



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

May 22, 2017

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

SUBJECT: FIRST QUARTER 2017 SUMMARY REPORT
SKS Shell Station Site
3901 Southwest Alaska Street
Seattle, Washington
Project Number: 0914-001

Dear Mr. Myers:

SoundEarth Strategies, Inc. (SoundEarth) is pleased to present the Washington State Department of Ecology (Ecology) with a status report for First Quarter activities for cleanup at the SKS Shell Station Site (SKS Site). The SKS Site is being cleaned up under Prospective Purchaser Consent Decree #13-2-27556-2, entered on July 29, 2013 (PPCD). The remediation of petroleum-contaminated soil and groundwater associated with the SKS Site in compliance with the PPCD and Chapter 173-340 of the Washington Administrative Code is being performed concurrently with the development of a five-story mixed-use building with two-levels of underground parking. Cleanup activities and development activities at the SKS Site have included the installation of a vapor barrier to minimize or eliminate potential vapor intrusion concerns. Cleanup of the SKS Site has been coordinated with remedial activities conducted at the adjacent Huling Brothers Property and Kennedy Family Limited Partnership Property, which are being managed separately under the Voluntary Cleanup Program (NW2716).

FIRST QUARTER SUMMARY

Groundwater sampling was conducted in March 2017 for the on-Property and certain off-Property compliance wells. Analytical data indicates that gasoline-range petroleum hydrocarbons and benzene, toluene, ethylbenzene, and total xylenes (GRPH and BTEX) do not exceed Washington State Model Toxics Control Act cleanup levels in the three on-Property compliance wells (MW108, MW109, and MW110). Well MW110 contained a concentration of diesel-range petroleum hydrocarbons (1,000 micrograms per liter) exceeding the Method A level.

Samples collected from off-property wells MW104 and RW03 contained lower concentrations of GRPH and BTEX than what was detected in Fourth Quarter 2016 and are significantly lower than samples collected in 2013 and 2014 prior to remediation. Please see attached Figure 1 and Table 1 for a summary of the First Quarter results.

Groundwater levels continued to be approximately 1 to 3 feet lower than previously observed during sampling conducted from 2013 to 2016, which may be contributing to the unexpected increase in concentrations in Fourth Quarter 2016. SoundEarth is currently evaluating the cause of these lower

groundwater levels, including transducer studies and analysis of construction dewatering activities on adjacent properties.

SoundEarth attended a meeting with Ecology on March 1, 2017. Based on the elements discussed during the meeting, SoundEarth prepared a revised Workplan as presented to Ecology on April 17, 2017. We look forward to meeting with Ecology during Second Quarter 2017 to further discuss elements of the workplan.

SoundEarth has uploaded Environmental Information Management (EIM) analytical and location data for the Site and is also uploading groundwater elevation data. We are also resolving overlap issues with the three EIM studies that exist for the Whittaker project (EIM Studies #2649, #2715, and #2716) and any duplication of sample IDs between the SKS and Huling Brothers sites.

PLANNED SECOND QUARTER 2017 ACTIVITIES

SoundEarth plans to conduct Second Quarter 2017 groundwater sampling on May 24, 2017, which will include right-of-way (ROW) wells MW102, MW103, and MW105. Groundwater levels and analytical data trends will also be evaluated with regard to the sampling results obtained during the Fourth Quarter 2016 and First Quarter 2017 sampling events. We also intend to install a new monitoring well in the Alaska Street ROW (MW111), as indicated in the proposed and revised March 2017 Workplan submitted to Ecology on April 17, 2017, after we receive Ecology's input on the location of this well.

Additionally, per Ecology's request, SoundEarth plans to move forward with efforts to decommission the four remediation wells located on Alaska Street (RW06 through RW09) based on Ecology's determination that modifications to the top of the well casings have rendered the wells non-compliant, such that remedial injections would not be allowed by Ecology in those reconfigured wells. We intend to submit a Notice of Intent for decommissioning prior to May 31 and look forward to discussing this issue in further detail with Ecology during Q2 2017.

