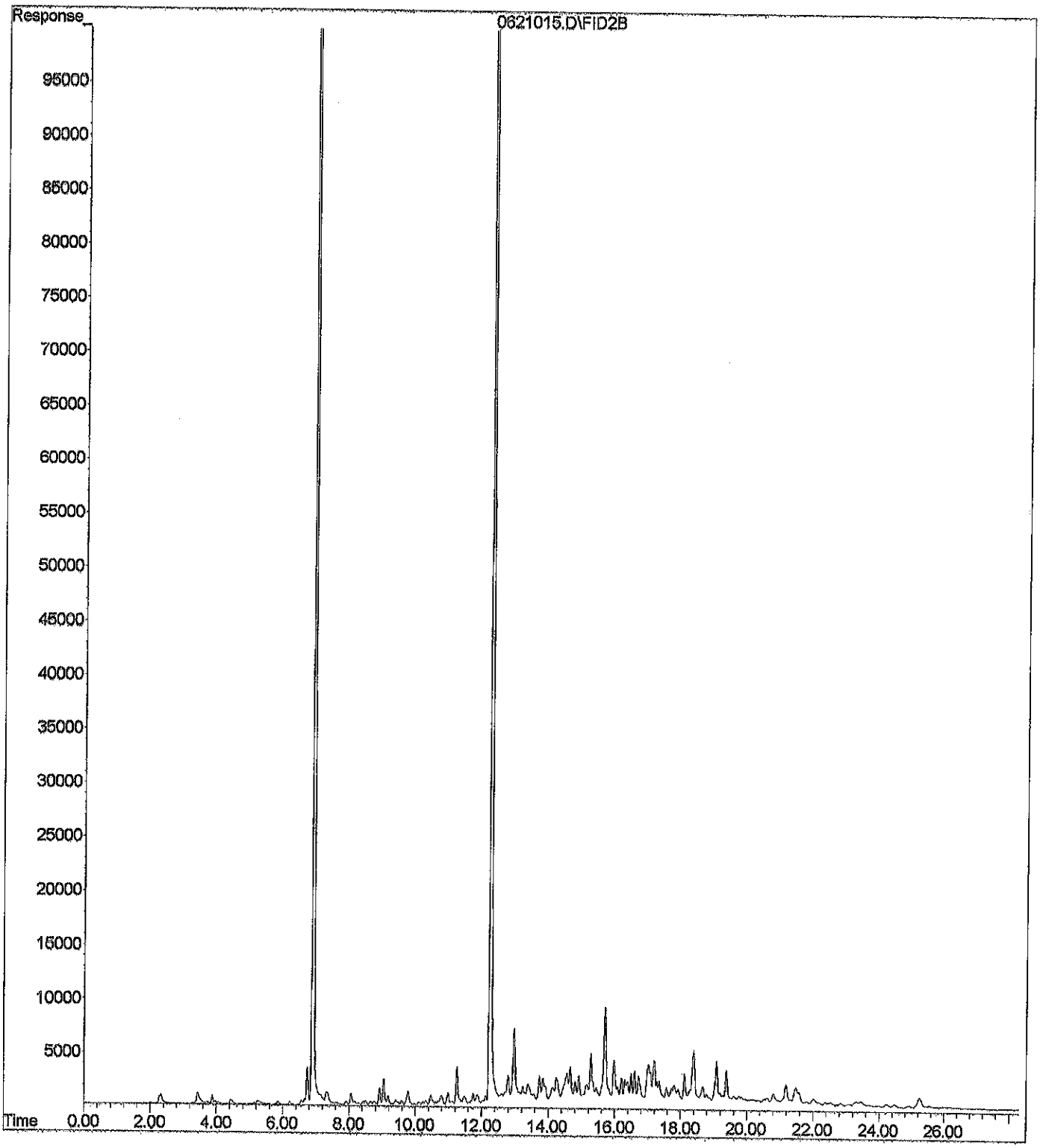
File : X:\BTEX\DARYL\DATA\D160621\0621013.D
Operator :
Acquired : 21 Jun 2016 21:12 using AcqMethod 160324F.M
Instrument : Daryl
Sample Name: 06-135-15s
Misc Info :
Vial Number: 13



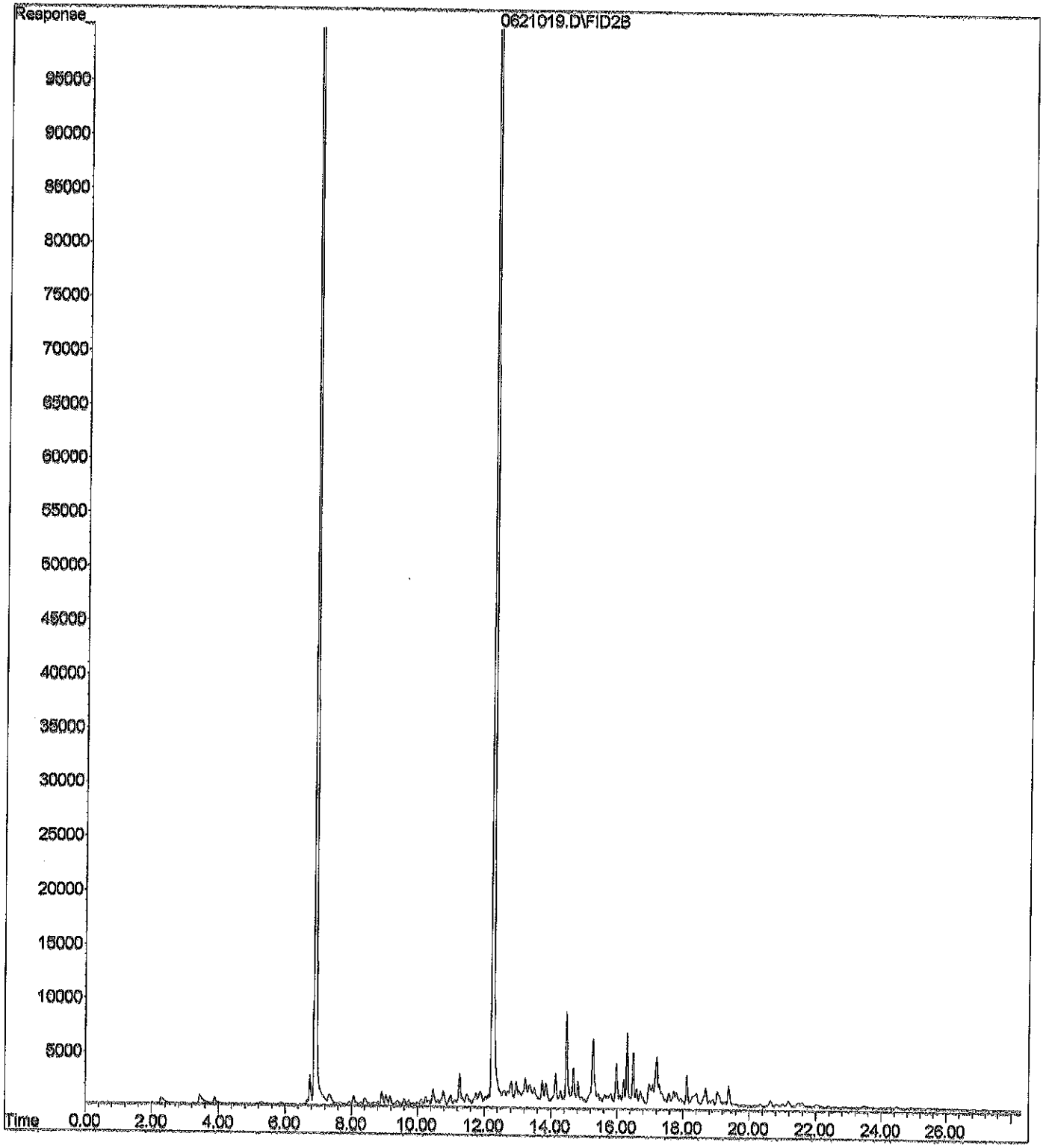
File : X:\BTEX\DARYL\DATA\D160621\0621014.D
Operator :
Acquired : 21 Jun 2016 21:45 using AcqMethod 160324F.M
Instrument : Daryl
Sample Name: 06-135-16s
Misc Info :
Vial Number: 14



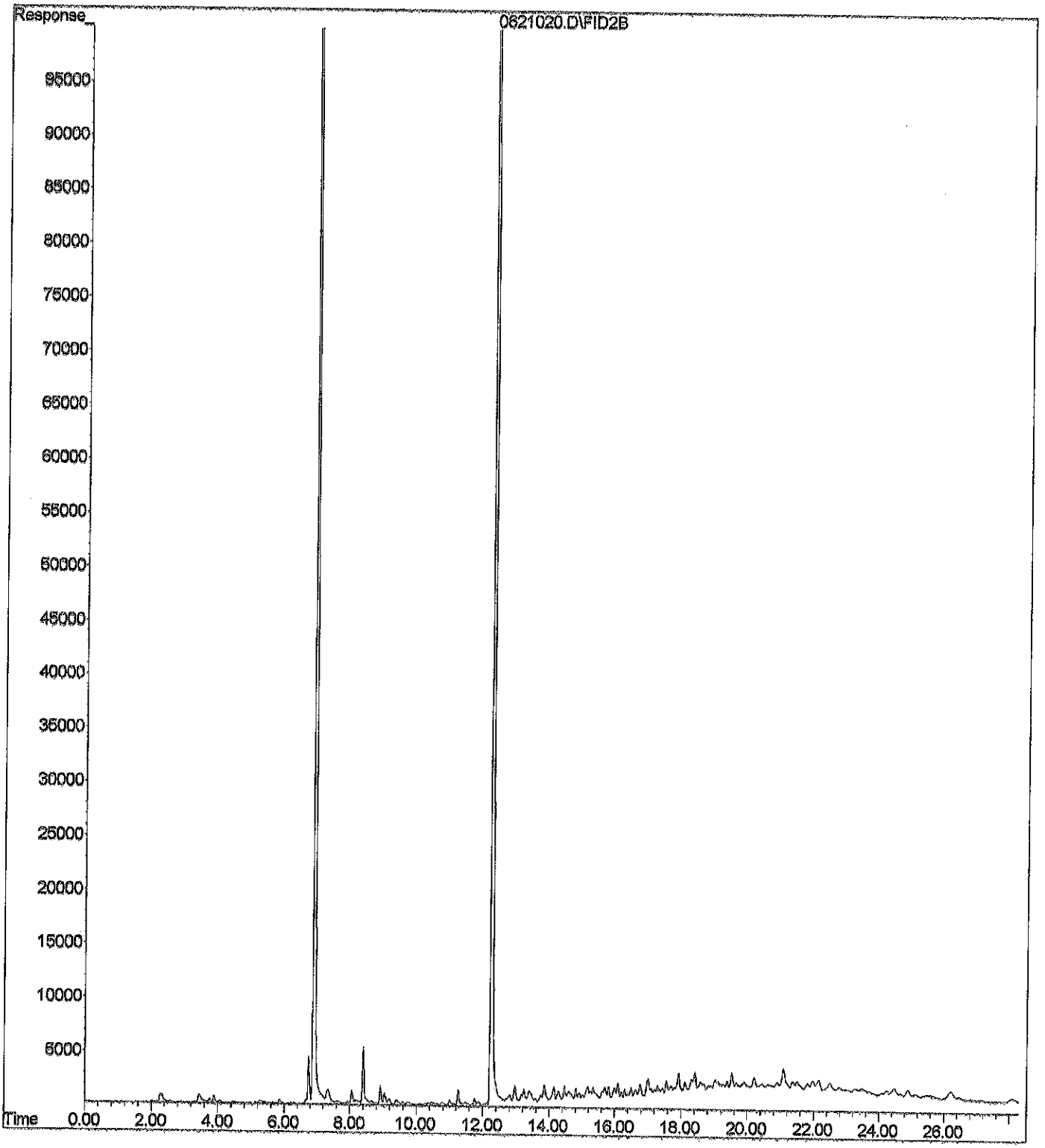
File : X:\BTEX\DARYL\DATA\D160621\0621015.D
Operator :
Acquired : 21 Jun 2016 22:18 using AcqMethod 160324F.M
Instrument : Daryl
Sample Name: 06-135-17s
Misc Info :
Vial Number: 15



