

Limited Site Investigation

**Gibraltar Senior Living
10816 - 18th Avenue East
Tacoma, Washington**

July 7, 2015
Terracon Project No. B2157004

RECEIVED

JUL 15 2015
WA State Department
of Ecology (SWRO)

Prepared for:
155 Tremont Ave. LLC
Bellingham, Washington

Prepared by:
Terracon Consultants, Inc.
Lakewood, Washington

terracon.com

Terracon

Environmental ■ Facilities ■ Geotechnical ■ Materials

July 7, 2015



155 Tremont Ave. LLC
4200 Guide Meridian Ste. 101A
Bellingham, Washington 98226

Attn: Mr. Vinson Latimore

Re: Limited Site Investigation
10816 18th Avenue East
Tacoma, Washington
Terracon Project No. B2157004

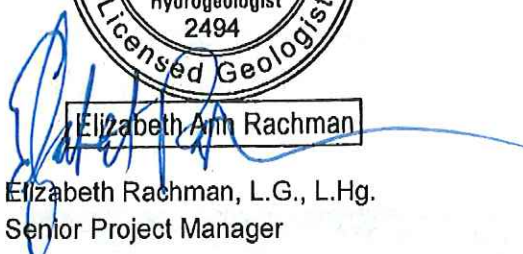
Dear Mr. Latimore:

Terracon Consultants, Inc. (Terracon) is pleased to submit our report of Limited Site Investigation (LSI) activities completed at the site referenced above. The report presents data from recent field activities that included the completion of soil borings and the collection of soil and water samples for chemical analysis. The activities were completed to attempt to define the extent of the petroleum impacts identified during the removal of three former on-site underground storage tanks (USTs) in 2011. Terracon conducted the LSI in general accordance with our proposal (PB2150018 dated March 2, 2015, and your notice to proceed dated April 14, 2015).

Terracon appreciates this opportunity to provide environmental engineering services to 155 Tremont Ave. LLC. Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,
Terracon Consultants, Inc.




Elizabeth Ann Rachman
Elizabeth Rachman, L.G., L.Hg.
Senior Project Manager


For Matt Wheaton, E.I.T, L.G.
Principal

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Table 2 – Summary of Groundwater Analytical Results

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General Notes

Unified Soil Classification System

Boring Logs for EB-1 through EB-14 and HA-1

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1.0 SITE DESCRIPTION

Site Name	Gibraltar Senior Living
Site Location/Address	10816 – 18 th Avenue East, Tacoma, Washington Pierce County tax account number 0319034012
Land Area	Approximately 1.42 acres
Site Improvements	The site is developed with three commercial buildings

A Topographic Map depicting the general site location is included on Exhibit 1, as shown on a portion of the Tacoma South USGS 7.5 minute series topographic map, of Appendix A. A Site Diagram depicting the general layout of the site and surrounding area is included on Exhibit 2. A detail map showing the former UST #1 excavation, confirmation samples, and recent test probe locations is included as Exhibit 3. A detail diagram showing the test probe locations, excavation and confirmation sampling for UST #2 is included as Exhibit 4. Exhibit 5 is a detail map with the former UST #3 excavation, confirmation samples, and recent test probe locations.

Analytical results for soil samples collected from the borings are included in Table 1 of Appendix B. Analytical results for groundwater samples collected from temporary wells installed in the borings are summarized in Table 2. Soil boring logs are included in Appendix C, and laboratory analytical reports are included in Appendix D.

2.0 SITE BACKGROUND

The site is located at 10816 18th Avenue East in Tacoma, Washington, and is comprised of one parcel encompassing approximately 1.42 acres of developed land. The site is occupied by a three-story, 7,529-square-foot nursing home built in 1920, a one-story, 2,169-square-foot nursing home built in 1920, and a single-story, 2,170-square-foot nursing home built in 1960. The site is currently occupied by Gibraltar Senior Living. A Topographic Map showing the site location is included as Exhibit 1 and a Site Diagram is included as Exhibit 2 in Appendix A.

Pursuant to client request, Terracon reviewed several previous reports prepared for the site by others, which were used to develop the scope of work for this project. The reports reviewed included the following.

- *UST Removals, 10816 18th Avenue E, Tacoma, Washington, Seattle Tank Services (STS) aka Filco Company Inc. (Filco), Project No. ST5693, October 11, 2011.*
- *Summary of UST and petroleum contaminated soil removal, Midland Manor, Filco, October 31, 2011.*
- *Phase I Environmental Site Assessment (ESA), Latimore Property, Aerotech Environmental Consulting, Inc. (Aerotech), Project No. 214-5154, December 9, 2014.*

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- *Review of Additional Environmental Documents, Latimore Property, Aerotech, January 12, 2015.*

In July and September 2011, STS/Filco conducted the removal of three USTs at the subject property (in separate excavations), including a 1,000-gallon and two 675-gallon heating oil USTs. The 1,000-gallon UST (UST #1) was located in the east portion of the delivery receiving area at the north center of the main building. One of the 675-gallon USTs was located to the west of the northwest outbuilding (UST #2); the other UST was located south of the southernmost outbuilding (UST #3). Releases were identified within all three UST basins. A total of 302.76 tons of petroleum-contaminated soil (PCS) were excavated and removed from the site. However, some PCS was not accessible due to the presence of building foundations and was left in-place, the locations of which are discussed further below. STS/Filco initially concluded that the PCS should be addressed if the buildings are demolished in the future. In a subsequent letter, STS/Filco indicated that the site met Ecology's clean-up standards and no further action was needed.

In December 2014, a Phase I ESA was completed for the site by Aerotech. As part of the Phase I ESA, Aerotech was provided only with the Filco letter dated October 31, 2011, and not the complete removal report. After repeated inquiries, STS/Filco indicated that the report was missing from its files. Based on its findings, Aerotech concluded that the previous UST removal work was an outstanding environmental issue since "no documentation of confirmatory soil sampling was available to confirm all the (PCS was) removed from the site."

The client subsequently provided Aerotech with the complete STS/Filco report, which stated that PCS remained on the site. Based on its review of the report, Aerotech recommended that the site be enrolled into Ecology's Voluntary Cleanup Program (VCP).

The above-referenced reports and correspondence should be read in the entirety for a complete discussion of the concerns listed above.

After the former USTs and accessible PCS were removed from the site, the following data gaps remained.

- UST #1: A soil sample collected along the east sidewall after over-excavation activities (designated "AF"), reportedly contained 3,400 mg/kg diesel TPH, which is above the MTCA Method A cleanup level of 2,000 mg/kg. However, the sample reportedly passed a Method B analysis, which also yielded a protective soil total petroleum hydrocarbon (TPH) concentration of 8,027 milligrams per kilogram (mg/kg). A sample collected upon UST removal (prior to over-excavation activities) exhibited 13,000 milligrams per kilogram (mg/kg) diesel-range total petroleum hydrocarbons (TPH), which was above the Model Toxics Control Act (MTCA) Method A cleanup level of 2,000 mg/kg. No Method B analysis appears to have

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been conducted on this sample. The sample appears to be a bottom sample; however, the depth of this sample (designated "C") was not reported, nor was there a confirmation sample collected in the vicinity of this sample after PCS was over-excavated. Therefore, the vertical extent of the adversely-affected soils has not been confirmed.

- UST #2: A sample collected upon UST removal (prior to over-excavation activities) exhibited 3,900 mg/kg diesel-range TPH, which was above the Model Toxics Control Act (MTCA) Method A cleanup level of 2,000 mg/kg. The depth of this sample (designated "D") was not reported, nor was there a confirmation sample collected in the vicinity of this sample after PCS was over-excavated. Therefore, the vertical extent of the adversely-affected soils has not been confirmed.

Soil samples collected along the east sidewall after over-excavation activities (designated "I" and "S") reportedly contained 5,600 and 12,000 mg/kg diesel TPH, respectively. It does not appear that a Method B analysis was performed on these samples. Therefore, the extent of the adversely-affected soils to the east was not determined.

- UST #3: A sample collected upon UST removal (prior to over-excavation activities) exhibited 43,000 mg/kg diesel-range TPH, which was above the Model Toxics Control Act (MTCA) Method A cleanup level of 2,000 mg/kg. The depth of this sample (designated "A") was not reported, nor was there a confirmation sample collected in the vicinity of this sample after PCS was over-excavated. A soil sample collected after remedial excavation activities ("R"), from an area from which additional soils could not be excavated, detected diesel-range TPH at 5,400 mg/kg. Soil samples collected along the north sidewall after over-excavation activities (designated "Q" and "X") reportedly contained 17,000 and 7,800 mg/kg diesel TPH, respectively. A sample along the south sidewall ("V") exhibited 13,000 mg/kg diesel-range TPH. It does not appear that a Method B analysis was performed on any of these samples. Therefore, the lateral extents of the adversely-affected soils to the north and south, as well as the vertical extent, were not determined.

- Groundwater: Groundwater was not encountered during UST removal or remedial excavation activities. The depth to groundwater had not yet been determined, and it was not known whether adversely-affected groundwater was present beneath the site.

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3.0 SCOPE OF SERVICES

Terracon's LSI was conducted in an attempt to define the extents of the adversely-affected soil on the site as it pertains to each UST and associated area discussed in Section 2.0, and to attempt to assess whether groundwater had been adversely affected by the release. Terracon's services were also completed in an effort to determine the most cost-effective approach to obtaining an NFA designation from Ecology for the property. The scope of services was not intended to identify every chemical possibly associated with the site. Similarly, the proposed scope was not intended to determine the extent or magnitude of any off-site contamination.

In an effort to obtain an NFA for the property, Terracon recommended that the site be enrolled in Ecology's VCP. Pursuant to client request, the site was enrolled into the VCP on May 27, 2015. Facility/Site No. 6607, Cleanup Site ID No. 12686, and VCP Project No. SW1472 were assigned to the site, and a VCP Project Manager has also been designated.

3.1 Standard of Care

Terracon's services were performed in a manner consistent with generally accepted practices of the profession undertaken in similar studies in the same geographical area during the same time. Terracon makes no warranties, either express or implied, regarding the findings, conclusions, or recommendations. Please note that Terracon does not warrant the work of laboratories, regulatory agencies, or other third parties supplying information used in the preparation of the report. These LSI services were performed in accordance with the scope of work agreed with you, our client, as reflected in our proposal and were not restricted by ASTM E1903-11.

3.2 Additional Scope Limitations

Findings, conclusions, and recommendations resulting from these services are based upon information derived from the on-site activities and other services performed under this scope of work; such information is subject to change over time. Certain indicators of the presence of hazardous substances, petroleum products, or other constituents may have been latent, inaccessible, unobservable, nondetectable, or not present during these services. We cannot represent that the site contains no hazardous substances, toxic materials, petroleum products, or other latent conditions beyond those identified during this LSI. Subsurface conditions may vary from those encountered at specific borings or wells or during other surveys, tests, assessments, investigations, or exploratory services. The data, interpretations, findings, and our recommendations are based solely upon data obtained at the time and within the scope of these services.

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3.3 Reliance

This report has been prepared for the exclusive use of 155 Tremont Ave. LLC, and any authorization for use or reliance by any other party (except a governmental entity having jurisdiction over the site) is prohibited without the express written authorization of 155 Tremont Ave. LLC and Terracon. Any unauthorized distribution or reuse is at 155 Tremont Ave. LLC's sole risk. Notwithstanding the foregoing, reliance by authorized parties will be subject to the terms, conditions, and limitations stated in the proposal, LSI report, and Terracon's Agreement for Services. The limitation of liability defined in the terms and conditions is the aggregate limit of Terracon's liability to 155 Tremont Ave. LLC and all relying parties unless otherwise agreed in writing.

4.0 FIELD INVESTIGATION

Terracon conducted the fieldwork under a health and safety plan developed in accordance with 29 CFR 1910.120 for this project. Work was performed using Occupational Safety and Health Administration (OSHA) Level D work attire consisting of hard hats, safety glasses, protective gloves, and protective boots. Terracon contacted the State of Washington Utility Notification Center and requested location and markings for all utilities that the service was responsible for before commencing intrusive activities at the site. In addition, Terracon subcontracted a Private Utility Contractor to locate and mark any potential private utilities which may have been present in the vicinity of the proposed boring locations.

Terracon field representative Ms. Blakeway mobilized to the site on May 14 and May 20, 2015, to oversee the drilling of fourteen soil borings (EB-1 through EB-14) to maximum depths of approximately 14 feet below the ground surface (bgs), and the advancement of one hand auger boring (HA-1) to refusal at a depth of 4¾ feet bgs. Drilling was performed using a truck-mounted and bobcat-mounted direct-push drill rig owned and operated by Environmental Services Network (ESN) Northwest, a Washington State licensed driller. All borings were advanced using a direct-push sampler equipped with disposable acetate sample sleeves. Throughout the drilling operation, soil samples were obtained continuously (to the extent practical) from 4- or 5-foot long pushes driven into the ground using a 500-foot-pound percussion hammer. The steel sampling tube was extracted from the hole and the liners were removed and split open. Boring HA-1 was advanced using hand auger techniques. Non-disposable sampling equipment was cleaned using an Alconox® wash and potable water prior to the beginning of the project and between sample locations.

Former UST #1. This former 1,000-gallon UST was located in the east portion of the delivery receiving area at the north-central portion of the main building.

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- Terracon advanced 3 soil borings in this area, including two near formerly identified diesel-range TPH exceedances (EB-9 and EB-12) and one southwest of the former excavation (EB-13). The borings were advanced to maximum depths of 14 feet bgs. Terracon collected soil samples continuously for observation and field screening, and selected up to one soil samples from each soil boring for laboratory analysis.
- Terracon inserted temporary well casing and screen to facilitate the collection of groundwater samples in two of the borings (EB-12 and EB-13).

Former UST #2. This former 675-gallon UST was located west of the northwest building.

- Terracon advanced 6 soil borings in this area, including two near formerly-identified diesel-range TPH exceedances (EB-4 and EB-10), two near the western edge of the former excavation (EB-2 and EB-3), one to the southwest of the former excavation (EB-14), and one on the eastern side of the northwest building (EB-1). The borings were advanced to maximum depths of 14 feet bgs. Terracon collected soil samples continuously for observation and field screening, and selected up to one soil sample from each soil boring for laboratory analysis.
- Terracon inserted temporary well casing and screen to facilitate the collection of groundwater samples in two of the borings (EB-10 and EB-14).

Former UST #3. This former 675-gallon UST was located south of the southernmost outbuilding.