Project Schedule

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

Cleanup Plan Task	Date
UST Fuel Removal and Station Shutdown	Conducted: July 2013
Installation of Shoring for UST removal	Conducted: November 2013
UST System Cleaning and Removal	Conducted: December 2013
Submit UST Removal Report	Conducted: January 2014
Permitting for Wells	Conducted: May 2014
Master Use Permit	Conducted: June 2014
Install Dewatering Wells (8 Wells)	Conducted: July 2014
Install West Bounding Well MW107 (post demolition)	Conducted: October 2014
SKS Shell Demolition and Hoist Removal	Conducted: October–November 2014
Construct Dewatering System in ROW Wells	Conducted: March 2015
Operate Dewatering System	Conducted: March–June 2015
Contaminated Soil Excavation and Confirmation Sampling	Conducted: March–May 2015
Removal of Three Previously Unknown USTs	Conducted: March 2015
Backfill Excavation and Install Membrane Barrier	Conducted: August–September 2015

Cleanup Plan Task	Date
Install Compliance Wells MW108, MW109, and MW111	Conducted: September 2015
Prepare Interim Cleanup Action Report	Conducted: December–February 2016
First Quarter Post Cleanup Groundwater Monitoring	Conducted: March 2016
Submit Cleanup Action Report	Conducted: October 2016
Notice of Intent to Decommission Wells	Planned: May 2017
Well Installation and ROW Sampling	Planned: May–June 2017
Groundwater Elevation Study	Planned: May–October 2017
ChemOx Injection	Planned: 2017
Groundwater Monitoring & Contingent ChemOx Injection	Planned: 2017–2018
Groundwater Monitoring (as necessary)	Planned: 2017–2021

NOTES:

ChemOx = Chemical Oxidant
ROW = Right-of-Way
UST = underground storage tank

CLOSING

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

Respectfully,

SoundEarth Strategies, Inc.



Rob Roberts
Senior Scientist

Attachments: Figure 1, 2017 1Q Groundwater Data
Table 1, Summary of Groundwater Data

cc: Mr. Brad Reisinger, Lennar Multifamily
Mr. Kelley Kohout, Lennar Multifamily
Mr. Ken Lederman, Foster Pepper PLLC
Mr. Phil Carmody, GID
Mr. Jason Sweatt, GID
Mr. Ian Sutton, Joyce Ziker Parkinson, PLLC
Mr. Dave Cook, Aspect Consulting

CER:rt

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FORMER HOWDEN-KENNEDY FUNERAL HOME

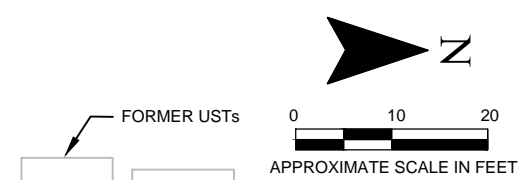
Analytical Results (micrograms per liter)									
Well ID	Sample Date	GRPH	Benzene	Toluene	Ethylbenzene	Total Xylenes	DRPH	DRPH with Silica Gel	ORPH
MW108	06/24/16	<100	<1	<1	<1	<3	<50	--	<250
	09/28/16	<100	<1	<1	<1	<3	<60	--	<300
	12/23/16	<100	<1	<1	<1	<3	94	<70	<350
	03/03/17	<100	<1	<1	<1	<3	<80	<80	<400
MTCA Method A Cleanup Level		1,000/800	5	1,000	700	1,000	500	500	500

Analytical Results (micrograms per liter)									
Well ID	Sample Date	GRPH	Benzene	Toluene	Ethylbenzene	Total Xylenes	DRPH	DRPH with Silica Gel	ORPH
MW110	06/24/16	<100	<1	<1	<1	<3	100	--	<250
	09/28/16	<100	<1	<1	<1	<3	590	--	440
	12/23/16	500	2.3	<1	9.7	18	1,200	68	<300
	03/03/17	570	2.1	<1	9.3	4.7	1,000	110	<250
MTCA Method A Cleanup Level		1,000/800	5	1,000	700	1,000	500	500	500

Analytical Results (micrograms per liter)									
Well ID	Sample Date	GRPH	Benzene	Toluene	Ethylbenzene	Total Xylenes	DRPH	DRPH with Silica Gel	ORPH
MW109	06/24/16	<100	<1	<1	<1	<3	160	--	<250
	09/28/16	<100	<1	<1	<1	<3	260	--	<250
	12/23/16	250	<1	<1	<1	<3	430	<50	<350
	03/03/17	370	<1	<1	1.2	<3	490	55	<250
MTCA Method A Cleanup Level		1,000/800	5	1,000	700	1,000	500	500	500