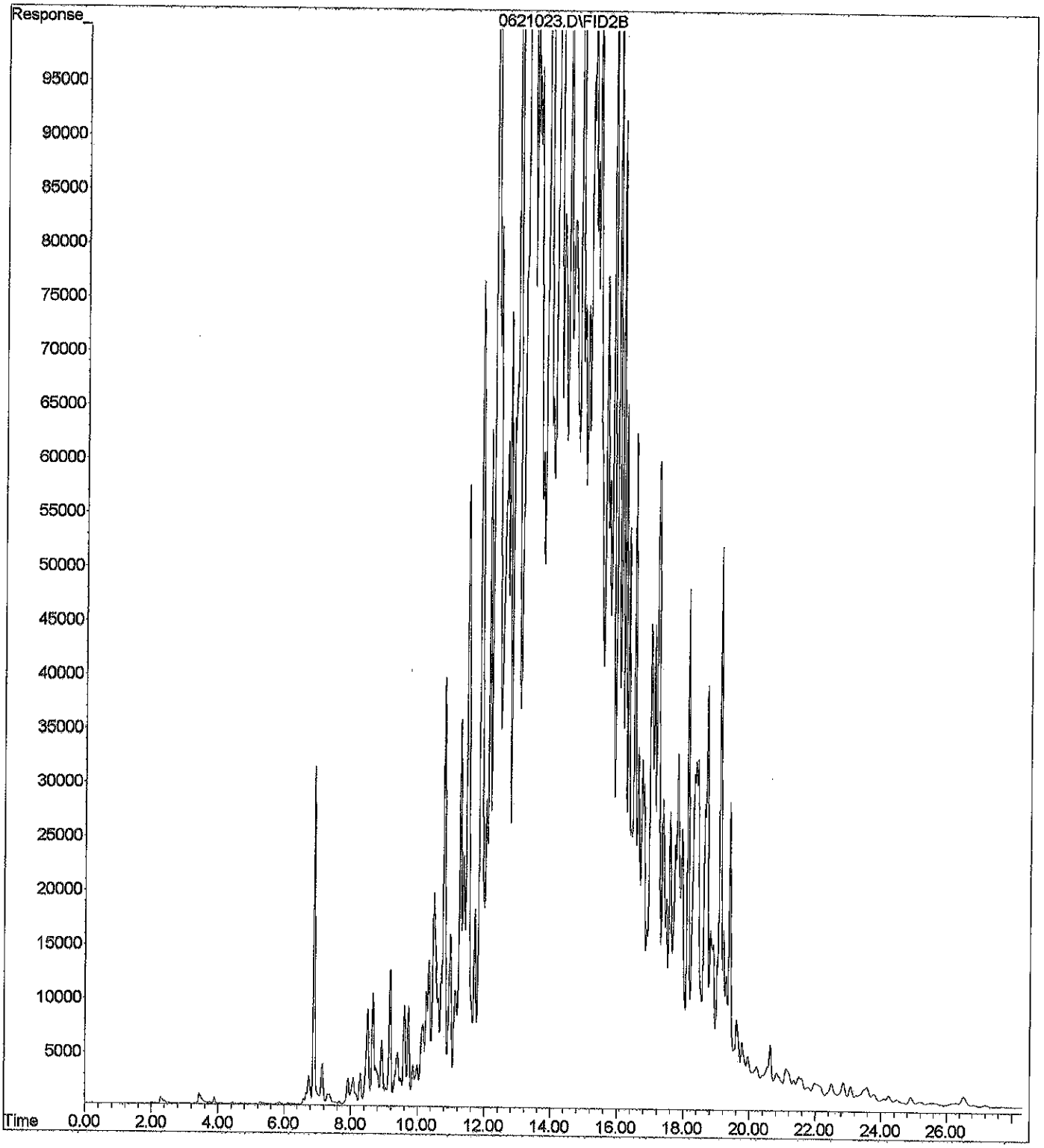
File : X:\BTEX\DARYL\DATA\D160621\0621019.D
Operator :
Acquired : 22 Jun 2016 00:31 using AcqMethod 160324F.M
Instrument : Daryl
Sample Name: 06-135-20s
Misc Info :
Vial Number: 19



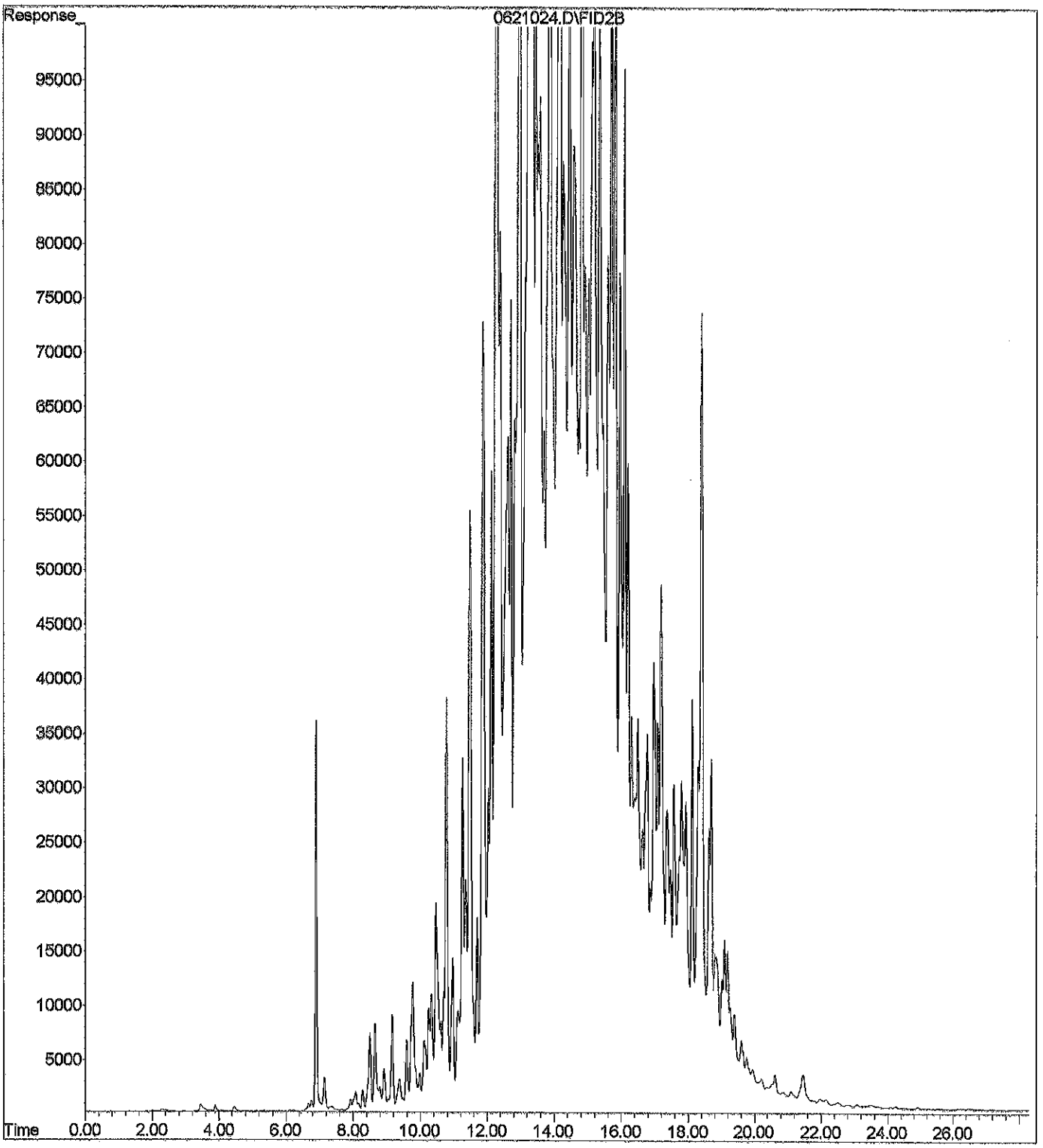
File : X:\BTEX\DARYL\DATA\D160621\0621020.D
Operator :
Acquired : 22 Jun 2016 1:05 using AcqMethod 160324F.M
Instrument : Daryl
Sample Name: 06-135-22s
Misc Info :
Vial Number: 20