- Terracon advanced 6 soil borings in this area, including four near formerly-identified diesel-range TPH exceedances (EB-5, EB-6, EB-7 and EB-11), one on the west side of the southernmost outbuilding (EB-8), and the other on the north side of the southernmost outbuilding (HA-1). The presence of a fiber optic utility line along the southern portion of the former UST #3 excavation (and southern site boundary) restricted access to the eastern portion of the southern sidewall for characterization purposes. The area south of the utility was off-site; therefore, Terracon drilled EB-7 north of the utility. The borings were advanced to maximum depths of 15 feet bgs. Terracon collected soil samples continuously for observation and field screening, and selected up to two soil samples from each soil boring for laboratory analysis.
- Terracon inserted temporary well casing and screen to facilitate the collection of a groundwater sample from the boring on the west side of the southernmost outbuilding (EB-8).

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At the completion of field activities, Terracon abandoned the borings with commercial bentonite sealant. The borings completed in the paved areas were completed to surface level with cold patch asphalt.

4.1 Field Screening

Soil samples from select depths were field-screened using a photoionization detector (PID). The soil was separated in the sleeve using a decontaminated steel trowel and the probe of the PID was placed in the soil space to estimate the concentration of volatile components partitioned into the atmosphere ("headspace").

The PID was calibrated with isobutylene gas (100 ppm). The highest digital readout value displayed by the instrument was recorded for each sample (the results are integrated into the boring logs in Appendix C). The value recorded for the PID indicates the total vapor concentration of volatilized organic compounds (VOCs) with ionization potentials less than the energy produced by the ionizing radiation source (ultraviolet lamp) of the PID. These compounds include numerous volatile constituents of petroleum hydrocarbons. However, the PID is not capable of determining the species of these compounds or their concentrations in the soil samples. Consequently, the PID is considered merely a screening tool that aids in detecting the presence of volatile soil contaminants.

The soil was also field-screened by sheen test. A small portion of the soil was placed into a shallow bowl of water and observed to see if a sheen was present on the water.

4.2 Soil Sampling

A total of forty-three soil samples were collected from depths exhibiting field indications of petroleum hydrocarbon impacts, a change in lithology, and/or at the capillary fringe zone.

Soil samples were extracted by hand from the disposable acetate sleeve sampler using disposable gloves and placed directly into laboratory supplied glassware. Each sample container was labeled with the project number, date, time, boring number and sample number. Sample containers were placed in a chilled cooler immediately after sampling, and subsequently transported to Terracon's office under strict chain-of-custody procedures. At the office, Terracon kept the samples on ice to await pick-up. A laboratory courier picked up the samples from our office and delivered them to Friedman and Bruya, Inc. (F&BI) in Seattle, Washington, a National Environmental Laboratory Accreditation Program (NELAP)-accredited and Washington-certified laboratory.

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4.3 Groundwater Grab Sampling

Groundwater was encountered in borings EB-8, EB-10, EB-12, EB-13, and EB-14. Temporary wells, constructed of sections of disposable polyvinyl chloride (PVC) well riser and screen, were inserted into the boreholes to facilitate the collection of groundwater grab samples. The samples were collected with a peristaltic pump using dedicated tubing that was lowered into the temporary well. Each temporary well was purged until the water was free of sediment, then groundwater samples were collected with a peristaltic pump utilizing low flow techniques. Discharge from the peristaltic pump was directed into laboratory provided glassware.

After packaging each sample in laboratory-provided containers, Terracon recorded the sample time on each container label in permanent ink and place the filled containers in an ice-filled cooler for transport to Friedman & Bruya, Inc. (F&BI) in Seattle, Washington, a third-party, Washington-certified laboratory.

4.4 Analytical Laboratory Testing

All soil and groundwater samples were analyzed for diesel- and oil-range TPH using United States Environmental Protection Agency (USEPA) Method NWTPH-Dx.

5.0 RESULTS OF THE FIELD INVESTIGATION

5.1 Geology/Hydrogeology

The boring logs in Appendix C detail the observed soil stratigraphy. In general, Terracon encountered predominantly silty sand deposits with occasional silt, sandy silt and silty clay layers to the boring termination depths. The silty sand deposits were encountered within and outside of the former UST excavations.

Where encountered, groundwater was present at depths ranging from 5½ to 13 feet bgs. The shallow instances of groundwater (ranging from 5½ to 8 feet bgs in borings EB-4, EB-5, EB-9, EB-10, and EB-12) appeared to reflect groundwater trapped within the former excavations. In the borings located outside the former excavations (EB-8, EB-13, and EB-14), groundwater was encountered at greater depths, ranging from 10 to 13 feet bgs.

5.2 Field Screening

The field screening results are summarized on the boring logs in Appendix C. Elevated PID readings were not detected in soil collected from borings EB-1 through EB-5, EB-8, EB-10, and EB-14. Readings ranging up to 212 ppm (9.5 feet bgs) were measured in soil boring EB-6, up to 155 ppm (8.5 feet bgs) in soil boring EB-7, and up to 42.2 ppm (8.5 feet bgs) in soil boring EB-9.

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PID readings ranging up to 28.7 ppm (7.5 feet bgs) were measured in soil boring EB-11, up to 5.8 ppm (9 feet bgs) were measured in soil boring EB-12, and up to 86 ppm (8 feet bgs) in soil boring EB-13.

Suspect petroleum sheens and/or odors were noted in soil collected from borings EB-4 through EB-7, EB-9 through EB-13.

6.0 ANALYTICAL RESULTS

Select soil and groundwater samples were analyzed for diesel- and oil-range TPH using United States Environmental Protection Agency (USEPA) Method NWTPH-Dx. The laboratory analytical report and chain-of-custody record are attached in Appendix D. The following sections describe the results of the testing.

6.1 Soil Sample Results

The soil sample results are summarized on Table 1 of Appendix B and are discussed by UST area below.

Former UST #1

Two soil samples were selected from this area for laboratory analysis. Diesel- and oil-range TPH were not detected above laboratory reporting limits.

Former UST #2

Four soil samples were selected from this area for laboratory analysis. Diesel- and oil-range TPH were not detected above laboratory reporting limits.

Former UST #3

Eight soil samples were selected from this area for laboratory analysis. Soil samples analyzed from EB-6 (9½ to 10 feet bgs), EB-7 (8½ to 9 feet bgs) and EB-11 (7½ to 8 feet bgs) detected diesel-range TPH at concentrations ranging from 1,300 to 3,000 mg/kg. Two of the concentrations detected (2,200 and 3,000 mg/kg) were above the MTCA Method A soil cleanup level of 2,000 mg/kg. Deeper soil samples were selected from each of these borings for analysis. Diesel-range TPH was not detected in the deeper samples. No diesel-range TPH was detected in the other borings, and no oil-range TPH was detected in this area.

No sample was selected from the hand auger boring since refusal was encountered at a depth that was too shallow (4¾ feet bgs) for meaningful data, especially since no field indications of adverse impact were observed in the boring.

6.2 Groundwater Sample Results

The groundwater sample results are summarized on Table 2 of Appendix B and are discussed by UST area below. As discussed above, in some locations, perched water was encountered within the former excavations. Groundwater samples were not selected from these locations for analysis, since they were not considered to be representative of ambient groundwater conditions.

Former UST #1

One groundwater grab sample was selected for analysis from this area. Diesel- and oil-range TPH were not detected above laboratory reporting limits in the sample.

Former UST #2

One groundwater grab sample was selected for analysis from this area. Oil-range TPH was not detected above the laboratory reporting limit in the sample. Diesel-range TPH was detected at 87 micrograms per liter ($\mu\text{g/L}$), which is below the MTCA Method A cleanup level of 500 $\mu\text{g/L}$. The diesel result in the sample was qualified by the lab as having a chromatographic pattern that did not resemble the fuel standard used for quantitation. A review of the sample chromatogram suggests that this is likely due to matrix interference from organics rather than the presence of weathered diesel. The chromatogram is included in the laboratory reports in Appendix D.

Former UST #3

One groundwater grab sample was selected for analysis from this area. Oil-range TPH was not detected above the laboratory reporting limit in the sample. Diesel-range TPH was detected at 55 micrograms per liter ($\mu\text{g/L}$), which is below the MTCA Method A cleanup level of 500 $\mu\text{g/L}$. As with the groundwater sample result for former UST #2, the diesel result in the sample was qualified by the lab as having a chromatographic pattern that did not resemble the fuel standard used for quantitation. A review of this sample chromatogram also suggests that this is likely due to matrix interference from organics rather than the presence of weathered diesel. The chromatogram is included in the laboratory reports in Appendix D.

6.3 Quality Assurance/Quality Control Results

The analytical results for the current investigation were checked for completeness immediately upon receipt from the laboratory to ensure that data and QA/QC information requested were present. Data quality was assessed by considering hold times, surrogate recovery, method blanks, matrix spike and matrix spike duplicate (MS/MSD) recovery, and detection limits. QA/QC review was completed using guidance described in *USEPA Contract Laboratory Program National Functional Guidelines for Superfund Organic Methods Data Review* (Final, USEPA, 2005). Our evaluation assumes that the QA/QC is correct as reported by the laboratory, and merely provides an interpretation of the QA/QC results.

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Hold Times. All analyses were completed within specified hold times.

Surrogate Recoveries. All surrogate recoveries were within the allowable acceptance criteria.

Method Blanks. Analytes were not detected in any of the laboratory method blanks.

MS/MSD Results. All of the MS and MSD recoveries and Relative Percent Differences (RPDs) between MS and MSD recoveries were within laboratory limits.

Laboratory Reporting Limits. All method detection limits and practical quantitation limits were below the appropriate MTCA Method A cleanup levels.

As discussed in Section 6.2 above, two of the results were qualified by the laboratory. The qualifier is an indicator that the concentration detected is likely attributed to organic interference in the sample, and not representative of a quality concern associated with the analysis. Based upon our interpretation of quality control information provided by the laboratory, it is our opinion that the overall dataset is useable as qualified for the purposes of this LSI.

7.0 INVESTIGATION DERIVED WASTES

Two 25-gallon drums of drill cuttings and one 25-gallon drum of purge water were containerized during the field activities. Based on the field observations and analytical results, the drums will require proper off-site disposal. Terracon can assist the client in coordinating the disposal of the wastes, if desired.

8.0 CONCLUSIONS

Based on the scope of services described in this report and subject to the limitations described herein, Terracon concludes the following.

- UST #1: The vertical extent of adversely-affected soils in the vicinity of UST #1 has been characterized and does not extend beyond 13½ feet bgs. Based on these results, we infer that the soil associated with the 13,000 mg/kg sample (Sample C) was excavated and removed from the site, leaving no adversely-affected soils at the bottom of the excavation. In addition, the residual impacts that remain along the sidewalls (as reported by others) are below the site-specific Method B cleanup level of 8,027 mg/kg. Furthermore, the groundwater in the vicinity of UST #1 has not been adversely affected with diesel-range TPH. Therefore, it appears that the adversely-affected soils formerly present at UST #1 have been remediated in accordance with MTCA, and groundwater is not adversely-affected. Based on the

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results of the LSI, no further investigation is warranted or recommended with respect to the former UST #1 area.

- UST #2: The residual TPH-impacted soils in the vicinity of former UST #2 have also been adequately characterized. The vertical extent of adversely-affected soils in the vicinity of UST #2 has been found not to extend beyond 11½ feet bgs. In addition, diesel-range TPH was not detected in the boring advanced east of the building (EB-1), indicating that the eastern extent of the adversely-affected soils has also been defined. Based on this, Terracon infers that a small zone of petroleum-impacted soil remains along the northeast wall of the excavation and extends under the footprint of the structure. Furthermore, the groundwater in the vicinity of UST #2 has not been adversely affected with diesel-range TPH at a concentration that exceeds MTCA Method A groundwater cleanup levels. In fact, a review of the chromatogram suggests that the detection was due to organic interference and not diesel fuel. Since the residual TPH-impacted soils are not accessible for remediation and have been adequately characterized, no further characterization activities are recommended for the UST #2 area. However, an institutional control (e.g., Environmental Covenant) may be necessary to adequately address the remaining impacts.

- UST #3: At the conclusion of the STS/Filco over-excavation effort, adversely-affected soils reportedly remain along the northern sidewall and eastern portion of the southern sidewall of the former UST #3 excavation. The results of the LSI have indicated that the vertical extent of the impacted soils along the northern sidewall have been found not to extend beyond 13 feet bgs. However, attempts to drill and/or hand auger north of the building to determine the lateral extent were not successful due to access and refusal restrictions. Furthermore, the presence of a fiber optic utility line restricted access to the eastern portion of the southern sidewall for characterization purposes. It may be necessary to perform additional characterization activities in these areas, including the possibility of drilling on the south-adjointing property to completely characterize the remaining TPH-impacts to the soil. As with the UST #2 area, an institutional control (e.g., Environmental Covenant) may be necessary to adequately address the remaining impacts that are present beneath the building.

The groundwater in the vicinity of UST #3 has not been adversely affected with diesel-range TPH at a concentration that exceeds MTCA Method A groundwater cleanup levels. The chromatogram associated with this sample also suggests organic interference rather than the presence of diesel fuel. Therefore, a property-specific NFA remains a viable option and should be pursued once characterization activities have been completed.