Analytical Results (micrograms per liter)									
Well ID	Sample Date	GRPH	Benzene	Toluene	Ethylbenzene	Total Xylenes	DRPH	DRPH with Silica Gel	ORPH
RW03	06/24/16	1,600	27	4.4	27	59	3,600	--	<250
	09/28/16	1,100	6.7	<1	20	45	2,400	--	<300
	12/23/16	9,000	470	16	380	750	11,000	720	<300
	03/02/17	4,900	150	<10	220	190	11,000	880	<250
MTCA Method A Cleanup Level		1,000/800	5	1,000	700	1,000	500	500	500

Analytical Results (micrograms per liter)									
Well ID	Sample Date	GRPH	Benzene	Toluene	Ethylbenzene	Total Xylenes	DRPH	DRPH with Silica Gel	ORPH
MW104	06/24/16	940	2.5	2.0	3.0	9.5	3,200	--	<250
	09/28/16	940	7.2	<1	3.7	7.4	4,000	--	340
	12/23/16	2,000	2.1	2.1	17	27	16,000	180	<250
	03/17/17	1,400	<1	<1	8.5	10	7,900	290	<400
MTCA Method A Cleanup Level		1,000/800	5	1,000	700	1,000	500	500	500



LEGEND

- EXISTING REMEDIATION WELL
- EXISTING MONITORING WELL
- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- SEWER LINE
- WATER LINE
- GAS LINE
- HISTORICAL UTILITY LINES
- GRPH GASOLINE-RANGE PETROLEUM HYDROCARBONS
- DRPH DIESEL-RANGE PETROLEUM HYDROCARBONS
- ORPH OIL-RANGE PETROLEUM HYDROCARBONS
- MTCA WASHINGTON STATE MODEL TOXICS CONTROL ACT
- UST UNDERGROUND STORAGE TANK
- RED** DENOTES CONCENTRATION EXCEEDS MTCA METHOD A CLEANUP LEVEL
- < RESULT BELOW LABORATORY REPORTING LIMITS
- NOT ANALYZED

SoundEarth Strategies
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SKS SHELL STATION SITE
 3901 SOUTHWEST ALASKA STREET
 SEATTLE, WASHINGTON
 SOUNDEARTH PROJECT #914-001