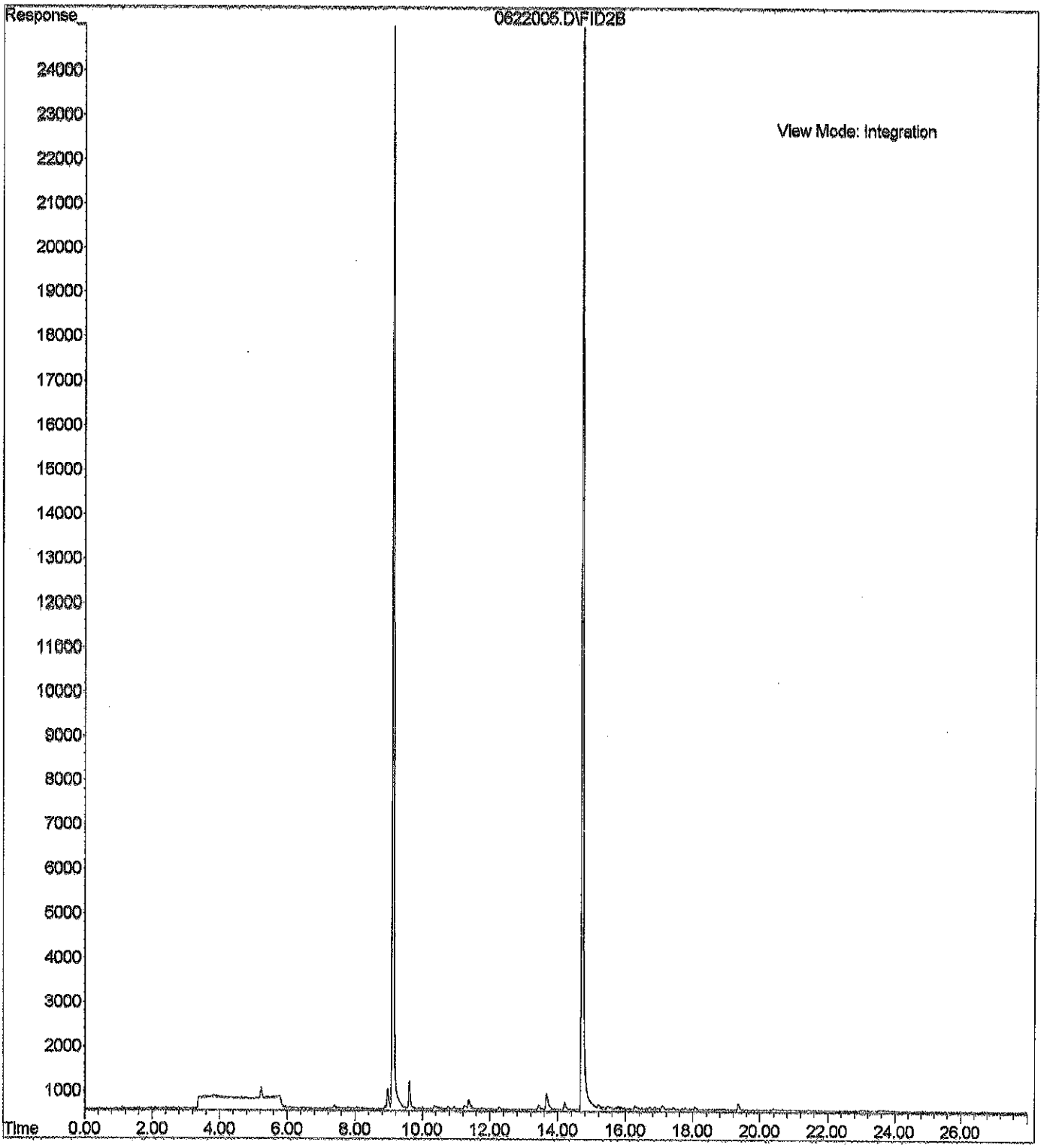
File : X:\BTEX\DARYL\DATA\D160621\0621023.D
Operator :
Acquired : 22 Jun 2016 10:46 using AcqMethod 160324F.M
Instrument : Daryl
Sample Name: 06-135-23s 250X
Misc Info :
Vial Number: 23



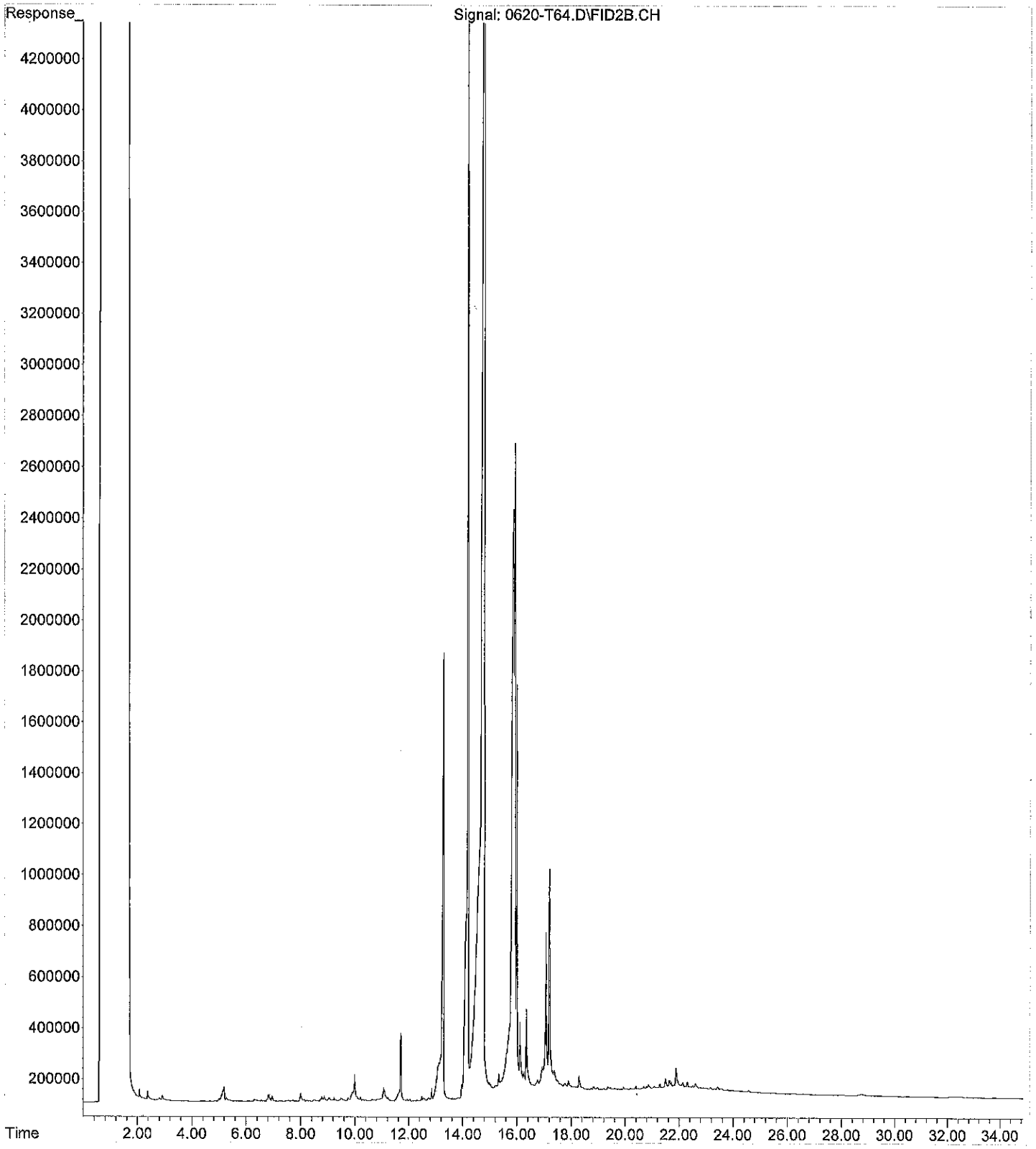
File : X:\BTEX\DARYL\DATA\D160621\0621024.D
Operator :
Acquired : 22 Jun 2016 11:19 using AcqMethod 160324F.M
Instrument : Daryl
Sample Name: 06-135-24s 250X
Misc Info :
Vial Number: 24



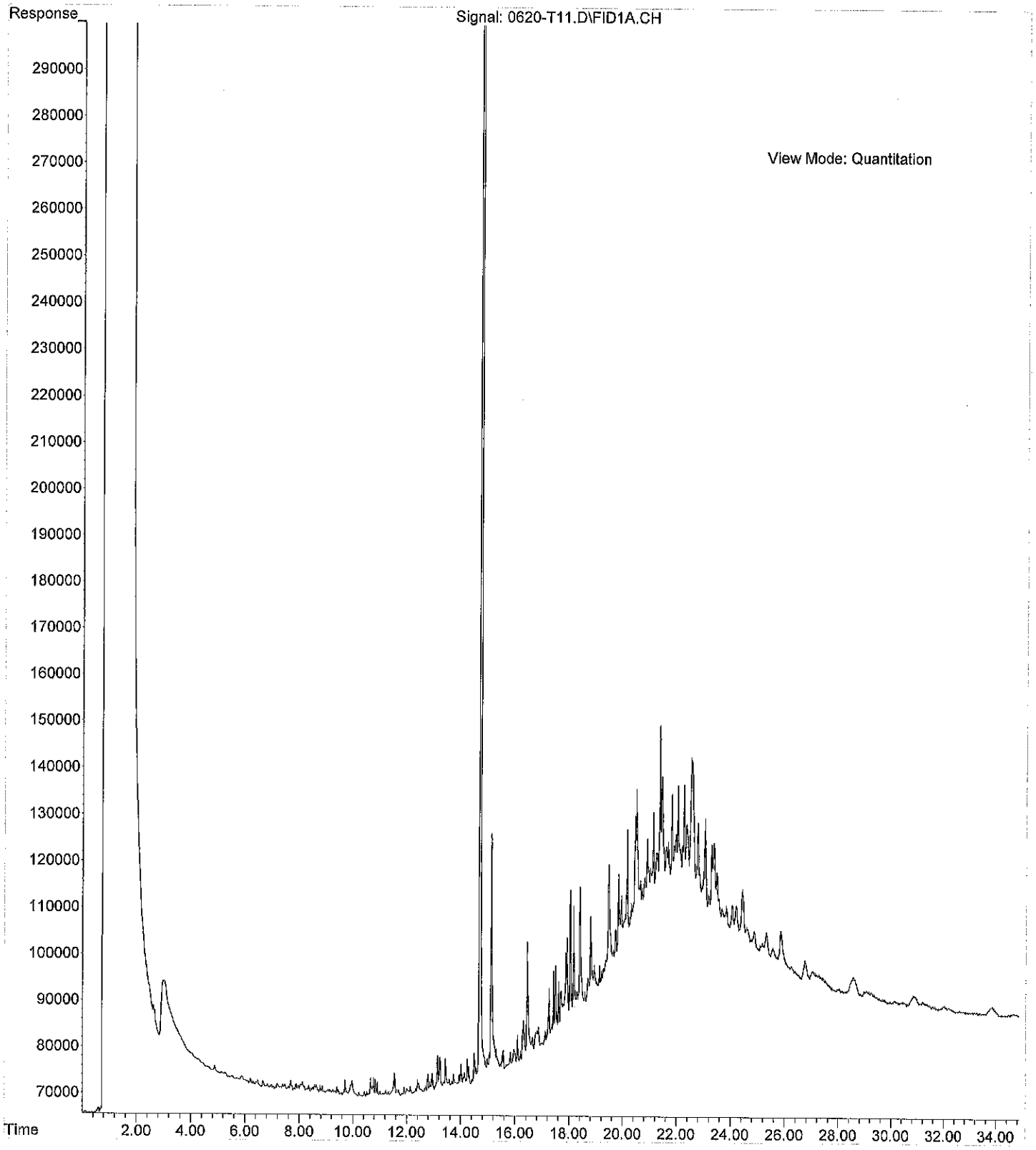
File : X:\BTEX\HOPE\DATA\H160622\0622005.D
Operator :
Acquired : 22 Jun 2016 12:27 using AcqMethod 160328BF.M
Instrument : Hope
Sample Name: 06-135-25s RR
Misc Info :
Vial Number: 5