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July 7, 2015 ■ Terracon Project No. B2157004



9.0 RECOMMENDATIONS

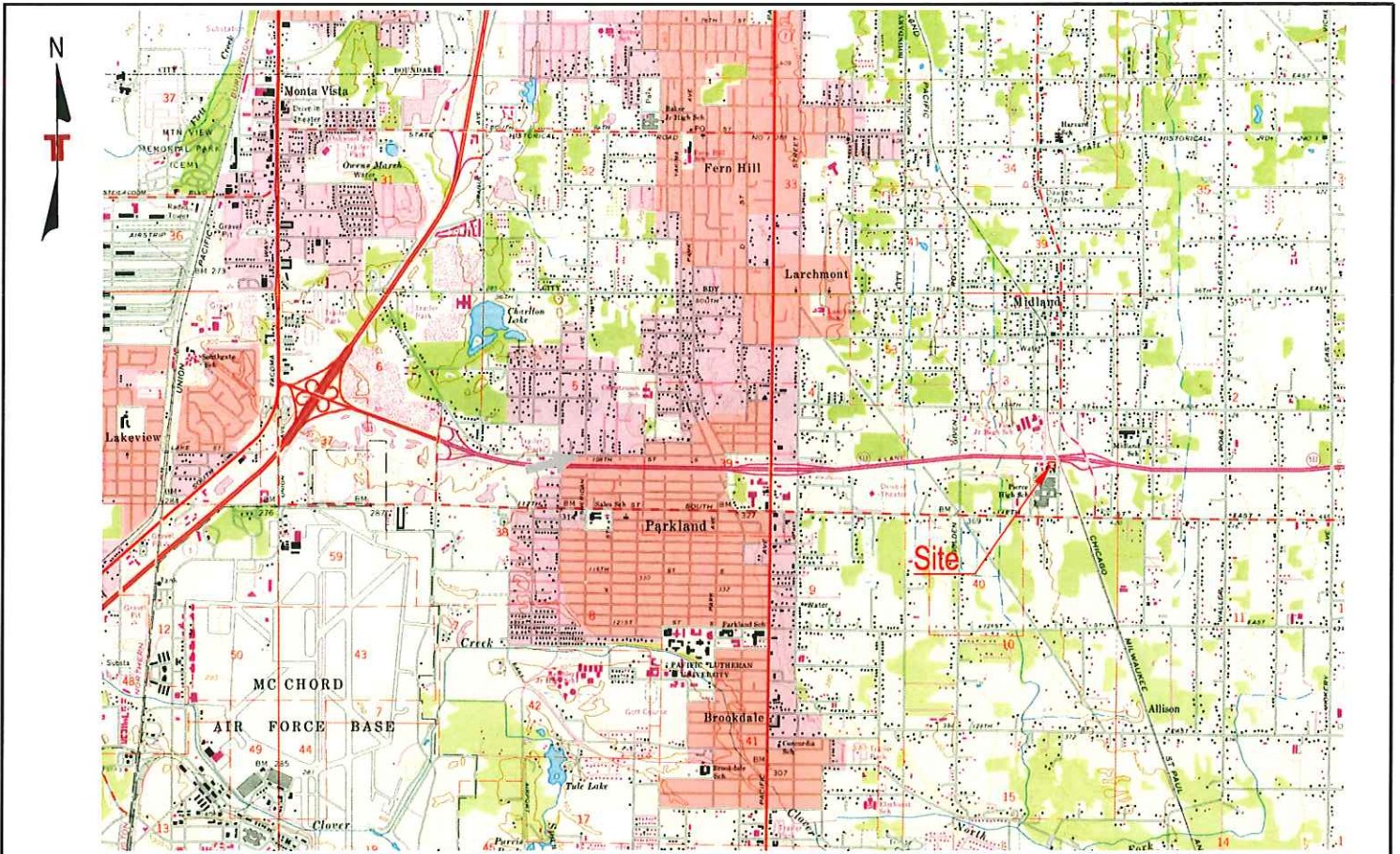
Based on the findings of this investigation, Terracon recommends that this report be submitted to the Ecology VCP Project Manager for review. Groundwater beneath the site is not adversely-affected by diesel-range TPH at a concentration that exceeds MTCA Method A groundwater cleanup levels in any of the former UST locations. The former heating oil USTs have been removed from the property and remedial excavation activities have been performed to the extent feasible. In addition, the subsurface media in the vicinity of former UST #1 appears to be in compliance with MTCA, and the lateral and vertical extents of the remaining impacted soils in the vicinity of former USTs #2 have been defined. Given the challenges associated with the characterization activities remaining in the vicinity of UST #3, it may be prudent to confer with the Ecology VCP Project Manager regarding the appropriate and most cost-effective manner in which to proceed within this area (e.g., treat each excavation as a separate site, collect additional samples in an attempt to establish a site specific Method B cleanup level for this UST location, etc.).

Based on the results of the analytical testing, the drums of IDW soil and water should be properly disposed of off-site. Please let us know if you would like Terracon to provide a cost estimate for disposal.

APPENDIX A – EXHIBITS

Exhibit 1 – Topographic Map

Exhibit 2 – Site Diagram



Topographic map section borrowed from the USGS Tacoma South Quadrangle Washington - Pierce Co. 7.5 Minute Series, photorevised 1973

LEGEND:

APPROXIMATE SITE LOCATION

Project Mgr:	LS	Project No.	B2157004
Drawn By:	HRG	Scale:	as shown
Checked By:	LS	File No.	.dwg
Approved By:	MYW	Date:	May 2015

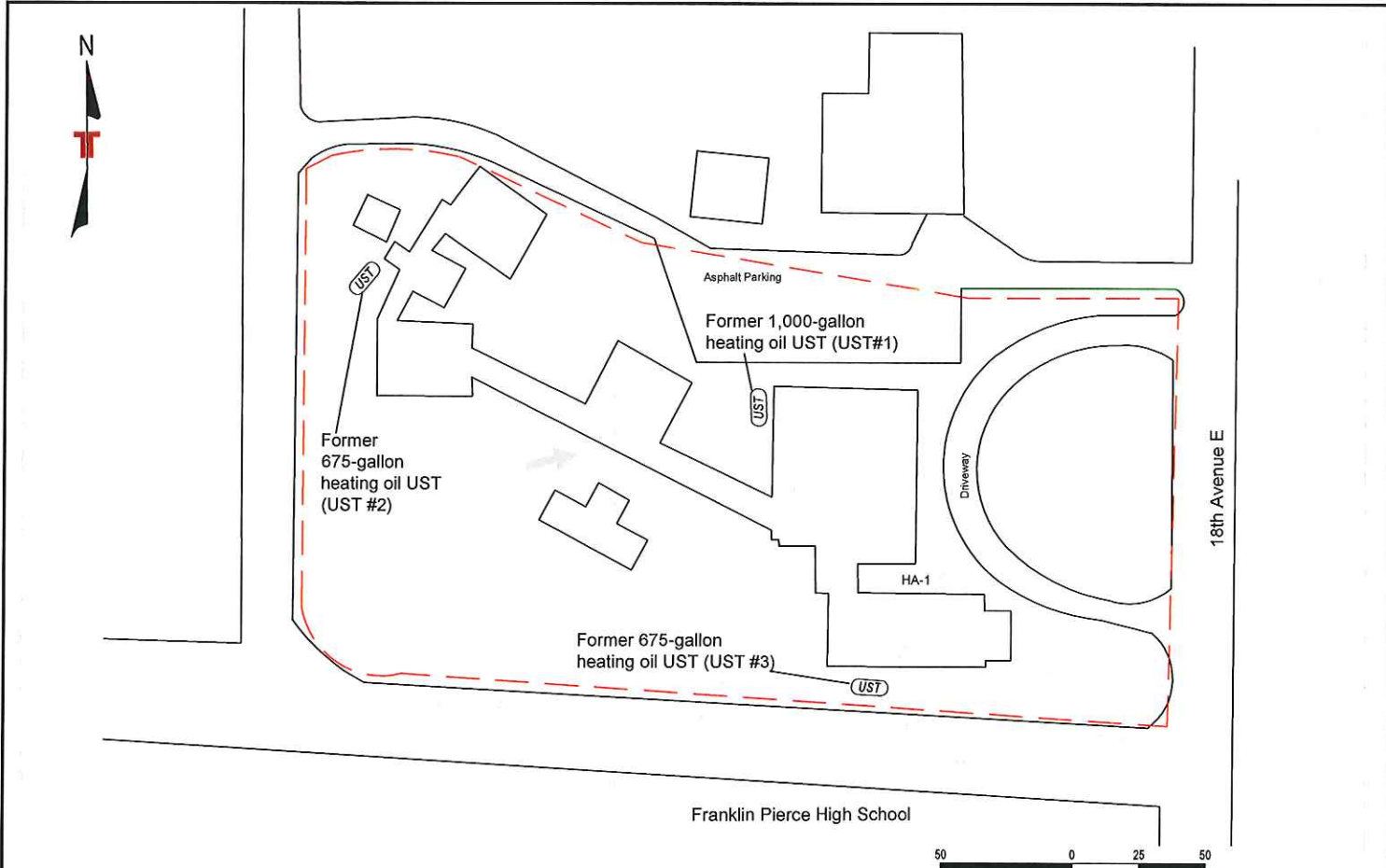
Terracon
Consulting Engineers and Scientists

21925 64th Avenue W., Site 160 Moundaka Terrace, WA 98543
Ph: (252) 771-3304 Fax: (252) 771-3549

Topographic Map
Gibraltar Senior Living
10816 18th Avenue East
Tacoma, Pierce County, Washington

FIG. No.

1



LEGEND:

- APPROXIMATE SITE BOUNDARY
- UST APPROXIMATE LOCATION OF FORMER UST
- INFERRED GROUNDWATER FLOW DIRECTION

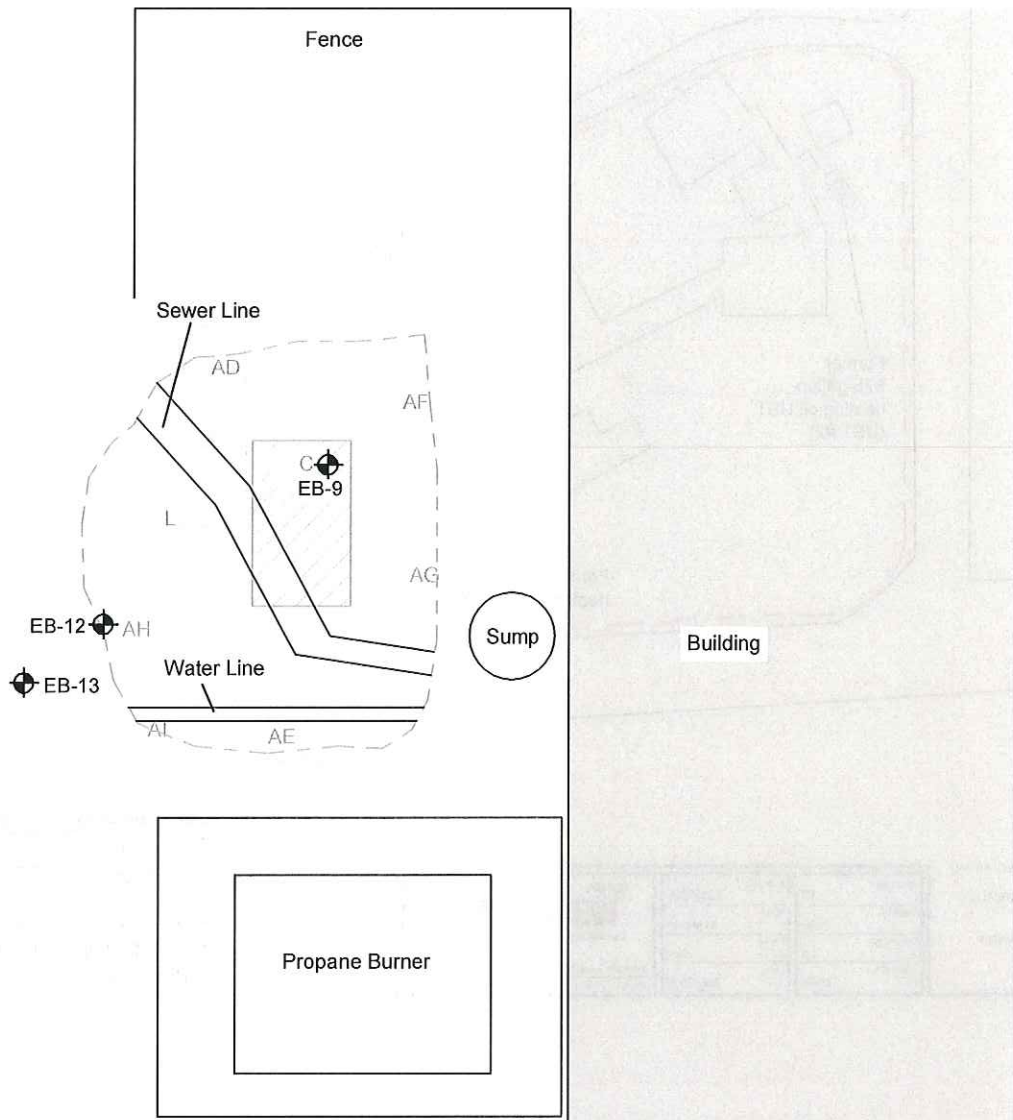
Project Mgr:	LS	Project No.:	B2157004
Drawn By:	HRG	Scale:	as shown
Checked By:	LS	File No.:	.dwg
Approved By:	MYW	Date:	May 2015

Terracon
Consulting Engineers and Scientists

21905 64th Avenue W., Ste 100 Mountlake Terrace, WA 98043
PH: (425) 771-3304 FAX: (425) 771-3549

Site Diagram
Gibraltar Senior Living
10816 18th Avenue East
Tacoma, Pierce County, Washington

FIG. No.
2



LEGEND:

- FORMER REMEDIAL EXCAVATION
- FORMER HEATING OIL UST
- AF UST REMOVAL/REMEDIAL EXCAVATION CONFIRMATION SAMPLE
- EB-9** BORING NUMBER AND APPROXIMATE LOCATION

Basemap PDF file provided by Client and modified by Terracon.