FIGURE 1
 2017 1Q GROUNDWATER ANALYTICAL DATA

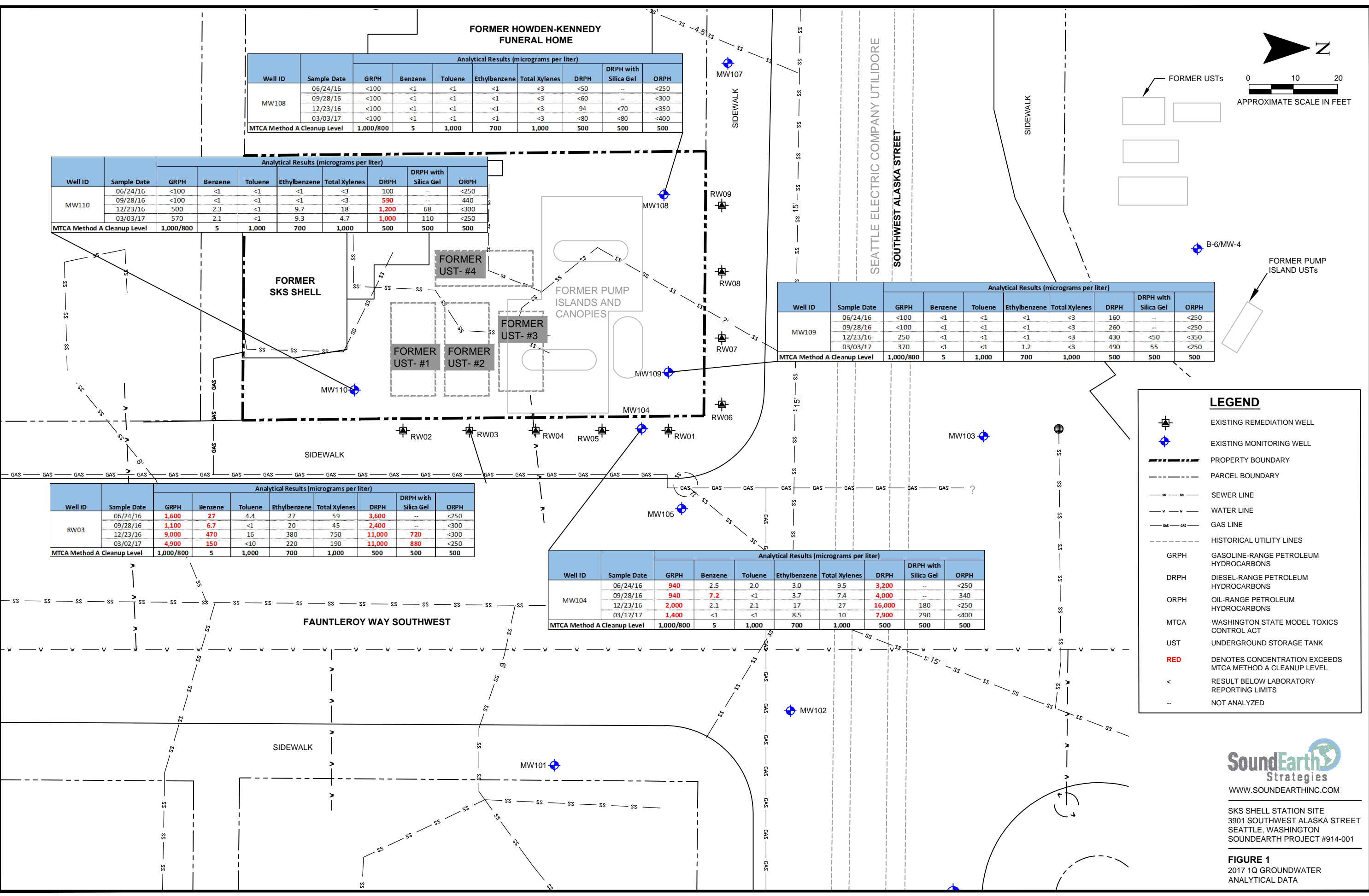




Table 1
Summary of Groundwater Data
SKS Shell Station Site
3901 Southwest Alaska Street
Seattle, Washington

Well ID	Sample Date	Sampled By	Depth to Groundwater (feet below TOC)	Relative Groundwater Elevation ⁽¹⁾	Analytical Results (µg/L)											
					GRPH ⁽²⁾	Benzene ⁽³⁾	Toluene ⁽³⁾	Ethyl-benzene ⁽³⁾	Total Xylenes ⁽³⁾	MTBE ⁽³⁾	EDC ⁽³⁾	EDB ⁽³⁾	DRPH ⁽²⁾	DRPH with Silica Gel ⁽⁴⁾	ORPH ⁽²⁾	ORPH with Silica Gel ⁽⁴⁾
MW104	11/07/12	SoundEarth	24.41	244.94	6,100	2,100	10	120	418	<1	<1	<1	4,000 ^x	--	<250	--
	03/06/13	SoundEarth	23.24	246.11	9,900	2,300	110	470	870	--	--	--	1,900 ^x	--	<250	--
	04/01/13	SoundEarth	23.37	245.98	20,000	2,600	140	640	1,300	--	--	--	--	540 ^x	--	<250
	06/12/14	SoundEarth	25.50	243.85	15,000	1,800	120	480	1,330	--	--	<0.01	14,000 ^x	--	250 ^x	--
	03/17/16	SoundEarth	26.41	242.94	480	1.2	1.8	2.2	5.7	--	--	--	1,200 ^x	--	<300	--
	06/24/16	SoundEarth	25.16	244.19	940	2.5	2.0	3.0	9.5	--	--	--	3,200	--	<250	--
	09/28/16	SoundEarth	25.55	243.80	940	7.2	<1	3.7	7.4	--	--	--	4,000 ^x	--	340 ^x	--
	12/23/16	SoundEarth	27.28	242.07	2,000	2.1	2.1	17	27	--	--	--	16,000	180 ^x	380 ^x	<250
MW106	03/17/17	SoundEarth	27.55	241.80	1,400	<1	<1	8.5	10	--	--	--	7,900	290 ^x	<400	<400
	12/13/12	SoundEarth	26.97	246.36	<100	<1	<1	<1	<3	--	--	--	110 ^x	--	<250	--
RW03	04/01/13	SoundEarth	25.92	247.41	130	<1	<1	<1	<3	--	--	--	--	<55	--	<280
	03/17/16	SoundEarth	26.23	--	2,300	41	6.9	51	260	--	--	--	1,400 ^x	--	<250	--
	06/24/16	SoundEarth	25.40	--	1,600	27	4.4	27	59	--	--	--	3,600	--	<250	--
	09/28/16	SoundEarth	25.71	--	1,100	6.7	<1	20	45	--	--	--	2,400 ^x	--	<300	--
	12/23/16	SoundEarth	26.77	--	9,000	470	16	380	750	--	--	--	11,000	720 ^x	<300	<300
RW04	03/02/17	SoundEarth	27.22	--	4,900	150	<10	220	190	--	--	--	11,000 ^x	880 ^x	<250	<250
RW07	07/16/14	SoundEarth	--	--	17,000	1,200	270	360	1,700	--	--	--	4,600 ^x	--	270 ^x	--
RW09	07/16/14	SoundEarth	--	--	1,600	110	8.3	8.3	17	--	--	--	1,100 ^x	--	<250	--
MW108	07/16/14	SoundEarth	--	--	2,600	10	18	70	34	--	--	--	700 ^x	--	<250	--
	03/17/16	SoundEarth	5.52	--	<100	<1	<1	<1	<3	--	--	--	93 ^x	--	<300	--
	06/24/16	SoundEarth	3.33	--	<100	<1	<1	<1	<3	--	--	--	<50	--	<250	--
	09/28/16	SoundEarth	3.85	--	<100	<1	<1	<1	<3	--	--	--	<60	--	<300	--
	12/23/16	SoundEarth	6.56	--	<100	<1	<1	<1	<3	--	--	--	94 ^x	<70	<350	<350
	03/03/17	SoundEarth	6.64	--	<100	<1	<1	<1	<3	--	--	--	<80	<80	<400	<400
MW109	03/17/16	SoundEarth	5.42	--	<100	<1	<1	<1	<3	--	--	--	97 ^x	--	<250	--
	06/24/16	SoundEarth	3.35	--	<100	<1	<1	<1	<3	--	--	--	160 ^x	--	<250	--
	09/28/16	SoundEarth	3.96	--	<100	<1	<1	<1	<3	--	--	--	260 ^x	--	<250	--
	12/23/16	SoundEarth	6.59	--	250	<1	<1	<1	<3	--	--	--	430 ^x	<50	<250	<250
	03/03/17	SoundEarth	6.70	--	370	<1	<1	1.2	<3	--	--	--	490 ^x	55 ^x	<250	<250
MW110	03/17/16	SoundEarth	5.70	--	<100	<1	<1	<1	<3	--	--	--	<50	--	<250	--
	06/24/16	SoundEarth	3.56	--	<100	<1	<1	<1	<3	--	--	--	100 ^x	--	<250	--
	09/28/16	SoundEarth	4.19	--	<100	<1	<1	<1	<3	--	--	--	590 ^x	--	440 ^x	--
	12/23/16	SoundEarth	6.96	--	500	2.3	<1	9.7	18	--	--	--	1,200	68 ^x	<300	<300
	03/03/17	SoundEarth	7.57	--	570	2.1	<1	9.3	4.7	--	--	--	1,000 ^x	110 ^x	<250	<250
MTCA Method A Cleanup Levels for Groundwater⁽⁵⁾					1,000/800⁽⁶⁾	5	1,000	700	1,000	20	5	0.01	500	500	500	500