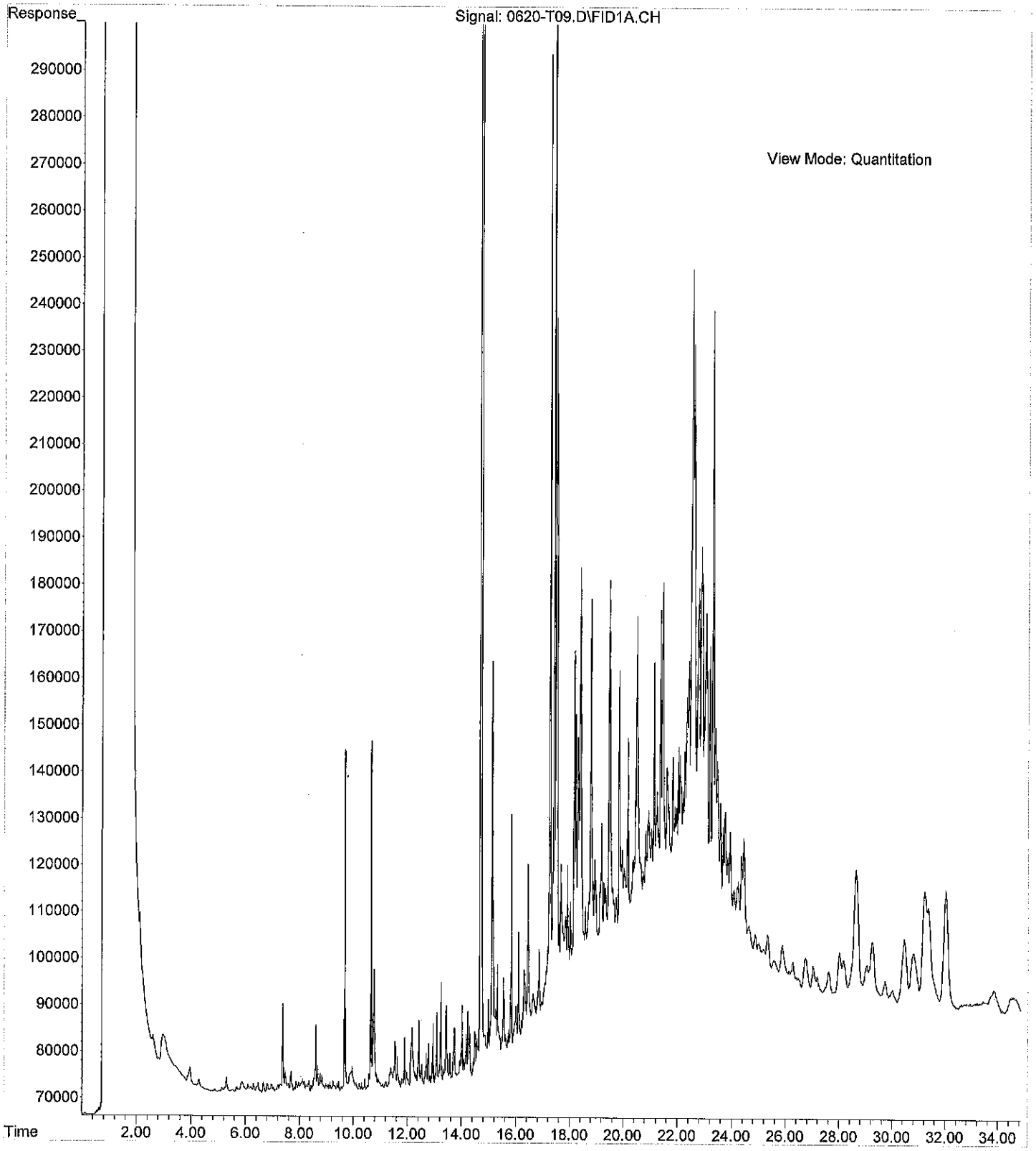
File :X:\DIESELS\TERI\DATA\T160620.SEC\0620-T64.D
Operator : ZT
Acquired : 20 Jun 2016 20:01 using AcqMethod T160602F.M
Instrument : Teri
Sample Name: 06-135-01
Misc Info :
Vial Number: 64



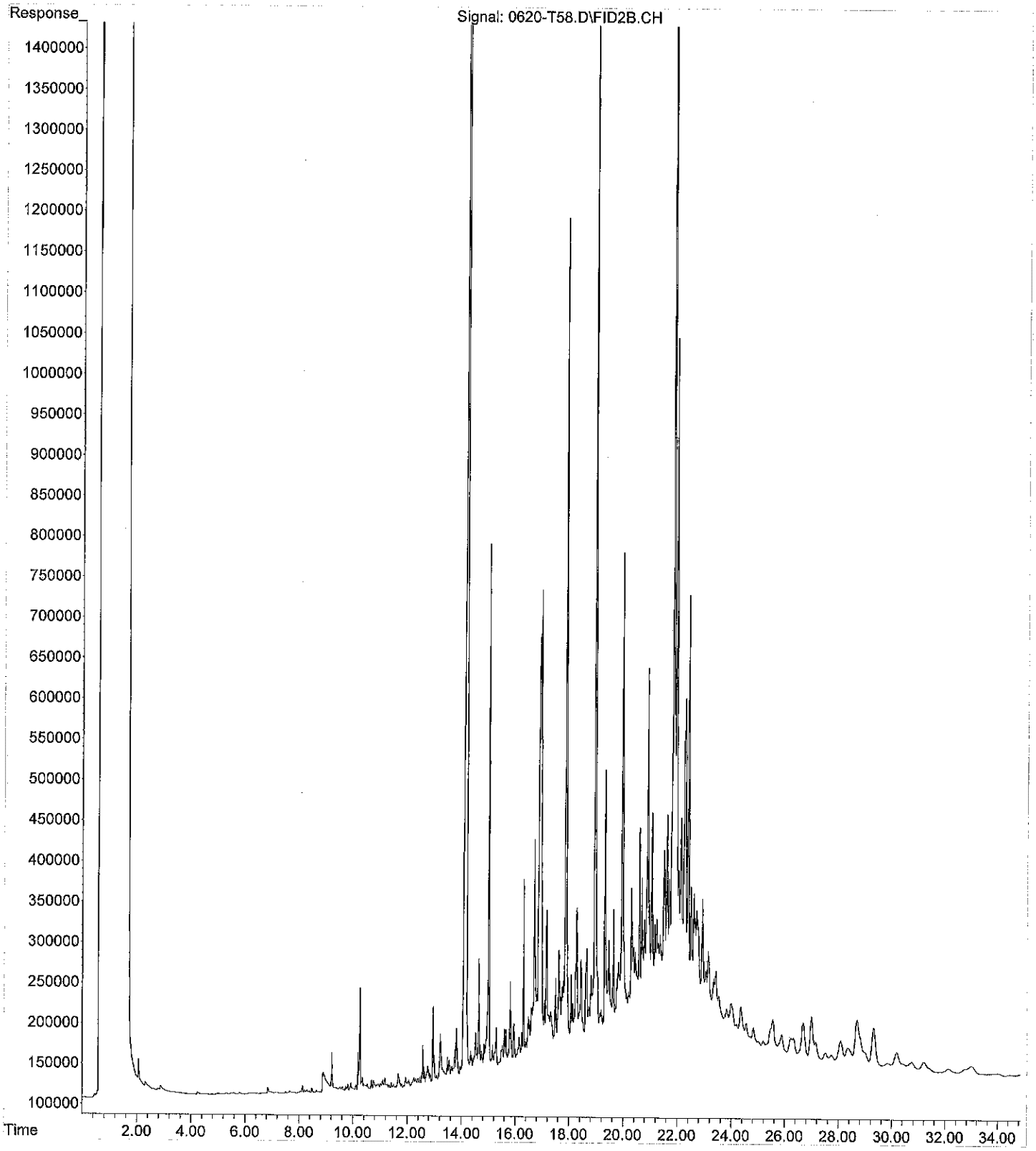
File :X:\DIESELS\TERI\DATA\T160620\0620-T11.D
Operator : ZT
Acquired : 20 Jun 2016 17:51 using AcqMethod T160602F.M
Instrument : Teri
Sample Name: 06-135-04
Misc Info :
Vial Number: 11



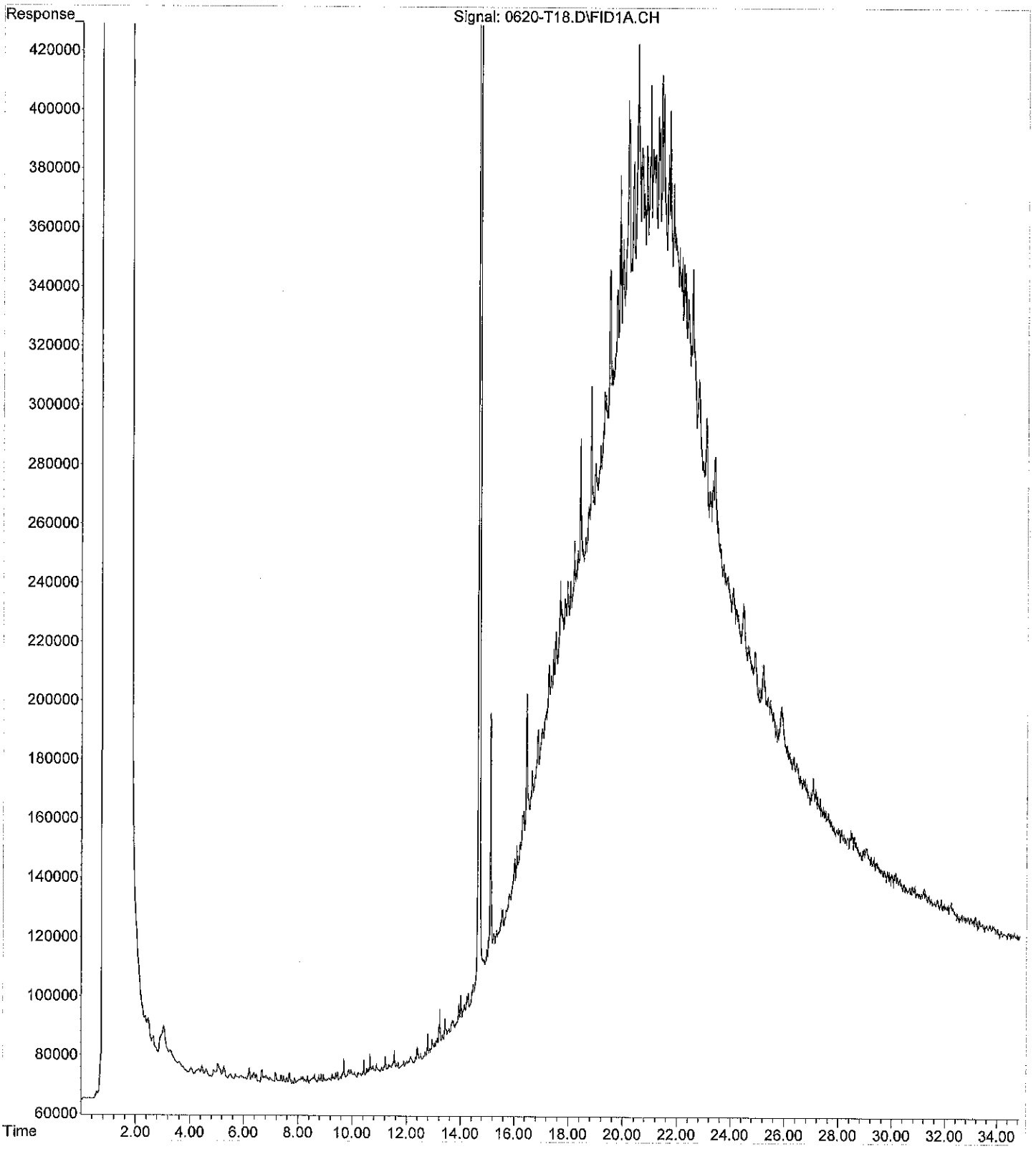
File :X:\DIESELS\TERI\DATA\T160620\0620-T09.D
Operator : ZT
Acquired : 20 Jun 2016 16:26 using AcqMethod T160602F.M
Instrument : Teri
Sample Name: 06-135-07
Misc Info :
Vial Number: 9