Project Mgr:	EAR
Drawn By:	AAS/EAR
Checked By:	EAR
Approved By:	MYW
Project No.	B2157004
Scale:	SEE-ABOVE
File No.	EXH3.DWG
Date:	JUNE-2015

Terracon
Consulting Engineers and Scientists

3006 South 96th Street Lakewood, WA 98499
PH. (253) 573-9939 FAX. (253) 573-9959

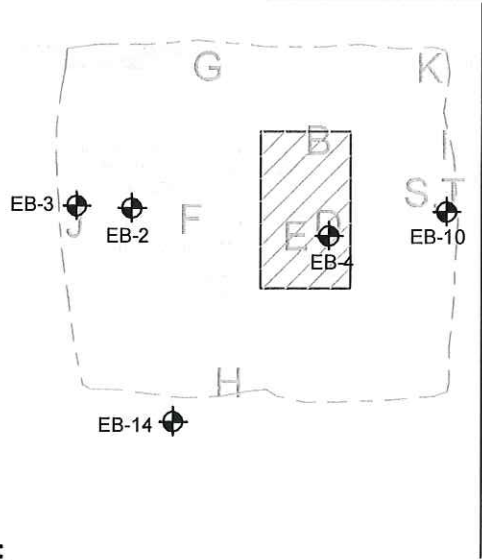
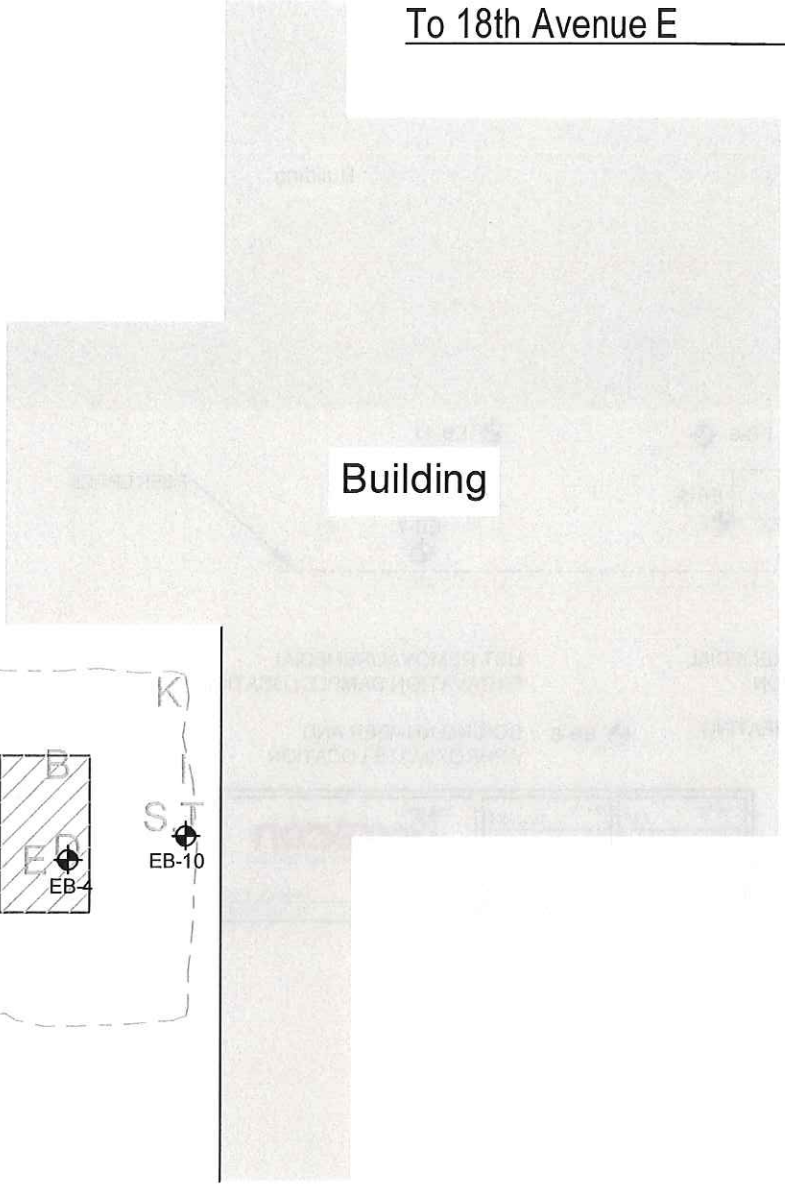
UST #1 DETAIL

GIBRALTAR SENIOR LIVING
10816 18TH AVENUE EAST
TACOMA, PIERCE COUNTY, WASHINGTON

FIG. No.	3
----------	----------



To 18th Avenue E →



LEGEND:

- FORMER REMEDIAL EXCAVATION
- FORMER HEATING OIL UST
- H UST REMOVAL/REMEDIAL EXCAVATION CONFIRMATION SAMPLE
- EB-1 BORING NUMBER AND APPROXIMATE LOCATION



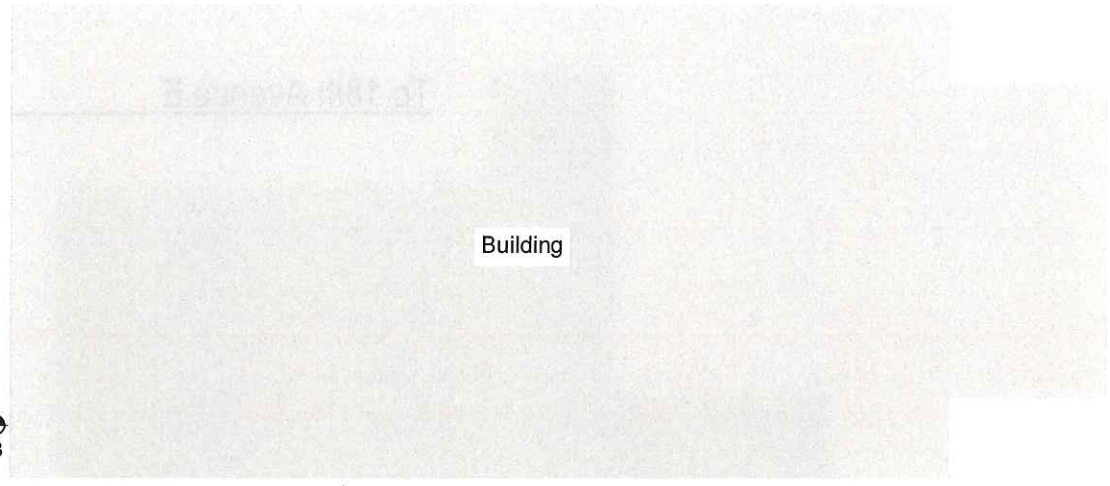
Basemap PDF file provided by Client and modified by Terracon.

Project Mngr. EAR	Project No. B2157004	Terracon Consulting Engineers and Scientists <small>3006 South 96th Street Lakewood, WA 98499 PH. (253) 573-9939 FAX. (253) 573-9959</small>	UST #2 DETAIL	FIG. No.
Drawn By: AAS/EAR	Scale: SEE-ABOVE		GIBRALTAR SENIOR LIVING	4
Checked By: MYW	File No. EXH4.DWG		10816 18TH AVENUE EAST	
Approved By: MYW	Date: JUNE-20215		TACOMA, PIERCE COUNTY, WASHINGTON	

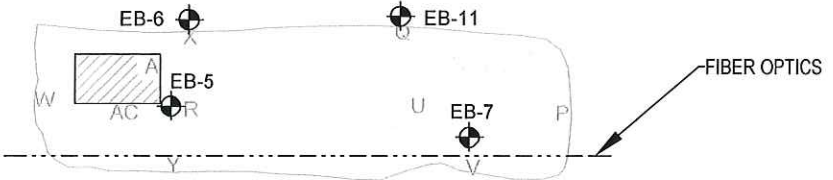


To 18th Avenue E →

HA-1
⊕

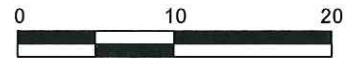


EB-8
⊕



LEGEND:

- FORMER REMEDIAL EXCAVATION
- ⊕ EB-8 BORING NUMBER AND APPROXIMATE LOCATION
- U UST REMOVAL/REMEDIAL EXCAVATION SAMPLE LOCATION
- ▨ FORMER HEATING OIL UST



Basemap PDF file provided by Client and modified by Terracon.

Project Mgr: EAR	Project No: B2157004		UST #3 DETAIL		FIG. No.
Drawn By: AAS/EAR	Scale: SEE-ABOVE		GIBRALTAR SENIOR LIVING		5
Checked By: MYW	File No: EXH5.DWG		10816 18TH AVENUE EAST		
Approved By: MYW	Date: JUNE-2015		TACOMA, PIERCE COUNTY, WASHINGTON		
		<small>3008 South 96th Street Lakewood, WA 98499</small> <small>PH: (253) 573-6939 FAX: (253) 573-6699</small>			

APPENDIX B – TABLES

Table 1 - Summary of Soil Analytical Results

Table 2 – Summary of Groundwater Analytical Results

TABLE 1

SUMMARY OF SOIL ANALYTICAL RESULTS

Gibraltar Senior Living

10816 18th Avenue E

Tacoma, Pierce County, Washington

all concentrations are in milligrams per kilogram (mg/kg)

Sample ID	Sample Depth (ft)	Sample Date	Removed or In-Place	TPH	
				Diesel-Range	Oil-Range
UST #1					
C	Unknown	7/1/2011	Removed	13000 ¹	
L	8'	9/13/2011	In-Place	2,200	
AD	7'	9/19/2011	In-Place	780	
AE	7'	9/19/2011	In-Place	2,300	
AF	7'	9/19/2011	In-Place	3,400	
AG	7'	9/19/2011	In-Place	1,300	
AH	7'	9/19/2011	Removed	4,300	
AI	Unknown	9/20/2011	In-Place	ND (<50)	
EB-9 8.5-9'	8.5-9'	5/14/2015	In-Place	ND (<50)	ND (<250)
EB-12 13.5-14'	13.5-14'	5/20/2015	In-Place	ND (<50)	ND (<250)
UST #2					
B	Unknown	7/1/2011	Removed	1,600	
D	Unknown	7/1/2011	Removed	3,900	
E	Unknown	7/1/2011	Removed	1,500	
F	11'	9/13/2011	In-Place	ND (<50)	
G	8'	9/13/2011	In-Place	ND (<50)	
H	8'	9/13/2011	In-Place	ND (<50)	
I	6'	9/13/2011	In-Place	5,600	

TABLE 1

SUMMARY OF SOIL ANALYTICAL RESULTS

Gibraltar Senior Living

10816 18th Avenue E

Tacoma, Pierce County, Washington

all concentrations are in milligrams per kilogram (mg/kg)

Sample ID	Sample Depth (ft)	Sample Date	Removed or In-Place	TPH	
				Diesel-Range	Oil-Range
J	8'	9/13/2011	In-Place	830	
K	8'	9/13/2011	In-Place	560	
S	1'	9/15/2011	In-Place	12,000	
T	2'	9/15/2011	In-Place	2,900	
EB-1 7.5-8'	7.5-8'	5/14/2015	In-Place	ND (<50)	ND (<250)
EB-2 7-7.5'	7-7.5'	5/14/2015	In-Place	ND (<50)	ND (<250)
EB-4 11.5-12'	11.5-12'	5/14/2015	In-Place	ND (<50)	ND (<250)
EB-10 9.5-10'	9.5-10'	5/20/2015	In-Place	ND (<50)	ND (<250)
UST #3					
A	Unknown	7/1/2011	Removed	43,000	
P	8'	9/14/2011	In-Place	ND (<50)	
Q	Unknown	9/14/2011	In-Place	17,000	
R	Unknown	9/14/2011	Removed	5,400	
U	10'	9/16/2011	In-Place	ND (<50)	
V	6'	9/16/2011	In-Place	13,000	
W	Unknown	9/16/2011	In-Place	ND (<50)	
X	7'	9/16/2011	In-Place	7,800	
Y	7'	9/16/2011	In-Place	880	
AC	11'	9/16/2011	In-Place	ND (<50)	

TABLE 1

SUMMARY OF SOIL ANALYTICAL RESULTS

Gibraltar Senior Living

10816 18th Avenue E

Tacoma, Pierce County, Washington

all concentrations are in milligrams per kilogram (mg/kg)

Sample ID	Sample Depth (ft)	Sample Date	Removed or In-Place	TPH	
				Diesel-Range	Oil-Range
EB-5 13-13.5'	13-13.5'	5/14/2015	In-Place	ND (<50)	ND (<250)
EB-6 9.5-10'	9.5-10'	5/14/2015	In-Place	3,000	ND (<250)
EB-6 12.5-13'	12.5-13'	5/14/2015	In-Place	ND (<50)	ND (<250)
EB-7 8.5-9'	8.5-9'	5/14/2015	In-Place	2,200	ND (<250)
EB-7 11.5-12'	11.5-12'	5/14/2015	In-Place	ND (<50)	ND (<250)
EB-8 7-7.5'	7-7.5'	5/14/2015	In-Place	ND (<50)	ND (<250)
EB-11 7.5-8'	7.5-8'	5/20/2015	In-Place	1,300	ND (<250)
EB-11 9.5-10'	9.5-10'	5/20/2015	In-Place	ND (<50)	ND (<250)
MTCA Method A Cleanup Level				2,000	2,000

Note: Values detected above laboratory reporting levels are in BOLD type.
 Values detected above cleanup levels are in BOLD type and shaded.

TPH - Total Petroleum Hydrocarbons

MTCA - Model Toxics Control Act

ND - Not detected above laboratory reporting limit.

1 - The TPH results from 2011 were not separated into diesel- and oil-range concentrations; therefore, the total diesel extended concentration was reported.

TABLE 2

SUMMARY OF GROUNDWATER ANALYTICAL RESULTS

**Gibraltar Senior Living
10816 18th Avenue E
Tacoma, Pierce County, Washington**

all concentrations are in micrograms per liter (µg/l)

Sample ID	Sample Date	Former UST Excavation	TPH	
			Diesel-Range	Oil-Range
EB-8 GW	5/14/15	#3	55 ¹	ND (<250)
EB-13 GW	5/20/15	#1	ND (<50)	ND (<250)
EB-14 GW	5/20/15	#2	87 ¹	ND (<250)
MTCA Method A Cleanup Level			500	500

Note: Values detected above laboratory reporting levels are in BOLD type.

TPH - Total Petroleum Hydrocarbons

MTCA - Model Toxics Control Act

ND - Not detected above laboratory reporting limit.

1 - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

APPENDIX C – SOIL BORING LOGS

General Notes

Unified Soil Classification System

Boring Logs for EB-1 through EB-14 and HA-1

BORING LOG NO. HA-1

PROJECT: Gibraltar Senior Living

CLIENT: 155 Tremont Ave. LLC
Bellingham, Washington

SITE: 10816 18th Avenue East
Tacoma, Washington

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. ENVIRONMENTAL SMART LOG B2157004 BORINGLOGS 29MAY2015.GPJ TERRACON2012.GDT 6/26/15

GRAPHIC LOG	LOCATION See Figure 2	DEPTH (ft)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	O/V/PI/D (ppm)	SAMPLE NUMBER
	DEPTH	MATERIAL DESCRIPTION				
	<p>SILTY SAND (SM), dark brown, moist</p> <p>grades to gray with orange mottling</p> <p>trace burnt woody debris</p>	<p>0.2</p> <p>0.2</p> <p>0.2</p> <p>0.2</p> <p>0.2</p>				
	<p>SANDY SILT (ML), grayish-brown with orange mottling, moist</p>	<p>0.2</p>				
	<p>SILTY SAND WITH GRAVEL (SM), with gravel, gray, moist</p> <p><i>Boring Terminated at 4.75 Feet</i></p>	<p>0.2</p>				<p>HA-1 4'3"-4'9"</p>

The stratification lines represent the approximate transition between differing soil types and/or rock types; in-situ these transitions may be gradual or may occur at different depths than shown.