NOTES:

Red indicates concentrations exceeding MTCA Method A cleanup levels for groundwater.

Samples analyzed by Friedman & Bruya, Inc. of Seattle, Washington.

⁽¹⁾Elevation reference datum North American Vertical Datum of 1988 (Dowl HKM November 2012).

⁽²⁾Analyzed by Method NWTPH-Gx (gasoline) and NWTPH-Dx (diesel and oil).

⁽³⁾Analyzed by EPA Method 8260B, 8260C, or 8021B.

⁽⁴⁾Analyzed by Method NWTPH-Dx; sample extracts passed through a silica gel column prior to analysis.

⁽⁵⁾MTCA Cleanup Regulation, Method A Cleanup Levels, Table 720-1 of Section 900 of Chapter 173-340 of the Washington Administrative Code, revised November 2007.

⁽⁶⁾1,000 µg/L when benzene is not present and 800 µg/L when benzene is present.

Laboratory Note:

^xThe sample chromatographic pattern does not resemble the fuel standard used for quantitation.

-- = not analyzed, not measured

< = not detected above the laboratory reporting limit

µg/L = micrograms per liter

DRPH = diesel-range petroleum hydrocarbons

EDB = 1,2 dibromoethane

EDC = 1,2 dichloroethane

EPA = U.S. Environmental Protection Agency

GRPH = gasoline-range petroleum hydrocarbons

MTBE = methyl tertiary-butyl ether

MTCA = Washington State Model Toxics Control Act

NWTPH = Northwest Total Petroleum Hydrocarbon

ORPH = oil-range petroleum hydrocarbons

SoundEarth = SoundEarth Strategies, Inc.

TOC = top of casing elevation