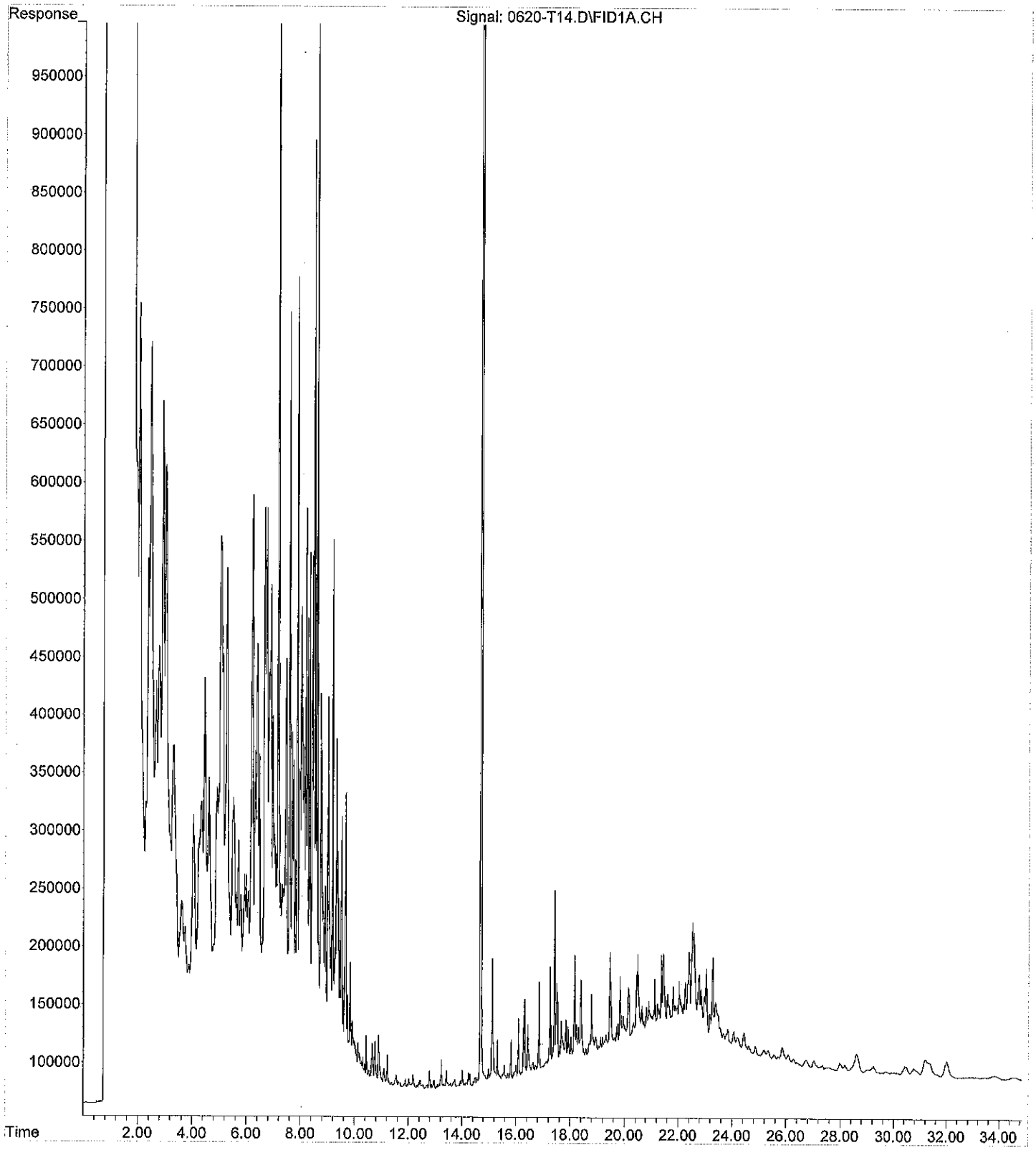
File :X:\DIESELS\TERI\DATA\T160620.SEC\0620-T58.D
Operator : ZT
Acquired : 20 Jun 2016 15:40 using AcqMethod T160602F.M
Instrument : Teri
Sample Name: 06-135-11
Misc Info :
Vial Number: 58



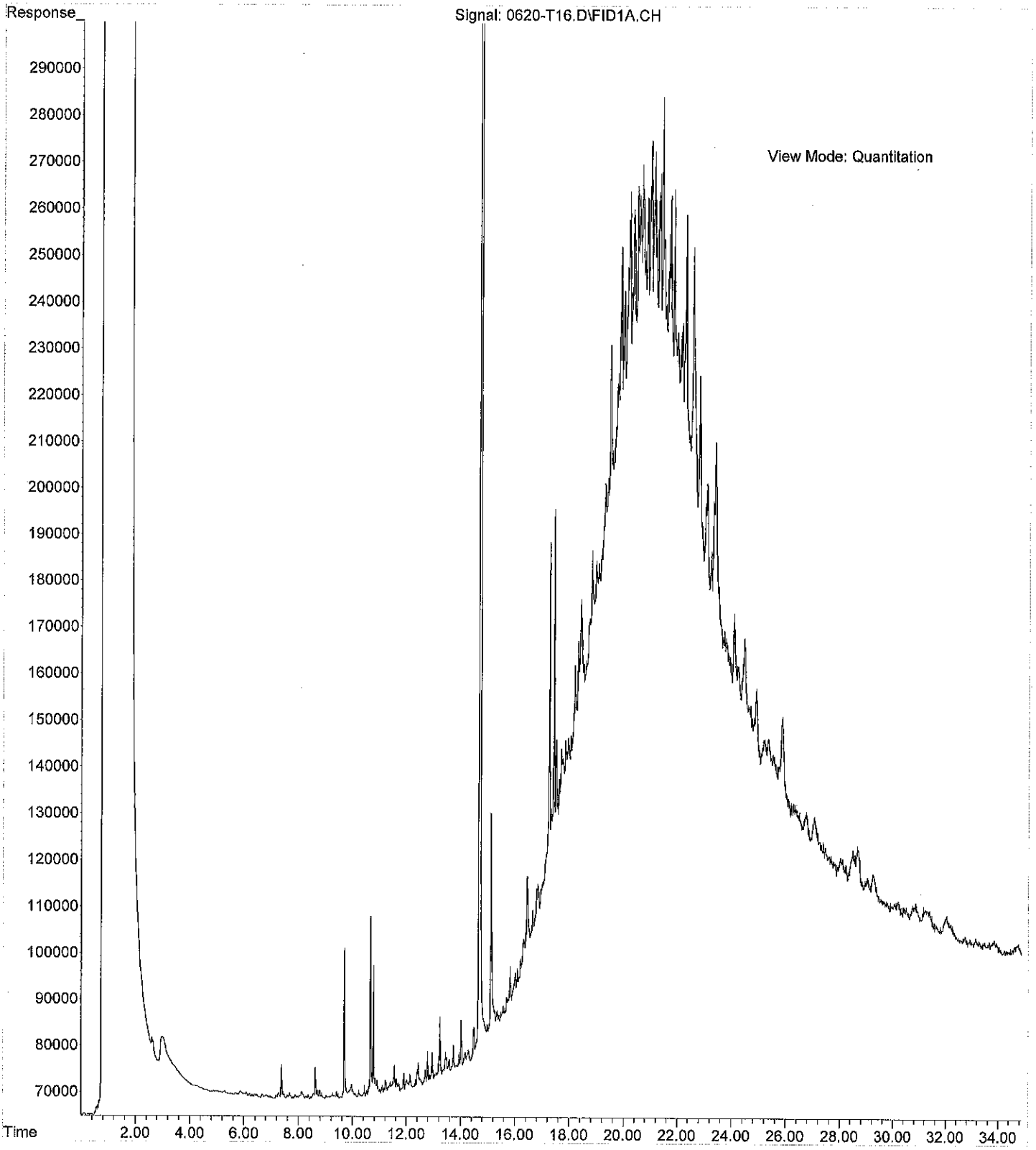
File :X:\DIESELS\TERI\DATA\T160620\0620-T18.D
Operator : ZT
Acquired : 20 Jun 2016 22:53 using AcqMethod T160602F.M
Instrument : Teri
Sample Name: 06-135-13
Misc Info :
Vial Number: 18