Advancement Method: Hand Auger		Notes:						
Abandonment Method: Borings backfilled with bentonite chips upon completion								
WATER LEVEL OBSERVATIONS	<p>21905 64th Ave. W, Suite 100 Mountlake Terrace, Washington</p>	<table style="width: 100%; border: none;"> <tr> <td style="border: none;">Boring Started: 5/20/2015</td> <td style="border: none;">Boring Completed: 5/20/2015</td> </tr> <tr> <td style="border: none;">Drill Rig: Hand Auger</td> <td style="border: none;">Driller:</td> </tr> <tr> <td style="border: none;">Project No.: B2157004</td> <td style="border: none;">Exhibit: EB-1</td> </tr> </table>	Boring Started: 5/20/2015	Boring Completed: 5/20/2015	Drill Rig: Hand Auger	Driller:	Project No.: B2157004	Exhibit: EB-1
Boring Started: 5/20/2015	Boring Completed: 5/20/2015							
Drill Rig: Hand Auger	Driller:							
Project No.: B2157004	Exhibit: EB-1							

BORING LOG NO. EB-1

PROJECT: Gibraltar Senior Living

CLIENT: 155 Tremont Ave. LLC
Bellingham, Washington

SITE: 10816 18th Avenue East
Tacoma, Washington

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. ENVIRONMENTAL SMART LOG B2157004 BORINGLOGS 29MAY2015.GPJ TERRACON2012.GDT 6/26/15

GRAPHIC LOG	LOCATION See Figure 2	DEPTH (ft)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	OVA/PID (ppm)	SAMPLE NUMBER
DEPTH	MATERIAL DESCRIPTION					
0.0	SILTY SAND (SM) , with organic debris, dark brown, moist				0.0	
3.5	SILTY SAND (SP-SM) , with gravel, light brown with orange mottling, moist				0.0	
5.0	grades to gray	5			0.0	EB-1 4.5-5'
8.0	Boring Refusal at 8 Feet				0.0	EB-1 7.5-8'

The stratification lines represent the approximate transition between differing soil types and/or rock types; in-situ these transitions may be gradual or may occur at different depths than shown.

Advancement Method: Direct Push		Notes:	
Abandonment Method: Borings backfilled with bentonite chips upon completion			
WATER LEVEL OBSERVATIONS		Boring Started: 5/14/2015	Boring Completed: 5/14/2015
	Terracon	Drill Rig: GeoProbe	Driller: ESN
	21905 64th Ave. W, Suite 100 Mounlake Terrace, Washington	Project No.: B2157004	Exhibit: EB-1

BORING LOG NO. EB-2

PROJECT: Gibraltar Senior Living

CLIENT: 155 Tremont Ave. LLC
Bellingham, Washington

SITE: 10816 18th Avenue East
Tacoma, Washington

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. ENVIRONMENTAL SMART LOG B2157004 BORING LOGS 29MAY2015.GPJ TERRACON2012.GDT 6/26/15

GRAPHIC LOG	LOCATION See Figure 2	DEPTH (ft)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	OVA/PID (ppm)	SAMPLE NUMBER
DEPTH	MATERIAL DESCRIPTION					
2.5	SILTY SAND (SM) , dark brown, moist				0.2	
	SILTY SAND (SM) , with gravel, light brown, moist				0.2	
5.0	SILTY SAND (SM) , grades to grayish-brown	5			0.2	
	organic odor				0.2	
7.5	SILTY SAND (SM) , with organic debris, dark brown, moist, organic odor				0.2	EB-2 7-7.5'
8.5	SILTY SAND (SM) , with gravel, brownish-gray, moist, organic odor grades to brown				0.2	EB-2 8.5-9'
10.0	Boring Terminated at 10 Feet	10			0.2	EB-2 9.5-10'

The stratification lines represent the approximate transition between differing soil types and/or rock types; in-situ these transitions may be gradual or may occur at different depths than shown.

Advancement Method: Direct Push		Notes:
Abandonment Method: Borings backfilled with bentonite chips upon completion		
WATER LEVEL OBSERVATIONS	Terracon 21905 64th Ave. W, Suite 100 Mountlake Terrace, Washington	Boring Started: 5/14/2015 Boring Completed: 5/14/2015 Drill Rig: GeoProbe Driller: ESN Project No.: B2157004 Exhibit: EB-2


BORING LOG NO. EB-3

PROJECT: Gibraltar Senior Living

CLIENT: 155 Tremont Ave. LLC
Bellingham, Washington

SITE: 10816 18th Avenue East
Tacoma, Washington

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. ENVIRONMENTAL SMART LOG B2157004 BORINGLOGS 29MAY2015.GPJ TERRACON2012.GDT 6/26/15

GRAPHIC LOG	LOCATION See Figure 2	DEPTH (ft)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	OVA/PID (ppm)	SAMPLE NUMBER
	DEPTH MATERIAL DESCRIPTION					
	<p>SILTY SAND (SM), light brown, moist</p>	3.5			0.1	
	<p>SILTY SAND (SM), with gravel, light brown, moist</p>	5.0			0.1	
	<p><i>Boring Terminated at 5 Feet</i></p>	5			0.1	

The stratification lines represent the approximate transition between differing soil types and/or rock types; in-situ these transitions may be gradual or may occur at different depths than shown.

Advancement Method: Direct Push		Notes:	
Abandonment Method: Borings backfilled with bentonite chips upon completion			
WATER LEVEL OBSERVATIONS		Boring Started: 5/14/2015	Boring Completed: 5/14/2015
		Drill Rig: GeoProbe	Driller: ESN
		Project No.: B2157004	Exhibit: EB-3



BORING LOG NO. EB-4

PROJECT: Gibraltar Senior Living

CLIENT: 155 Tremont Ave. LLC
Bellingham, Washington

SITE: 10816 18th Avenue East
Tacoma, Washington

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. ENVIRONMENTAL SMART LOG B2157004 BORINGLOGS 29MAY2015.GPJ TERRACON2012.GDT 6/26/15

GRAPHIC LOG	LOCATION See Figure 2	DEPTH (ft)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	OVA/PID (ppm)	SAMPLE NUMBER
	DEPTH MATERIAL DESCRIPTION					
2.5	SILTY SAND (SM) , dark brown, moist				0.2	
	SILTY SAND (SM) , with gravel, brownish-gray, moist				0.2	
					0.2	
5.0		5	▽		0.2	
	SILTY SAND (SM) , brownish-gray, moist grades to wet				0.1	
					0.1	
					0.1	
9.0	grades to gray				0.1	EB-4 8.5-9'
	SILT (ML) , with gravel, dark brown, moist				0.2	
10.0		10				
	SILTY SAND (SM) , with gravel, grayish-brown, moist grades to light brown				0.1	EB-4 11.5-12'
					0.2	
					0.1	
15.0	Boring Terminated at 15 Feet	15			0.1	EB-4 14.5-15'

The stratification lines represent the approximate transition between differing soil types and/or rock types; in-situ these transitions may be gradual or may occur at different depths than shown.

Advancement Method:
Direct Push

Abandonment Method:
Borings backfilled with bentonite chips upon completion

Notes:

WATER LEVEL OBSERVATIONS

▽ While drilling



Boring Started: 5/14/2015	Boring Completed: 5/14/2015
Drill Rig: GeoProbe	Driller: ESN
Project No.: B2157004	Exhibit: EB-4

BORING LOG NO. EB-5

PROJECT: Gibraltar Senior Living

CLIENT: 155 Tremont Ave. LLC
Bellingham, Washington

SITE: 10816 18th Avenue East
Tacoma, Washington

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. ENVIRONMENTAL SMART LOG B2157004 BORING LOGS 29MAY2015.GPJ TERRACON2012.GDT 6/26/15

GRAPHIC LOG	LOCATION See Figure 2	DEPTH (ft)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	OVA/ID (ppm)	SAMPLE NUMBER
DEPTH	MATERIAL DESCRIPTION					
2.5	SILTY SAND (SM) , dark brown, moist				0.9	
	SILTY SAND (SM) , with gravel, light brown, moist				0.1	
					0.1	
5.0		5			0.1	EB-5 4.5-5'
	SILTY SAND (SM) , with gravel, light brown, wet		▽		0.1	EB-5 8-8.5'
10.0		10			0.1	
	SILTY SAND (SM) , with gravel, light brown and gray, moist				0.1	
13.5					0.1	EB-5 13-13.5'
	SANDY SILT (ML) , with gravel, gray, moist				0.1	
15.0	Boring Terminated at 15 Feet	15			0.1	EB-5 14.5-15'

The stratification lines represent the approximate transition between differing soil types and/or rock types; in-situ these transitions may be gradual or may occur at different depths than shown.

Advancement Method: Direct Push		Notes:
Abandonment Method: Borings backfilled with bentonite chips upon completion		
WATER LEVEL OBSERVATIONS		
▽ While drilling		
Terracon 21905 64th Ave. W, Suite 100 Mountlake Terrace, Washington	Boring Started: 5/14/2015 Drill Rig: GeoProbe Project No.: B2157004	Boring Completed: 5/14/2015 Driller: ESN Exhibit: EB-5

BORING LOG NO. EB-6

PROJECT: Gibraltar Senior Living

CLIENT: 155 Tremont Ave. LLC
Bellingham, Washington

SITE: 10816 18th Avenue East
Tacoma, Washington

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. ENVIRONMENTAL SMART LOG B2157004 BORINGLOGS 29MAY2015.GPJ TERRACON2012.GDT 6/26/15

GRAPHIC LOG	LOCATION See Figure 2	DEPTH (ft)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	OVA/PID (ppm)	SAMPLE NUMBER
DEPTH	MATERIAL DESCRIPTION					
4.0	SILTY SAND (SM) , brown, moist grades to brown with orange mottling				0.1	
5.0	SILT (ML) , gray with orange mottling, moist	5			0.1	
7.0	SANDY SILT (ML) , gray, moist, petroleum odor & petroleum sheen				0.4	
	SILTY SAND (SM) , with gravel, gray, moist, petroleum odor & petroleum sheen				79	EB-6 5.5-6'
	grades to petroleum odor, no petroleum sheen grades to brown	10			141	
					132	
					212	EB-6 9.5-10'
					4.7	
					5.9	
					2.7	
					2.7	EB-6 12.5-13'
	Boring Terminated at 13 Feet					
15.0						

The stratification lines represent the approximate transition between differing soil types and/or rock types; in-situ these transitions may be gradual or may occur at different depths than shown.

Advancement Method: Direct Push		Notes:
Abandonment Method: Borings backfilled with bentonite chips upon completion		
WATER LEVEL OBSERVATIONS	Terracon 21905 64th Ave. W, Suite 100 Mountlake Terrace, Washington	Boring Started: 5/14/2015 Boring Completed: 5/14/2015 Drill Rig: GeoProbe Driller: ESN Project No.: B2157004 Exhibit: EB-6

BORING LOG NO. EB-7

PROJECT: Gibraltar Senior Living

CLIENT: 155 Tremont Ave. LLC
Bellingham, Washington

SITE: 10816 18th Avenue East
Tacoma, Washington

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. ENVIRONMENTAL SMART LOG B2157004 BORINGLOGS 29MAY2015.GPJ TERRACON2012.GDT 6/26/15

GRAPHIC LOG	LOCATION See Figure 2	DEPTH (ft)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	OVA/PID (ppm)	SAMPLE NUMBER
DEPTH	MATERIAL DESCRIPTION					
2.5	SAND (SP) , gray, moist				0	
5.0	SANDY SILT (ML) , gray with orange mottling, moist				0	
7.0	SILTY SAND (SM) , grayish-brown, moist				0	
10.0	SILTY SAND (SM) , with gravel, grayish-brown, moist, petroleum odor & petroleum sheen				0	
12.5	SILTY SAND (SM) , with gravel, brown, moist				0	EB-7 6-6.5'
13.0	SILTY SAND (SM) , grayish-brown, moist, petroleum odor & petroleum sheen				5.9	
15.0	SANDY SILT (ML) , brown, moist				155 44 62	EB-7 8-8.5'
15.0	Boring Terminated at 15 Feet				0.2 0.3	EB-7 11.5-12'
					72.8	EB-7 12.5-13'
					5.1	
					1.1	EB-7 14.5-15'

The stratification lines represent the approximate transition between differing soil types and/or rock types; in-situ these transitions may be gradual or may occur at different depths than shown.

Advancement Method:
Direct Push

Abandonment Method:
Borings backfilled with bentonite chips upon completion

Notes:

WATER LEVEL OBSERVATIONS



Boring Started: 5/14/2015
Drill Rig: GeoProbe
Project No.: B2157004

Boring Completed: 5/14/2015
Driller: ESN
Exhibit: EB-7

BORING LOG NO. EB-8

PROJECT: Gibraltar Senior Living

CLIENT: 155 Tremont Ave. LLC
Bellingham, Washington

SITE: 10816 18th Avenue East
Tacoma, Washington

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. ENVIRONMENTAL SMART LOG B2157004 BORINGLOGS 29MAY2015.GPJ TERRACON2012.GDT 6/26/15

GRAPHIC LOG	LOCATION See Figure 2	DEPTH (ft)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	OVA/PID (ppm)	SAMPLE NUMBER
	DEPTH MATERIAL DESCRIPTION					
	1.5 SILTY SAND (SM) , dark brown, moist				0.0	
	SILTY SAND (SM) , with gravel, light brown with orange mottling, moist trace burnt woody debris grades to gray with orange mottling				0.0	EB-8 2-2.5'
	grades to gray	5			0.0	
					0.0	
					0.0	
	10.0 SILTY SAND (SM) , with gravel, gray, moist	10	▽		0.0	EB-8 GW
					0.0	
					0.0	EB-8 12-12.5'
					0.0	
	15.0 Boring Terminated at 15 Feet	15			0.0	EB-8 14.5-15'

The stratification lines represent the approximate transition between differing soil types and/or rock types; in-situ these transitions may be gradual or may occur at different depths than shown.

Advancement Method:
Direct Push

Abandonment Method:
Borings backfilled with bentonite chips upon completion

Notes:

WATER LEVEL OBSERVATIONS
▽ While drilling



Boring Started: 5/14/2015	Boring Completed: 5/14/2015
Drill Rig: GeoProbe	Driller: ESN
Project No.: B2157004	Exhibit: EB-8

BORING LOG NO. EB-9

PROJECT: Gibraltar Senior Living

CLIENT: 155 Tremont Ave. LLC
Bellingham, Washington

SITE: 10816 18th Avenue East
Tacoma, Washington

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. ENVIRONMENTAL SMART LOG B2157004 BORING LOGS 29MAY2015.GPJ TERRACON2012.GDT 6/26/15

GRAPHIC LOG	LOCATION See Figure 2	DEPTH (ft)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	OVA/PID (ppm)	SAMPLE NUMBER
DEPTH	MATERIAL DESCRIPTION					
4.0	<u>GRAVELLY SILT WITH SAND (GP)</u> , with sand, grayish-brown, moist				0	
5.0	<u>SILTY SAND (SM)</u> , with gravel, grayish-brown, petroleum odor & slight petroleum sheen				1.3	EB-9 4-4.5'
9.0	<u>SILTY SAND (SM)</u> , with gravel, brown, grades to saturated, petroleum odor & petroleum sheen		▽		0	
10.0	<u>SILTY SAND (SM)</u> , brown, moist, petroleum odor				42.2	EB-9 8.5-9'
10.0	<u>SILTY SAND (SM)</u> , with gravel, grayish-brown, moist				4.5	
13.5	<u>SILTY SAND (SM)</u> , with gravel, grayish-brown, moist				2.9	EB-9 10.5-11'
13.5	<u>SILTY SAND (SM)</u> , with gravel, grayish-brown, moist				2.5	
13.5	<u>SILTY SAND (SM)</u> , with gravel, grayish-brown, moist				0.5	
13.5	Boring Refusal at 13.5 Feet				0.4	EB-9 13-13.5'

The stratification lines represent the approximate transition between differing soil types and/or rock types; in-situ these transitions may be gradual or may occur at different depths than shown.

Advancement Method:
Direct Push

Abandonment Method:
Borings backfilled with bentonite chips upon completion

Notes:

WATER LEVEL OBSERVATIONS

▽ While drilling

Terracon
21905 64th Ave. W, Suite 100
Mountlake Terrace, Washington

Boring Started: 5/14/2015	Boring Completed: 5/14/2015
Drill Rig: GeoProbe	Driller: ESN
Project No.: B2157004	Exhibit: EB-9

BORING LOG NO. EB-10

PROJECT: Gibraltar Senior Living

CLIENT: 155 Tremont Ave. LLC
Bellingham, Washington

SITE: 10816 18th Avenue East
Tacoma, Washington

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. ENVIRONMENTAL SMART LOG B2157004 BORING LOGS 29MAY2015.GPJ TERRACON2012.GDT 6/26/15

GRAPHIC LOG	LOCATION See Figure 2	DEPTH (ft)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	OVA/PID (ppm)	SAMPLE NUMBER
	DEPTH MATERIAL DESCRIPTION					
4.5	SILTY SAND (SM) , dark brown, moist				0	
5.0	SILTY SAND (SM) , with gravel, grayish-brown, moist				0	
		5	▽			EB-10 GW
10.0	SILTY SAND (SM) , with gravel, grayish-brown, saturated, petroleum sheen slight petroleum sheen grades to moist slight solvent odor				0.1	EB-10 7.5-8'
12.0	GRAVEL (GP) , with sand, grayish-brown, moist				0.1	
	SANDY SILT (ML) , with gravel, grayish-brown, moist				0.1	
15.0	Boring Refusal at 15 Feet				0.1	EB-10 14.5-15'

The stratification lines represent the approximate transition between differing soil types and/or rock types; in-situ these transitions may be gradual or may occur at different depths than shown.

Advancement Method: Direct Push		Notes:
Abandonment Method: Borings backfilled with bentonite chips upon completion		
WATER LEVEL OBSERVATIONS		
▽ While drilling		Boring Started: 5/20/2015 Boring Completed: 5/20/2015
	21905 64th Ave. W, Suite 100 Mountlake Terrace, Washington	Drill Rig: GeoProbe Driller: ESN
		Project No.: B2157004 Exhibit: EB-10

BORING LOG NO. EB-11

PROJECT: Gibraltar Senior Living	CLIENT: 155 Tremont Ave. LLC Bellingham, Washington
SITE: 10816 18th Avenue East Tacoma, Washington	

GRAPHIC LOG	LOCATION See Figure 2	DEPTH (ft)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	OVA/PID (ppm)	SAMPLE NUMBER
	DEPTH MATERIAL DESCRIPTION					
3.0	SANDY SILT (ML) , dark brown, moist trace burnt woody debris				0.1	
5.0	SILTY CLAY (CL) , gray with orange mottling, moist				0.1	
10.0	SANDY SILT (ML) , with gravel, gray, moist petroleum odor & petroleum sheen grades to brown, slight petroleum odor, no sheen				0.1	
10.0		10			11	
10.0					28.7	EB-11 7.5-8'
10.0					1.2	
10.0		10			0.6	EB-11 9.5-10'
15.0	SANDY SILT (ML) , with gravel, brown, moist grades to gray grades to brown				0.3	
15.0					0.3	
15.0					0.3	
15.0					0.3	
15.0	Boring Refusal at 15 Feet	15			0.2	EB-11 14.5-15'

The stratification lines represent the approximate transition between differing soil types and/or rock types; in-situ these transitions may be gradual or may occur at different depths than shown.

Advancement Method: Direct Push		Notes:
Abandonment Method: Borings backfilled with bentonite chips upon completion		
WATER LEVEL OBSERVATIONS	Terracon 21905 64th Ave. W, Suite 100 Mounlake Terrace, Washington	Boring Started: 5/20/2015 Drill Rig: GeoProbe Project No.: B2157004
		Boring Completed: 5/20/2015 Driller: ESN Exhibit: EB-11

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. ENVIRONMENTAL SMART LOG B2157004 BORINGLOGS 29MAY2015.GPJ TERRACON2012.GDT 6/26/15

BORING LOG NO. EB-12

PROJECT: Gibraltar Senior Living	CLIENT: 155 Tremont Ave. LLC Bellingham, Washington
SITE: 10816 18th Avenue East Tacoma, Washington	

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. ENVIRONMENTAL SMART LOG B2157004 BORING LOGS 29MAY2015.GPJ TERRACON2012.GDT 6/28/15

GRAPHIC LOG	LOCATION See Figure 2	DEPTH (ft)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	OVA/PID (ppm)	SAMPLE NUMBER
	DEPTH MATERIAL DESCRIPTION					
4.0	GRAVEL (GP) , with sand, grayish-brown, moist				0.2	
5.0	SILTY SAND (SM) , with gravel, grayish-brown, moist, petroleum odor & petroleum sheen slight petroleum sheen	5			1.9	EB-12 4-4.5'
9.0	SILTY SAND (SM) , with gravel, moist, gray, petroleum odor & petroleum sheen		▽		0.8	EB-12 GW
10.0	SILTY SAND (SM) , brown, moist, petroleum odor & petroleum sheen slight petroleum odor	10			5.8	EB-12 9-9.5'
13.0	SILTY SAND (SM) , with gravel, brownish-gray, moist, petroleum odor & petroleum sheen grades to slight petroleum odor, no sheen				0.5	
13.5	SAND (SP) , grayish-brown, moist				1.7	
14.0	SILTY SAND (SM) , with gravel, brown, moist, organic sheen				2.0	
	Boring Refusal at 14 Feet				1.3	
					0.4	
					1.6	EB-12 13-14'

The stratification lines represent the approximate transition between differing soil types and/or rock types; in-situ these transitions may be gradual or may occur at different depths than shown.

Advancement Method: Direct Push		Notes:
Abandonment Method: Borings backfilled with bentonite chips upon completion		
WATER LEVEL OBSERVATIONS		
▽ While drilling	Terracon	Boring Started: 5/20/2015 Drill Rig: GeoProbe Project No.: B2157004
	21905 64th Ave. W, Suite 100 Mountlake Terrace, Washington	Boring Completed: 5/20/2015 Driller: ESN Exhibit: EB-12

BORING LOG NO. EB-13

PROJECT: Gibraltar Senior Living

CLIENT: 155 Tremont Ave. LLC
Bellingham, Washington

SITE: 10816 18th Avenue East
Tacoma, Washington

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. ENVIRONMENTAL SMART LOG B2157004 BORINGLOGS 29MAY2015.GPJ TERRACON2012.GDT 6/26/15

GRAPHIC LOG	LOCATION See Figure 2	DEPTH (ft)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	OVA/PID (ppm)	SAMPLE NUMBER
DEPTH	MATERIAL DESCRIPTION					
0						
5	<p>SILTY SAND (SM), dark brown, moist grades to gray trace burnt woody debris</p> <p>grades to grayish-brown</p>				0.2	
10	<p>grades to petroleum odor</p>				0.2	
14.0	<p>grades to no petroleum odor</p>		▽		0.2	
Boring Terminated at 14 Feet						
					86	EB-13
					27.6	8-8.5'
					0.8	EB-13
					0.8	9.5-10'
					0.4	EB-13 GW
					1.1	
					1.4	EB-13
						13.5-14'

The stratification lines represent the approximate transition between differing soil types and/or rock types; in-situ these transitions may be gradual or may occur at different depths than shown.

Advancement Method: Direct Push		Notes:
Abandonment Method: Borings backfilled with bentonite chips upon completion		
WATER LEVEL OBSERVATIONS		
▽ While drilling		
21905 64th Ave. W, Suite 100 Mountlake Terrace, Washington		
Boring Started: 5/20/2015		Boring Completed: 5/20/2015
Drill Rig: GeoProbe		Driller: ESN
Project No.: B2157004		Exhibit: EB-13

BORING LOG NO. EB-14

PROJECT: Gibraltar Senior Living

CLIENT: 155 Tremont Ave. LLC
Bellingham, Washington

SITE: 10816 18th Avenue East
Tacoma, Washington

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. ENVIRONMENTAL SMART LOG B2157004 BORINGLOGS 28MAY2015.GPJ TERRACON2012.GDT 6/26/15

GRAPHIC LOG	LOCATION See Figure 2	DEPTH (ft)	WATER LEVEL OBSERVATIONS	SAMPLE TYPE	OVA/PID (ppm)	SAMPLE NUMBER
DEPTH	MATERIAL DESCRIPTION					
3.0	<u>SILTY SAND (SM)</u> , dark brown, moist				0.2	
5.0	<u>SANDY SILT (ML)</u> , with gravel, gray with orange mottling, moist				0.3	
7.5	<u>SILTY SAND (SM)</u> , with gravel, brown, moist				0.3	
15.0	<u>SANDY SILT (ML)</u> , with gravel, brown, moist		▽		0.3	EB-14 7.5-8'
15.0	Boring Terminated at 15 Feet				0.3	EB-14 14.5-15'

The stratification lines represent the approximate transition between differing soil types and/or rock types; in-situ these transitions may be gradual or may occur at different depths than shown.

Advancement Method:
Direct Push

Abandonment Method:
Borings backfilled with bentonite chips upon completion

Notes:

WATER LEVEL OBSERVATIONS
▽ While drilling

21905 64th Ave. W, Suite 100
Mountlake Terrace, Washington

Boring Started: 5/20/2015	Boring Completed: 5/20/2015
Drill Rig: GeoProbe	Driller: ESN
Project No.: B2157004	Exhibit: EB-14

**APPENDIX D – ANALYTICAL REPORT AND CHAIN OF
CUSTODY**

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
Michael Erdahl, B.S.
Arina Podnozova, B.S.
Eric Young, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

May 21, 2015

Liz Rachman, Project Manager
Terracon
Pacific Cascade Building
21905 64th Ave. W., Suite 100
Mountlake Terrace, WA 98043

Dear Ms. Rachman:

Included are the results from the testing of material submitted on May 15, 2015 from the Gibraltar Senior Living, F&BI 505262 project. There are 4 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures
TRC0521R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on May 15, 2015 by Friedman & Bruya, Inc. from the Terracon Gibraltar Senior Living, F&BI 505262 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Terracon</u>
505262 -01	EB-1 4.5-5'
505262 -02	EB-1 7.5-8'
505262 -03	EB-2 7-7.5'
505262 -04	EB-2 8.5-9'
505262 -05	EB-2 9.5-10'
505262 -06	EB-4 8.5-9'
505262 -07	EB-4 11.5-12'
505262 -08	EB-4 14.5-15'
505262 -09	EB-5 4.5-5'
505262 -10	EB-5 8-8.5'
505262 -11	EB-5 13-13.5'
505262 -12	EB-5 14.5-15'
505262 -13	EB-6 5.5-6'
505262 -14	EB-6 9.5-10'
505262 -15	EB-6 12.5-13'
505262 -16	EB-7 6-6.5'
505262 -17	EB-7 8.5-9'
505262 -18	EB-7 11.5-12'
505262 -19	EB-7 12.5-13'
505262 -20	EB-7 14.5-15'
505262 -21	EB-8 2-2.5'
505262 -22	EB-8 7-7.5'
505262 -23	EB-8 12.5-13'
505262 -24	EB-8 14.5-15'
505262 -25	EB-8 GW
505262 -26	EB-9 4-4.5'
505262 -27	EB-9 8.5-9'
505262 -28	EB-9 10.5-11'
505262 -29	EB-9 13-13.5'

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/21/15
Date Received: 05/15/15
Project: Gibraltar Senior Living, F&BI 505262
Date Extracted: 05/19/15
Date Analyzed: 05/19/15

**RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL AND MOTOR OIL
USING METHOD NWTPH-Dx**

Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> (% Recovery) (Limit 56-165)
EB-1 7.5-8' 505262-02	<50	<250	99
EB-2 7-7.5' 505262-03	<50	<250	90
EB-4 11.5-12' 505262-07	<50	<250	89
EB-5 13-13.5' 505262-11	<50	<250	98
EB-6 9.5-10' 505262-14	3,000	<250	101
EB-6 12.5-13' 505262-15	<50	<250	88
EB-7 8.5-9' 505262-17	2,200	<250	99
EB-8 7-7.5' 505262-22	<50	<250	90
EB-9 8.5-9' 505262-27	<50	<250	98
Method Blank 05-988 MB	<50	<250	95

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 05/21/15

Date Received: 05/15/15

Project: Gibraltar Senior Living, F&BI 505262

**QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL
SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL EXTENDED USING METHOD NWTPH-Dx**

Laboratory Code: 505262-02 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet Wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	<50	103	103	63-146	0