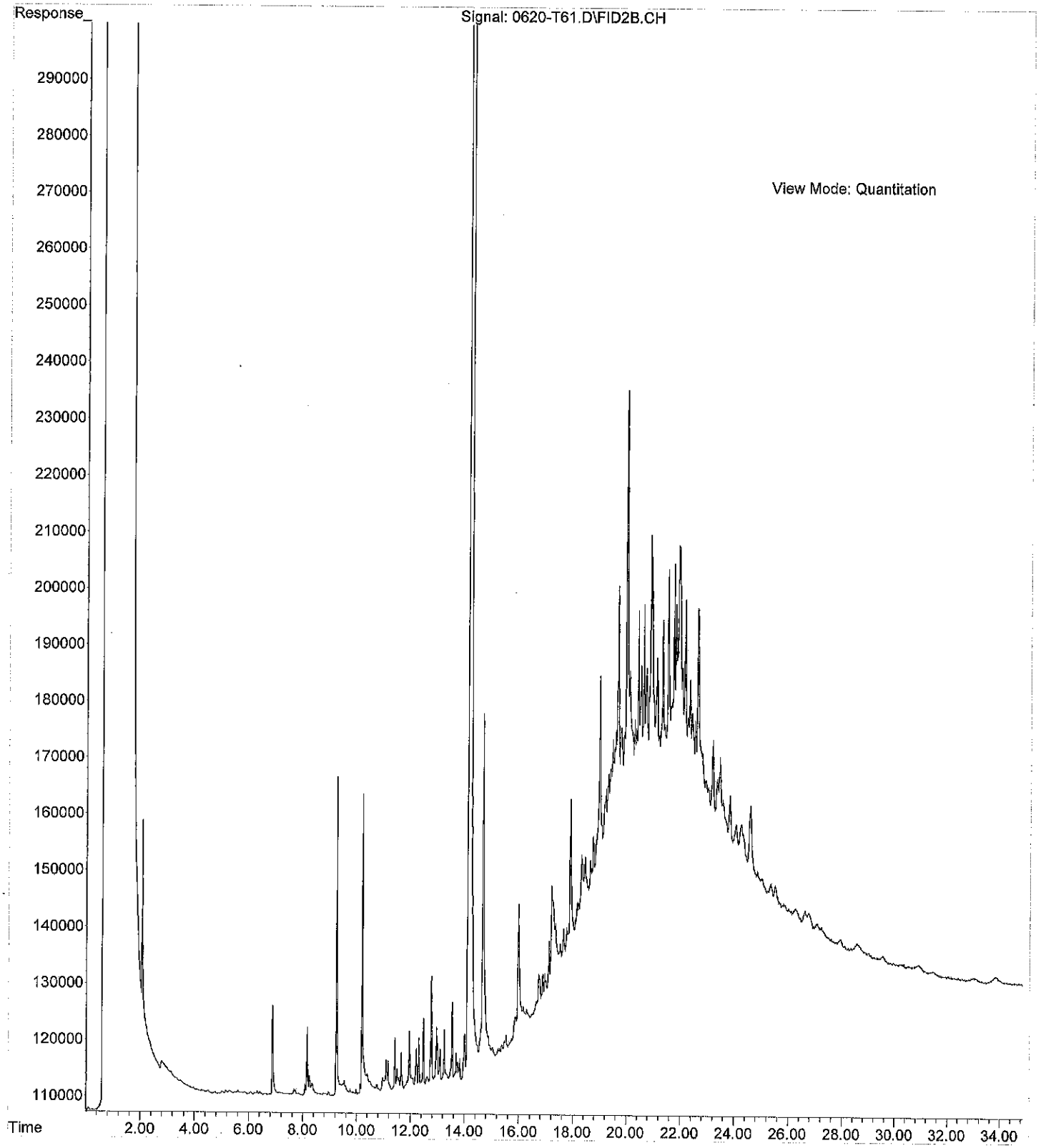
File :X:\DIESELS\TERI\DATA\T160620\0620-T14.D
Operator : ZT
Acquired : 20 Jun 2016 20:01 using AcqMethod T160602F.M
Instrument : Teri
Sample Name: 06-135-14
Misc Info :
Vial Number: 14



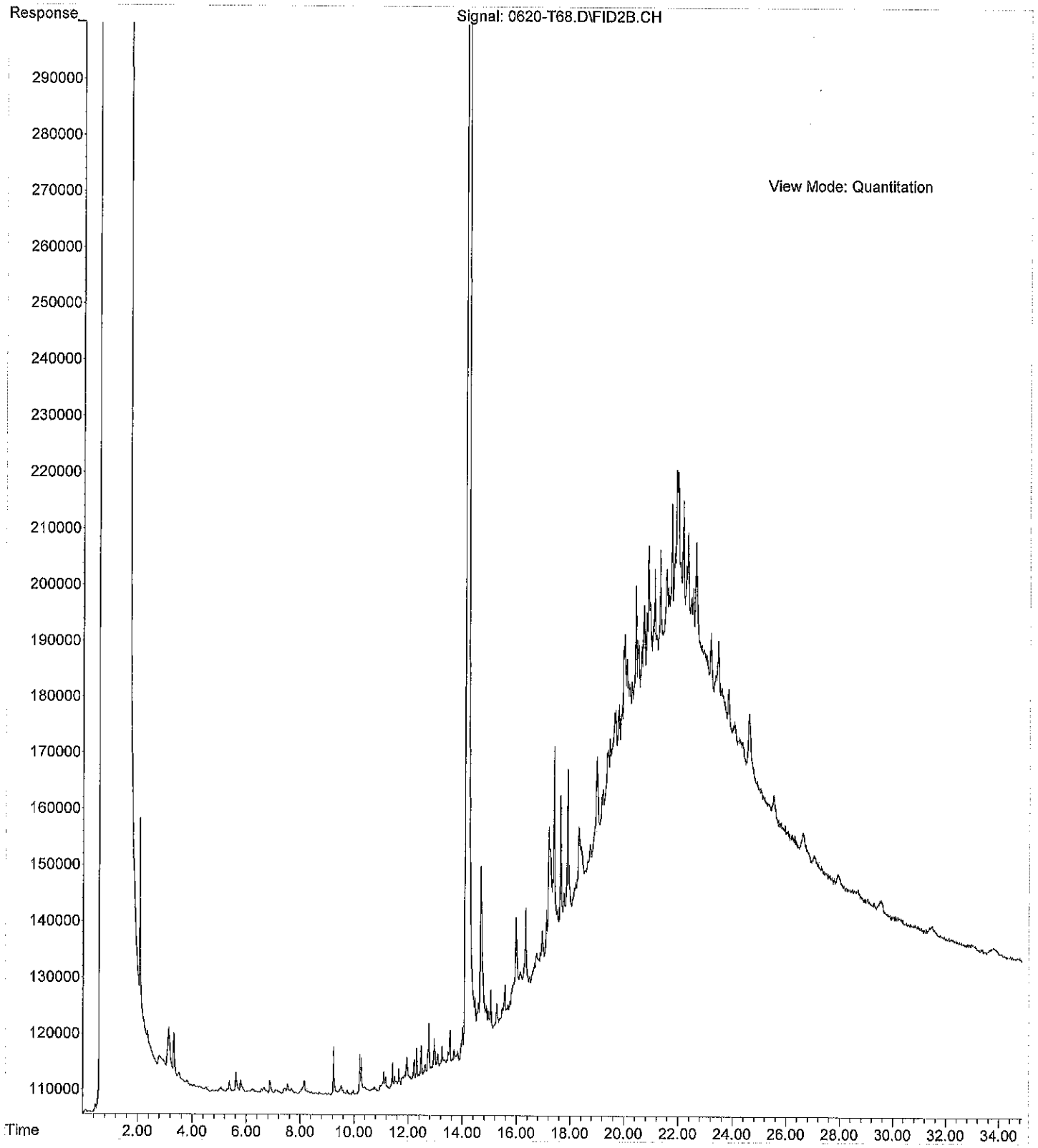
File :X:\DIESELS\TERI\DATA\T160620\0620-T16.D
Operator : ZT
Acquired : 20 Jun 2016 21:27 using AcqMethod T160602F.M
Instrument : Teri
Sample Name: 06-135-16
Misc Info :
Vial Number: 16



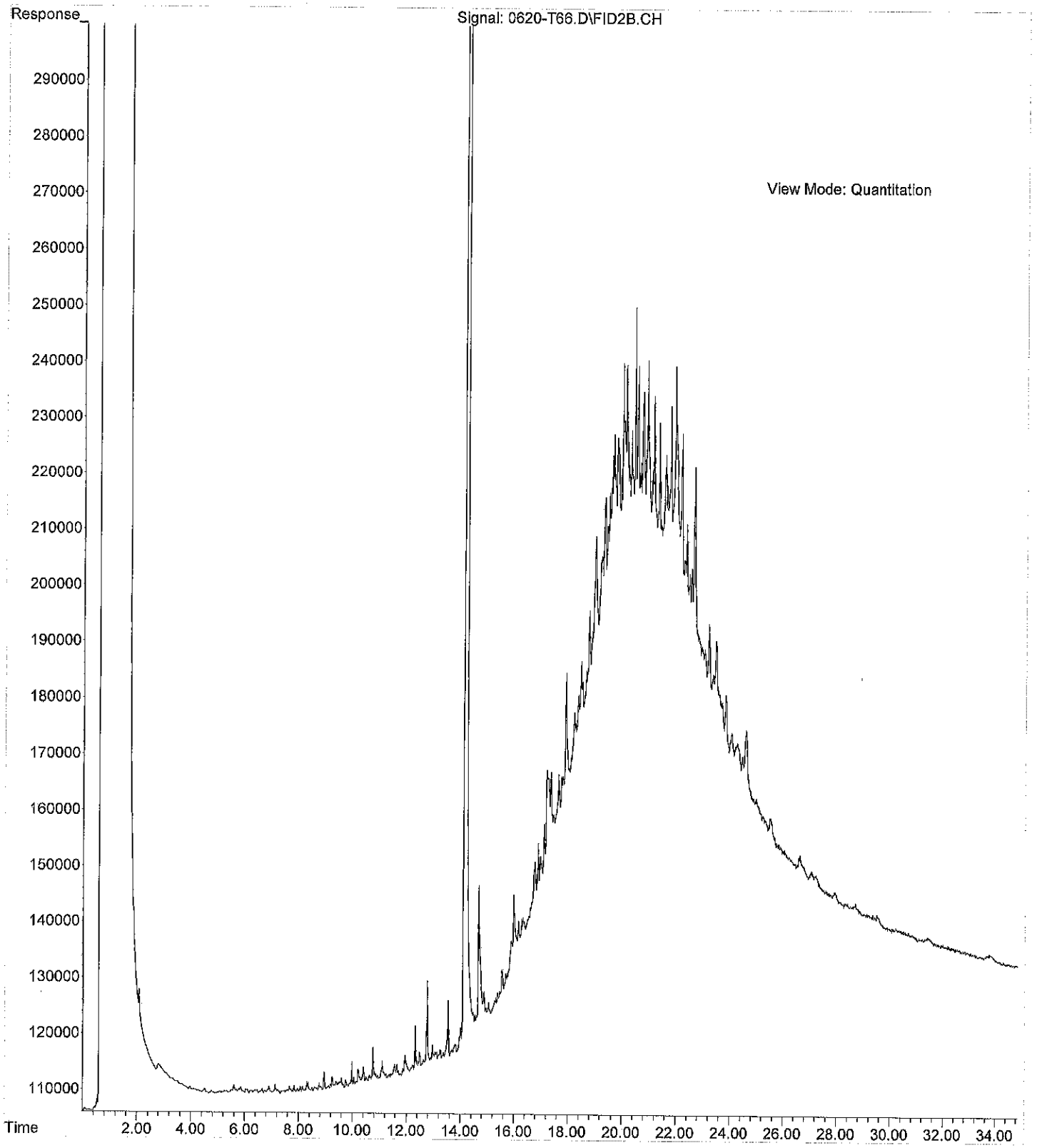
File :X:\DIESELS\TERI\DATA\T160620.SEC\0620-T61.D
Operator : ZT
Acquired : 20 Jun 2016 17:51 using AcqMethod T160602F.M
Instrument : Teri
Sample Name: 06-135-17
Misc Info :
Vial Number: 61