Laboratory Code: Laboratory Control Sample

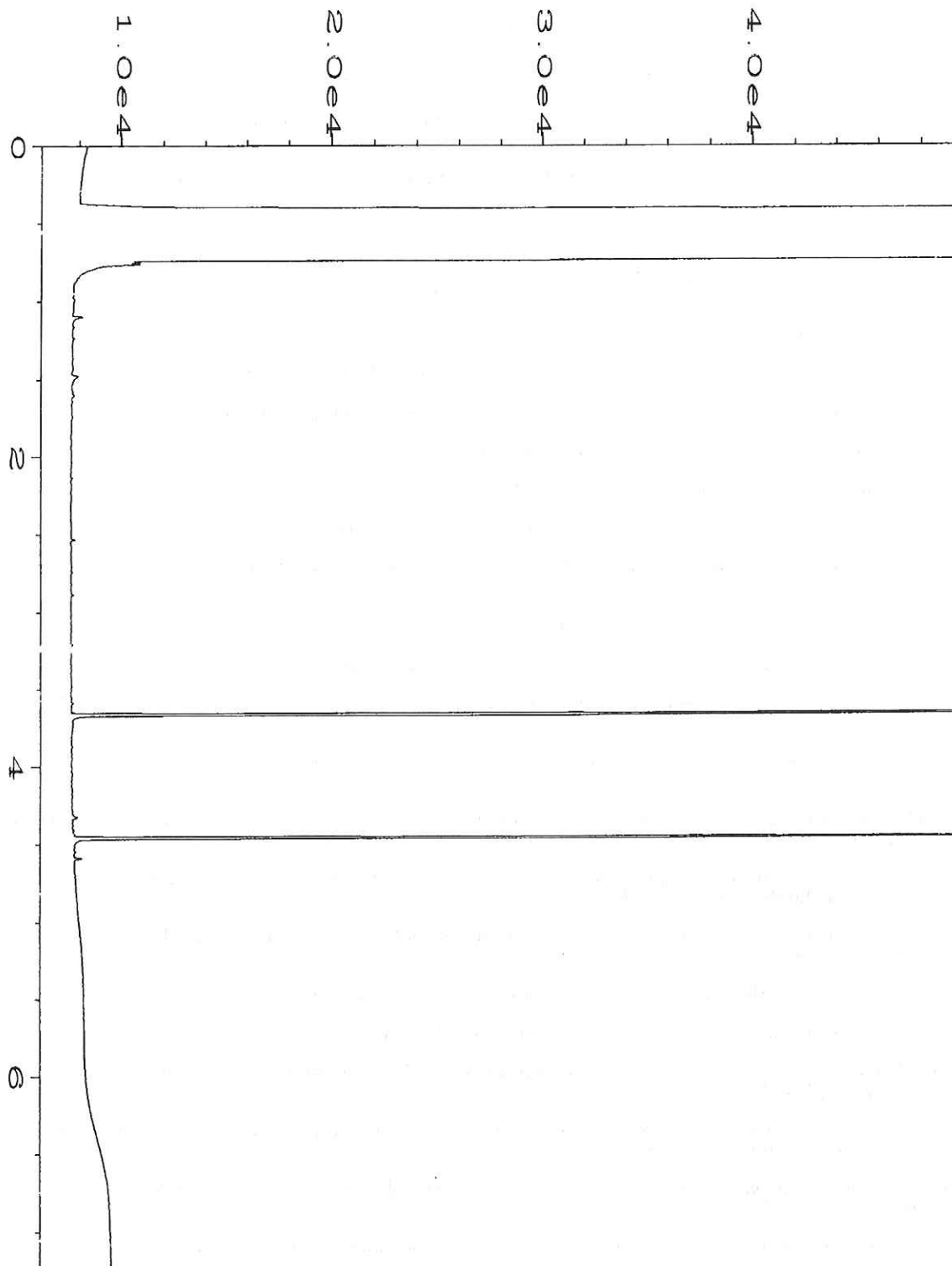
Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	103	79-144

FRIEDMAN & BRUYA, INC.

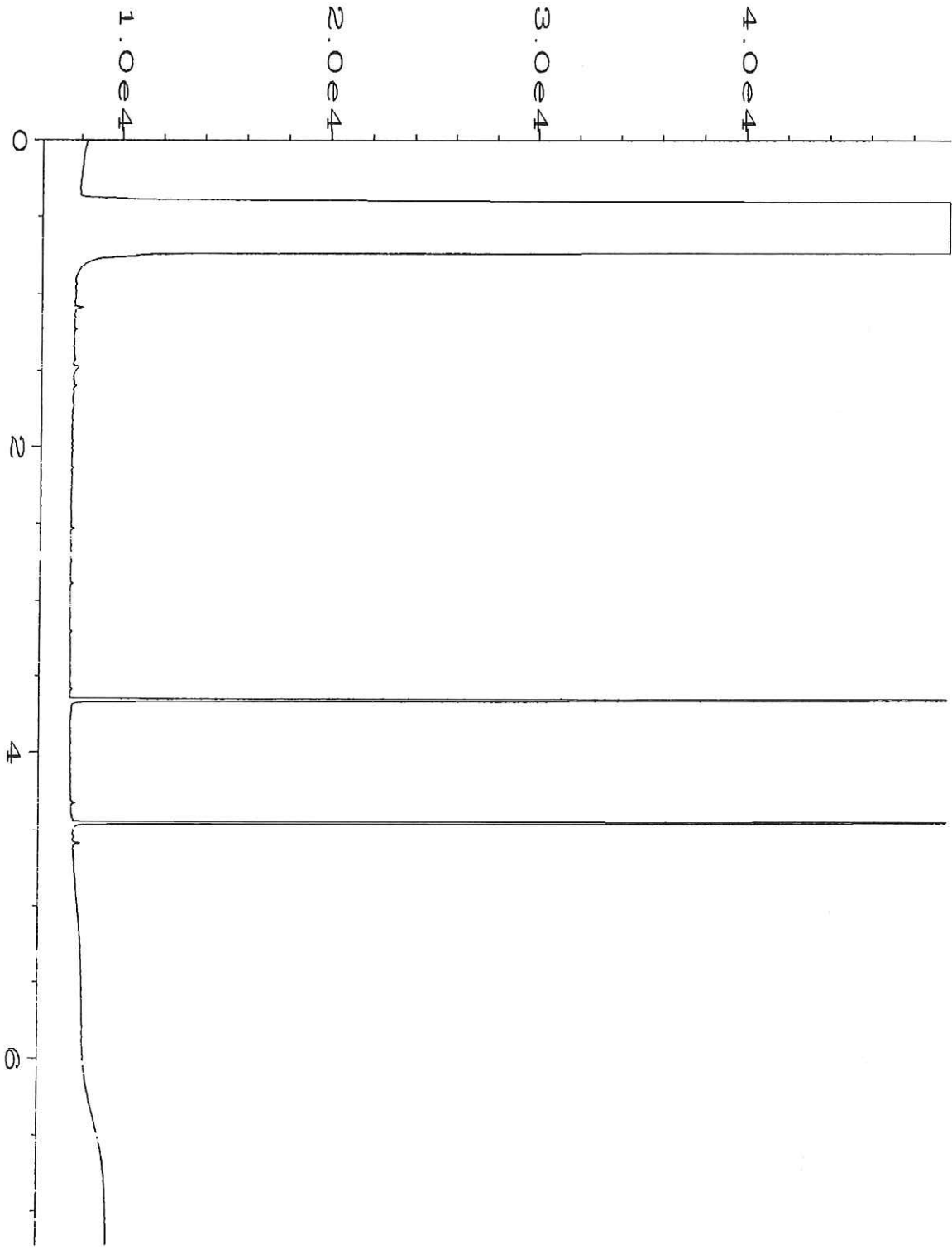
ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

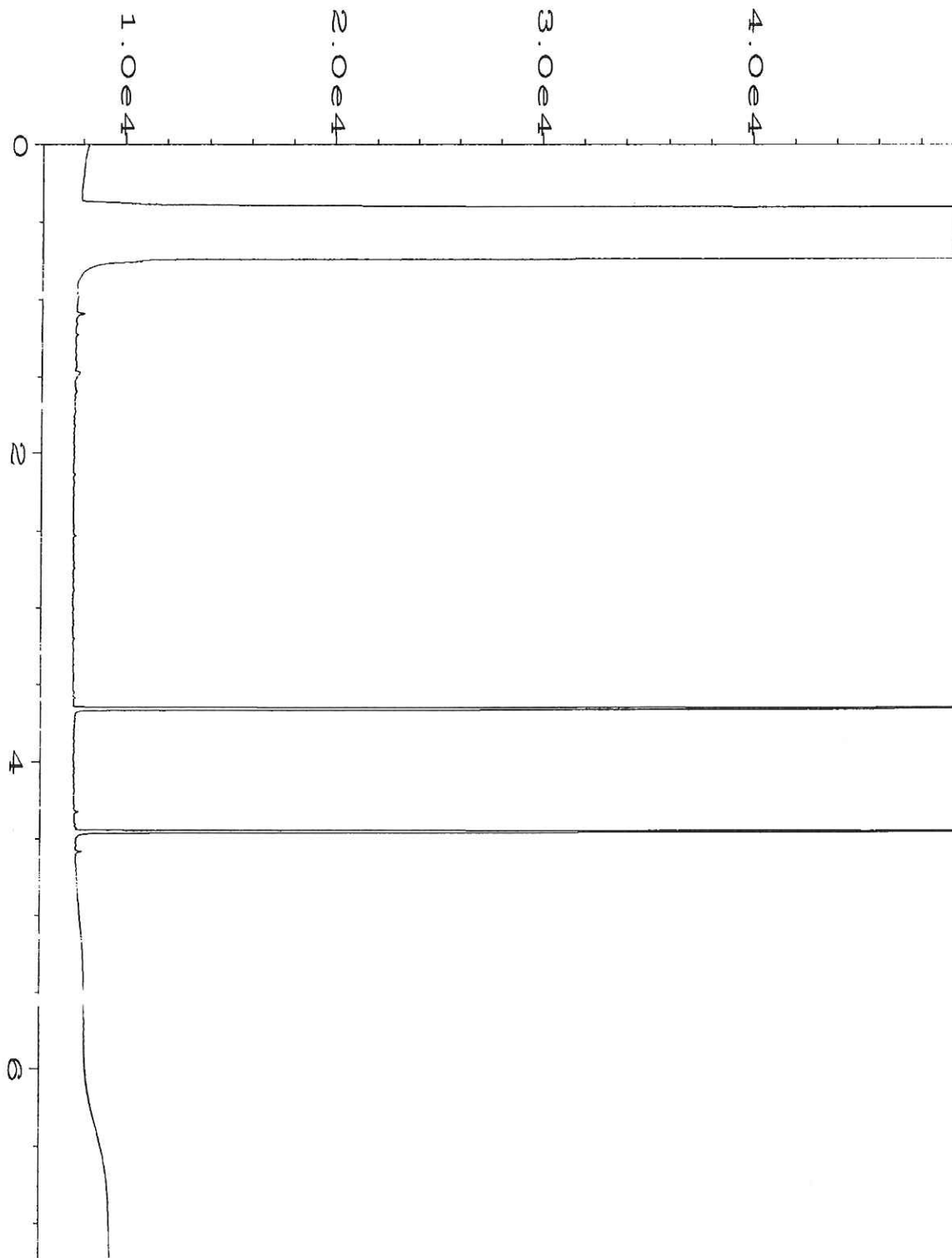
- a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.
- b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.
- ca - The calibration results for the analyte were outside of acceptance criteria. The value reported is an estimate.
- c - The presence of the analyte may be due to carryover from previous sample injections.
- cf - The sample was centrifuged prior to analysis.
- d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.
- dv - Insufficient sample volume was available to achieve normal reporting limits.
- f - The sample was laboratory filtered prior to analysis.
- fb - The analyte was detected in the method blank.
- fc - The compound is a common laboratory and field contaminant.
- hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. Variability is attributed to sample inhomogeneity.
- hs - Headspace was present in the container used for analysis.
- ht - The analysis was performed outside the method or client-specified holding time requirement.
- ip - Recovery fell outside of control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.
- j - The analyte concentration is reported below the lowest calibration standard. The value reported is an estimate.
- J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.
- jl - The laboratory control sample(s) percent recovery and/or RPD were out of control limits. The reported concentration should be considered an estimate.
- js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.
- lc - The presence of the analyte is likely due to laboratory contamination.
- L - The reported concentration was generated from a library search.
- nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.
- pc - The sample was received with incorrect preservation or in a container not approved by the method. The value reported should be considered an estimate.
- ve - The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.
- vo - The value reported fell outside the control limits established for this analyte.
- x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.