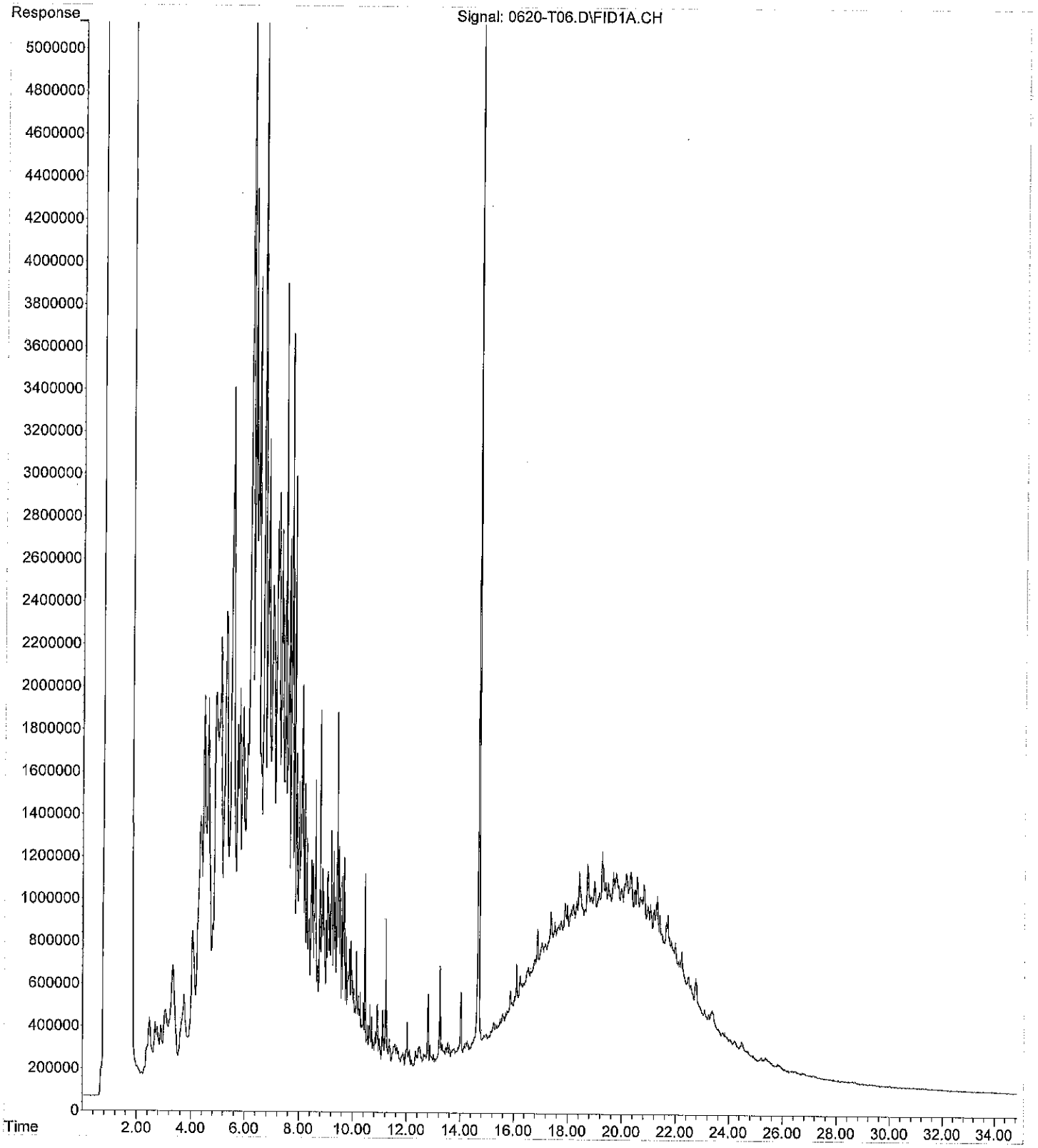
File :X:\DIESELS\TERI\DATA\T160620.SEC\0620-T68.D
Operator : ZT
Acquired : 20 Jun 2016 22:53 using AcqMethod T160602F.M
Instrument : Teri
Sample Name: 06-135-20
Misc Info :
Vial Number: 68



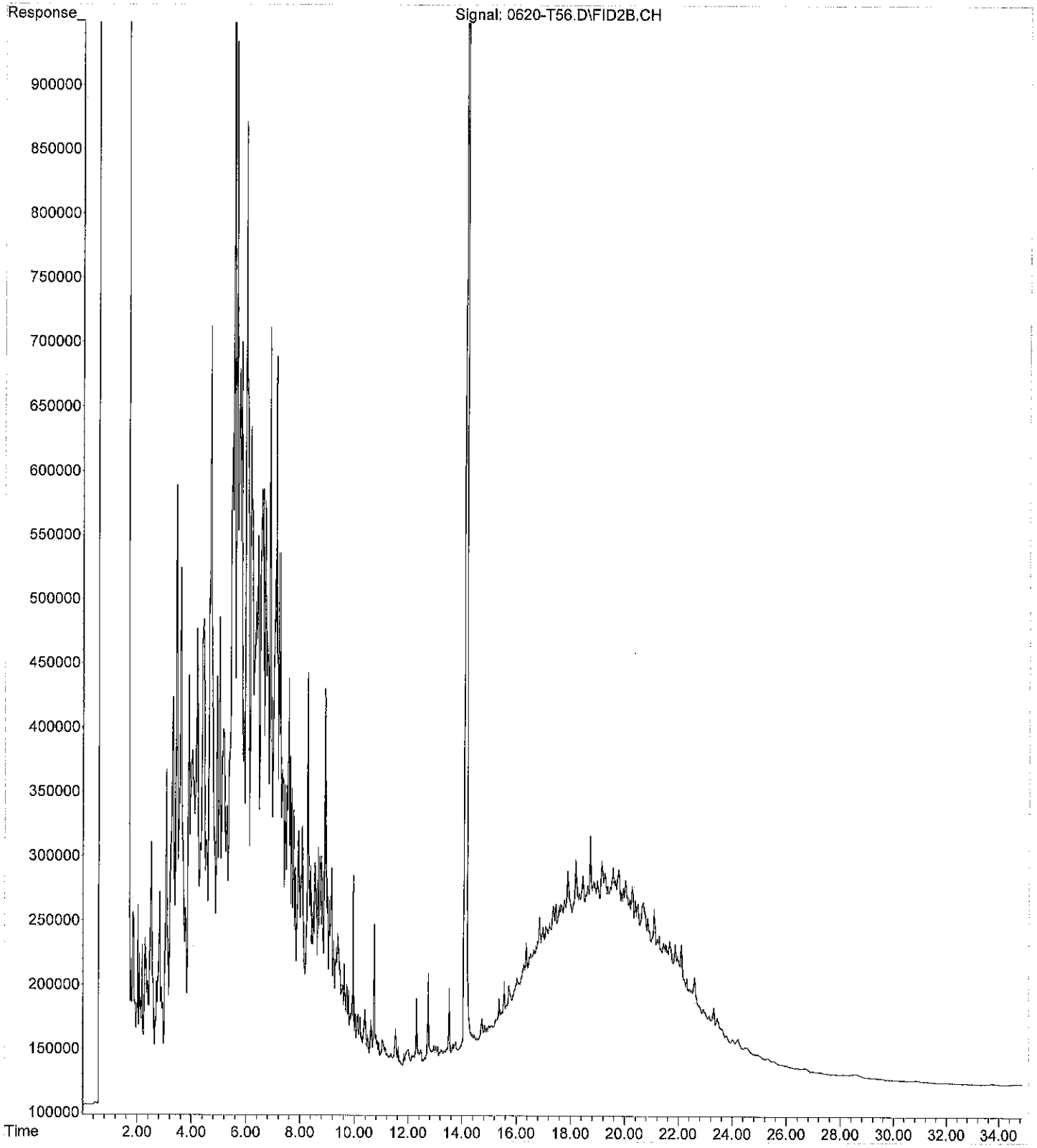
File :X:\DIESELS\TERI\DATA\T160620.SEC\0620-T66.D
Operator : ZT
Acquired : 20 Jun 2016 21:27 using AcqMethod T160602F.M
Instrument : Teri
Sample Name: 06-135-22
Misc Info :
Vial Number: 66



File :X:\DIESELS\TERI\DATA\T160620\0620-T06.D
Operator : ZT
Acquired : 20 Jun 2016 14:10 using AcqMethod T160602F.M
Instrument : Teri
Sample Name: 06-135-23
Misc Info :
Vial Number: 6



File :X:\DIESELS\TERI\DATA\T160620.SEC\0620-T56.D
Operator : ZT
Acquired : 20 Jun 2016 14:10 using AcqMethod T160602F.M
Instrument : Teri
Sample Name: 06-135-24
Misc Info :
Vial Number: 56



Chain of Custody

Page 1 of 1

OnSite Environmental Inc.
Analytical Laboratory Testing Services
14648 NE 95th Street • Redmond, WA 98052
Phone: (425) 883-3881 • www.onsite-env.com

Company: Farallon
Project Number: 1210-003
Project Name: Bothell / Blocks EFG
Project Manager: Eric Buer
Sampled by: R. Ostrom

Turnaround Request (in working days)
(Check One)
☐ Same Day ☐ 1 Day
☐ 2 Days ☐ 3 Days
☒ Standard (7 Days) (TPH analysis 5 Days)
☐ _____ (other)

Laboratory Number: 06-235

Lab ID	Sample Identification	Date Sampled	Time Sampled	Matrix	Number of Containers	NWTPH-HCID	NWTPH-Gx/BTEX 6/30/16	NWTPH-Gx /BTEX	NWTPH-Dx	Volatiles 8260C	Halogenated Volatiles 8260C	Semivolatiles 8270D/SIM (with low-level PAHs)	PAHs 8270D/SIM (low-level)	PCBs 8082A	Organochlorine Pesticides 8081B	Organophosphorus Pesticides 8270D/SIM	Chlorinated Acid Herbicides 8151A	Total RCRA Metals	Total MTCA Metals	TCLP Metals	HEM (oil and grease) 1664A	% Moisture
1	DRILLWATER-062216	6-22-16	9:15	Water	3																	
2	FB-9-GW-22.0-062216		10:15		3						X											X ND
3	FB-9-GW-27.0-062216		11:40		3						X											X ND
4	FB-9-GW-32.0-062216		13:45		3						X											X ND
5	FB-10-5.0-062316	6-23-16	8:05	Soil	2			X	X													X
6	FB-10-10.0-062316		8:15		2			X	X													X
7	FB-10-15.0-062316		8:30		2																	
8	FB-10-20.0-062316		8:45		2																	

	Signature	Company	Date	Time
Relinquished		Farallon	6-23-16	0940
Received		Caitlin Fe	6/23/16	940
Relinquished				
Received				
Relinquished				
Received				
Reviewed/Date		Reviewed/Date		

Comments/Special Instructions
~~Please hold all samples.~~
~~PM will call for~~
~~analysis.~~ X Added 6/23/16 DB (STA)

Chromatograms with final report ☐

Data Package: Standard ☐ Level III ☐ Level IV ☐
Electronic Data Deliverables (EDDs) ☐ _____

OnSite Environmental Inc.
14648 NE 95th Street, Redmond, WA 98052 • (425) 883-3881

June 29, 2016

Eric Buer
Farallon Consulting
1809 7th Ave., Suite 1111
Seattle, WA 98101

Re: Analytical Data for Project 1210-003
Laboratory Reference No. 1606-235A

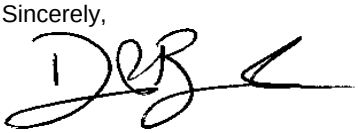
Dear Eric:

Enclosed are the analytical results and associated quality control data for samples submitted on June 23, 2016.

The standard policy of OnSite Environmental, Inc. is to store your samples for 30 days from the date of receipt. If you require longer storage, please contact the laboratory.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the data, or need additional information, please feel free to call me.

Sincerely,



David Baumeister
Project Manager

Enclosures

Date of Report: June 29, 2016
Samples Submitted: June 23, 2016
Laboratory Reference: 1606-235A
Project: 1210-003

Case Narrative

Samples were collected on June 22 and 23, 2016 and received by the laboratory on June 23, 2016. They were maintained at the laboratory at a temperature of 2°C to 6°C.

Please note that any and all soil sample results are reported on a dry-weight basis, unless otherwise noted below.

General QA/QC issues associated with the analytical data enclosed in this laboratory report will be indicated with a reference to a comment or explanation on the Data Qualifier page. More complex and involved QA/QC issues will be discussed in detail below.

NWTPH Gx/BTEX Analysis

Per EPA Method 5035A, samples were received by the laboratory in pre-weighed 40 mL VOA vials within 48 hours of sample collection. They were stored in a freezer at between -7°C and -20°C until extraction or analysis.

Any other QA/QC issues associated with this extraction and analysis will be indicated with a footnote reference and discussed in detail on the Data Qualifier page.

Date of Report: June 29, 2016
Samples Submitted: June 23, 2016
Laboratory Reference: 1606-235A
Project: 1210-003

NWTPH-Gx/BTEX

Matrix: Soil
Units: mg/kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**FB-10-5.0-062316**					
Laboratory ID:	06-235-05					
Benzene	**ND**	0.020	EPA 8021B	6-24-16	6-24-16	
Toluene	**ND**	0.044	EPA 8021B	6-24-16	6-24-16	
Ethyl Benzene	**ND**	0.044	EPA 8021B	6-24-16	6-24-16	
m,p-Xylene	**ND**	0.044	EPA 8021B	6-24-16	6-24-16	
o-Xylene	**ND**	0.044	EPA 8021B	6-24-16	6-24-16	
Gasoline	**ND**	4.4	NWTPH-Gx	6-24-16	6-24-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*107*	*68-129*				
Client ID:	**FB-10-10.0-062316**					
Laboratory ID:	06-235-06					
Benzene	**ND**	0.049	EPA 8021B	6-24-16	6-24-16	
Toluene	**ND**	0.25	EPA 8021B	6-24-16	6-24-16	
Ethyl Benzene	**ND**	0.25	EPA 8021B	6-24-16	6-24-16	
m,p-Xylene	**ND**	0.25	EPA 8021B	6-24-16	6-24-16	
o-Xylene	**ND**	0.25	EPA 8021B	6-24-16	6-24-16	
Gasoline	**ND**	25	NWTPH-Gx	6-24-16	6-24-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*102*	*68-129*				

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NWTPH-Gx/BTEX
QUALITY CONTROL

Matrix: Soil
Units: mg/kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0624S2					
Benzene	**ND**	0.020	EPA 8021B	6-24-16	6-24-16	
Toluene	**ND**	0.050	EPA 8021B	6-24-16	6-24-16	
Ethyl Benzene	**ND**	0.050	EPA 8021B	6-24-16	6-24-16	
m,p-Xylene	**ND**	0.050	EPA 8021B	6-24-16	6-24-16	
o-Xylene	**ND**	0.050	EPA 8021B	6-24-16	6-24-16	
Gasoline	**ND**	5.0	NWTPH-Gx	6-24-16	6-24-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
Fluorobenzene	*87*	*68-129*				

Analyte	Result		Spike Level		Source Result	Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE											
Laboratory ID:	06-255-01										
	ORIG	DUP									
Benzene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Toluene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Ethyl Benzene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
m,p-Xylene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
o-Xylene	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Gasoline	**ND**	**ND**	NA	NA		NA		NA	NA	30	
Surrogate:											
Fluorobenzene						*85*	*89*	*68-129*			
SPIKE BLANKS											
Laboratory ID:	SB0624S1										
	SB	SBD	SB	SBD		SB	SBD				
Benzene	**0.914**	**0.956**	1.00	1.00		**91**	**96**	76-124	4	17	
Toluene	**0.908**	**0.944**	1.00	1.00		**91**	**94**	78-124	4	16	
Ethyl Benzene	**0.892**	**0.932**	1.00	1.00		**89**	**93**	77-123	4	17	
m,p-Xylene	**0.894**	**0.942**	1.00	1.00		**89**	**94**	78-124	5	17	
o-Xylene	**0.898**	**0.941**	1.00	1.00		**90**	**94**	76-123	5	18	
Surrogate:											
Fluorobenzene						*84*	*89*	*68-129*			

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Laboratory Reference: 1606-235A
Project: 1210-003

NWTPH-Dx

Matrix: Soil
Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
Client ID:	**FB-10-5.0-062316**					
Laboratory ID:	06-235-05					
Diesel Range Organics	**ND**	28	NWTPH-Dx	6-27-16	6-27-16	
Lube Oil	**82**	57	NWTPH-Dx	6-27-16	6-27-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*101*	*50-150*				
Client ID:	**FB-10-10.0-062316**					
Laboratory ID:	06-235-06					
Diesel Range Organics	**180**	75	NWTPH-Dx	6-27-16	6-27-16	
Lube Oil Range Organics	**1000**	150	NWTPH-Dx	6-27-16	6-27-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*92*	*50-150*				

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Project: 1210-003

NWTPH-Dx
QUALITY CONTROL

Matrix: Soil
Units: mg/Kg (ppm)

Analyte	Result	PQL	Method	Date Prepared	Date Analyzed	Flags
METHOD BLANK						
Laboratory ID:	MB0627S2					
Diesel Range Organics	**ND**	25	NWTPH-Dx	6-27-16	6-27-16	
Lube Oil Range Organics	**ND**	50	NWTPH-Dx	6-27-16	6-27-16	
Surrogate:	*Percent Recovery*	*Control Limits*				
o-Terphenyl	*82*	*50-150*				

Analyte	Result		Spike Level		Source Result	Percent Recovery		Recovery Limits	RPD	RPD Limit	Flags
DUPLICATE											
Laboratory ID:	06-251-03										
	ORIG	DUP									
Diesel Range	**ND**	**ND**	NA	NA		NA		NA	NA	NA	
Lube Oil Range	**ND**	**ND**	NA	NA		NA		NA	NA	NA	
Surrogate:											
o-Terphenyl						*91*	*88*	*50-150*			

Date of Report: June 29, 2016
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Laboratory Reference: 1606-235A
Project: 1210-003

% MOISTURE

Date Analyzed: 6-24-16

Client ID	Lab ID	% Moisture
FB-10-5.0-062316	06-235-05	12
FB-10-10.0-062316	06-235-06	67

OnSite Environmental Inc.

Data Qualifiers and Abbreviations

A - Due to a high sample concentration, the amount spiked is insufficient for meaningful MS/MSD recovery data.

B - The analyte indicated was also found in the blank sample.

C - The duplicate RPD is outside control limits due to high result variability when analyte concentrations are within five times the quantitation limit.

E - The value reported exceeds the quantitation range and is an estimate.

F - Surrogate recovery data is not available due to the high concentration of coeluting target compounds.

H - The analyte indicated is a common laboratory solvent and may have been introduced during sample preparation, and be impacting the sample result.

I - Compound recovery is outside of the control limits.

J - The value reported was below the practical quantitation limit. The value is an estimate.

K - Sample duplicate RPD is outside control limits due to sample inhomogeneity. The sample was re-extracted and re-analyzed with similar results.

L - The RPD is outside of the control limits.

M - Hydrocarbons in the gasoline range are impacting the diesel range result.

M1 - Hydrocarbons in the gasoline range (toluene-napthalene) are present in the sample.

N - Hydrocarbons in the lube oil range are impacting the diesel range result.

N1 - Hydrocarbons in diesel range are impacting lube oil range results.

O - Hydrocarbons indicative of heavier fuels are present in the sample and are impacting the gasoline result.

P - The RPD of the detected concentrations between the two columns is greater than 40.

Q - Surrogate recovery is outside of the control limits.

S - Surrogate recovery data is not available due to the necessary dilution of the sample.

T - The sample chromatogram is not similar to a typical _____.

U - The analyte was analyzed for, but was not detected above the reported sample quantitation limit.

U1 - The practical quantitation limit is elevated due to interferences present in the sample.

V - Matrix Spike/Matrix Spike Duplicate recoveries are outside control limits due to matrix effects.

W - Matrix Spike/Matrix Spike Duplicate RPD are outside control limits due to matrix effects.

X - Sample extract treated with a mercury cleanup procedure.

X1- Sample extract treated with a Sulfuric acid/Silica gel cleanup procedure.

Y - The calibration verification for this analyte exceeded the 20% drift specified in method 8260C, and therefore the reported result should be considered an estimate. The overall performance of the calibration verification standard met the acceptance criteria of the method.

Z -

ND - Not Detected at PQL
PQL - Practical Quantitation Limit
RPD - Relative Percent Difference