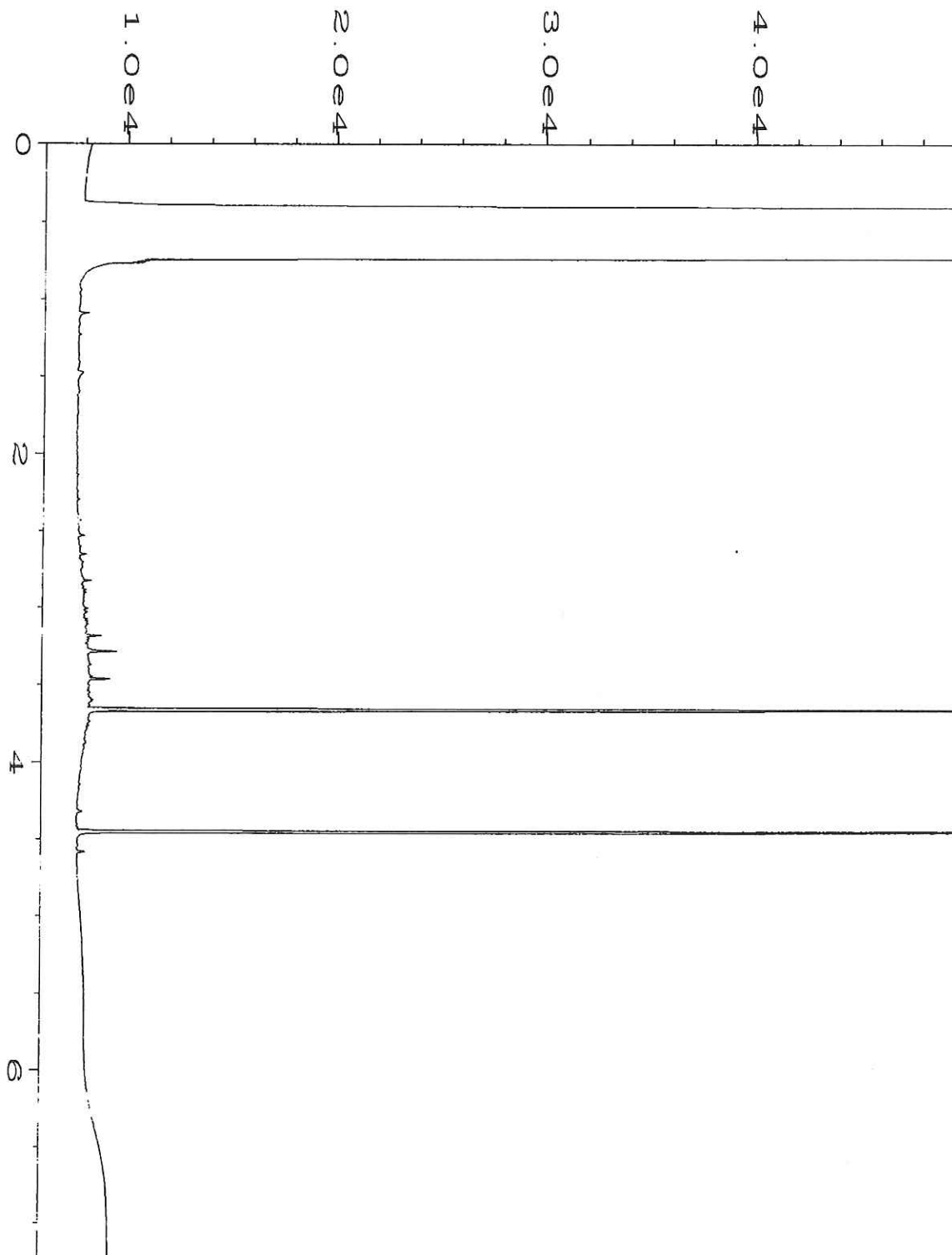
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Acquired on	: 19 May 15 04:27 PM	Analysis Method	: DX.MTH
Report Created on:	21 May 15 12:25 PM		



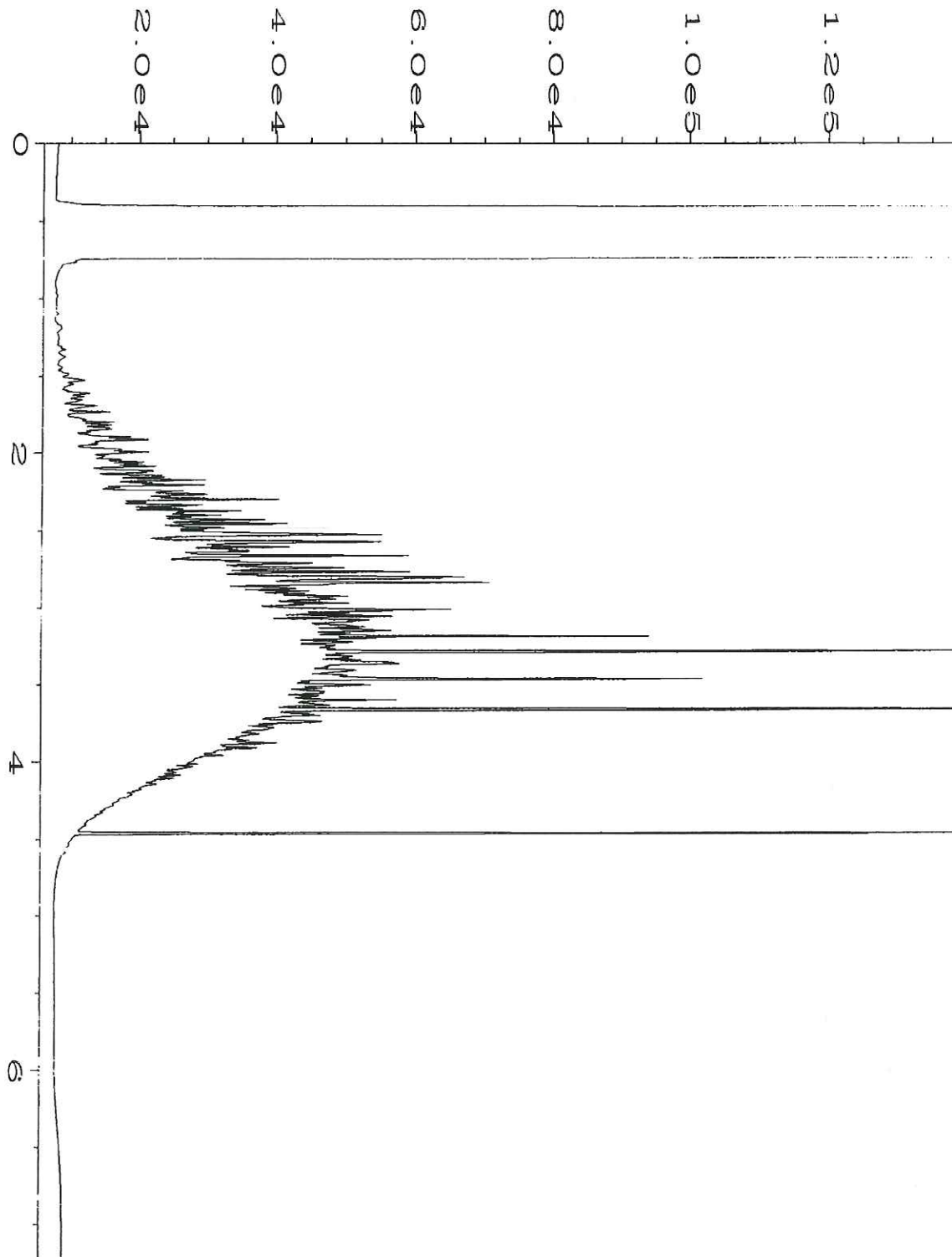
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Instrument	: GC1	Injection Number	: 1
Sample Name	: 505262-03	Sequence Line	: 5
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 19 May 15 04:39 PM	Analysis Method	: DX.MTH
Report Created on:	21 May 15 12:26 PM		



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Instrument	: GC1	Injection Number	: 1
Sample Name	: 505262-07	Sequence Line	: 5
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Acquired on	: 19 May 15 04:50 PM	Analysis Method	: DX.MTH
Report Created on:	21 May 15 12:26 PM		

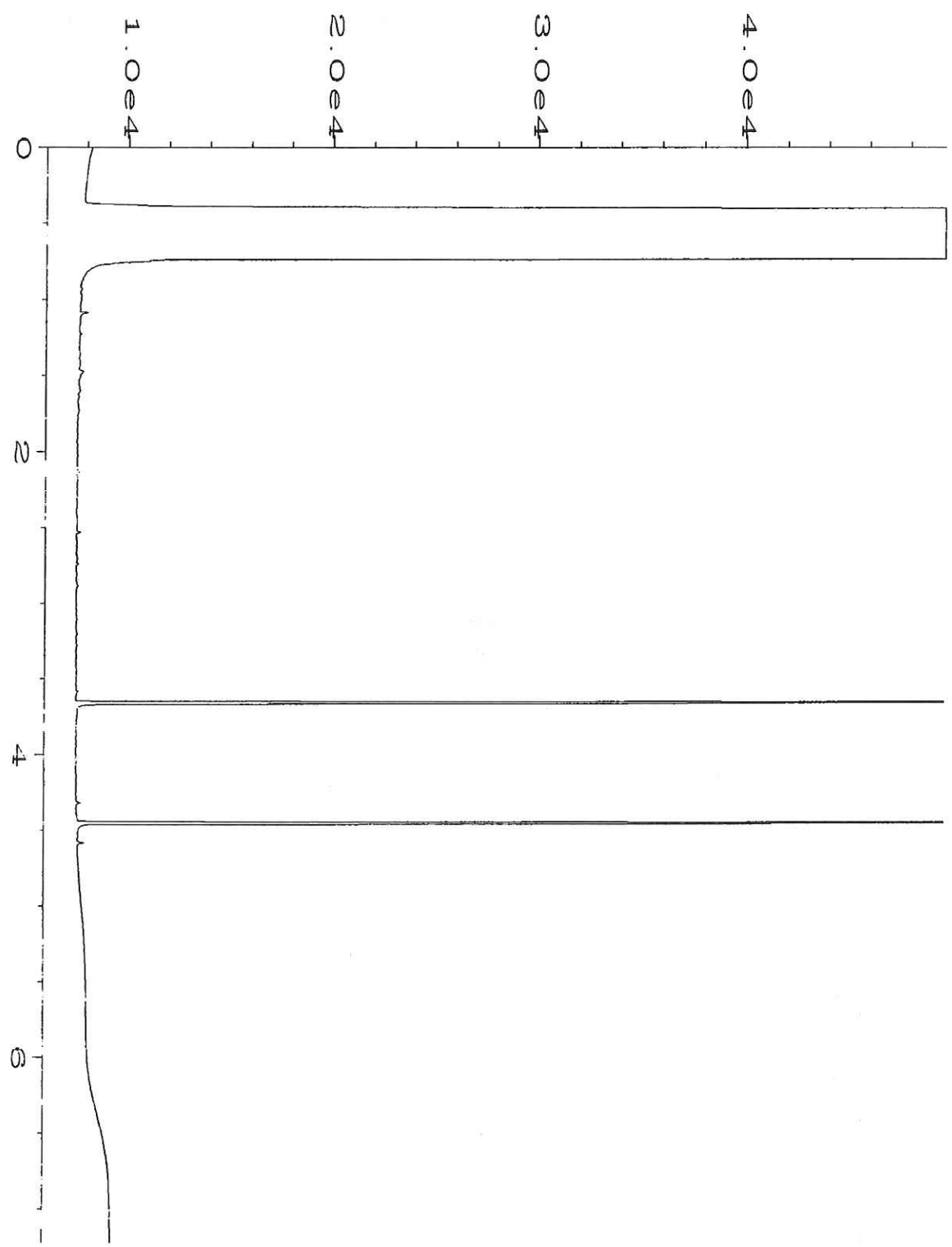


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Instrument	: GC1	Injection Number	: 1
Sample Name	: 505262-11	Sequence Line	: 5
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 19 May 15 05:01 PM	Analysis Method	: DX.MTH
Report Created on:	21 May 15 12:26 PM		

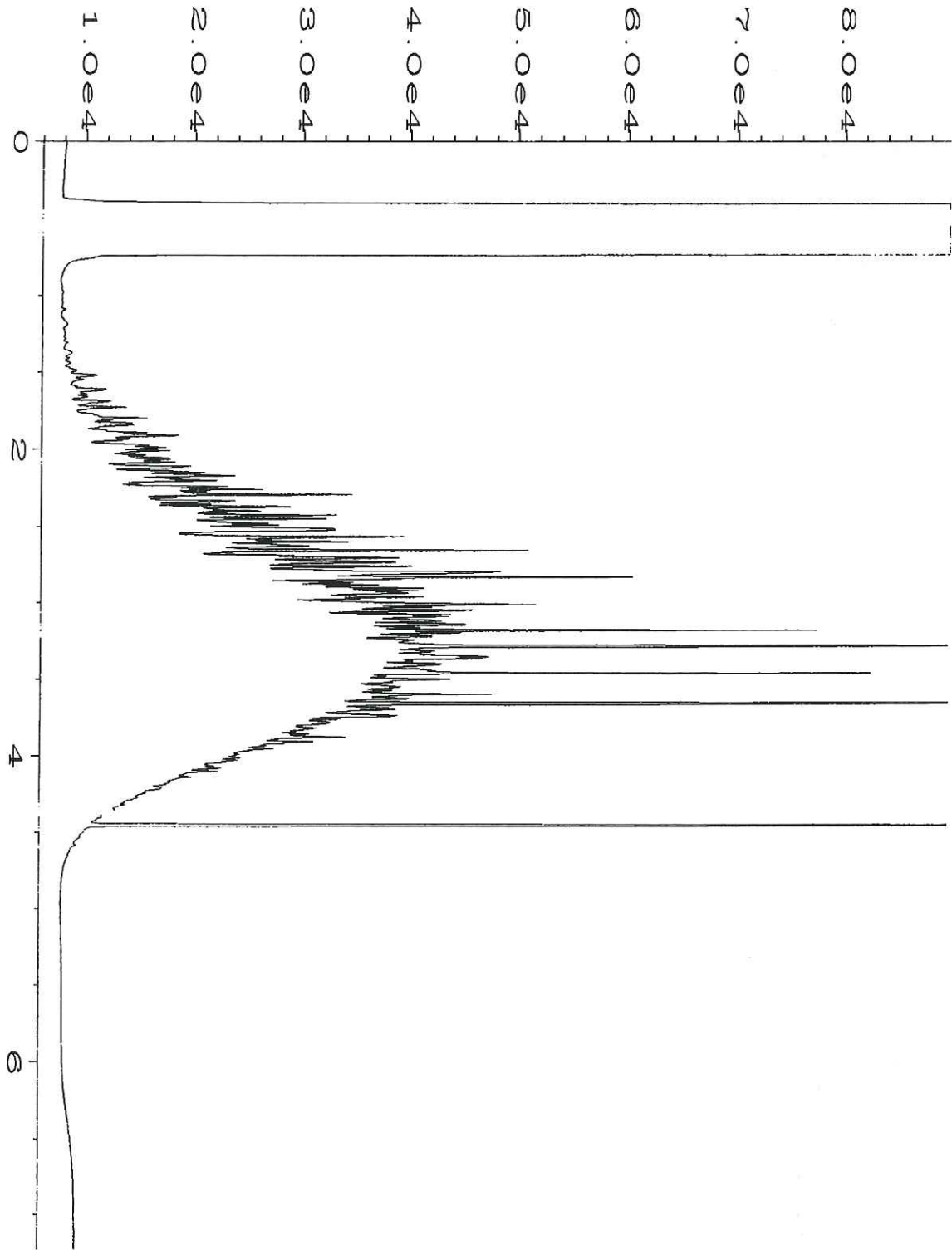


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Operator	: mwdl	Vial Number	: 24
Instrument	: GC1	Injection Number	: 1
Sample Name	: 505262-14	Sequence Line	: 5
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 19 May 15 05:12 PM	Analysis Method	: DX.MTH
Report Created on:	21 May 15 12:26 PM		

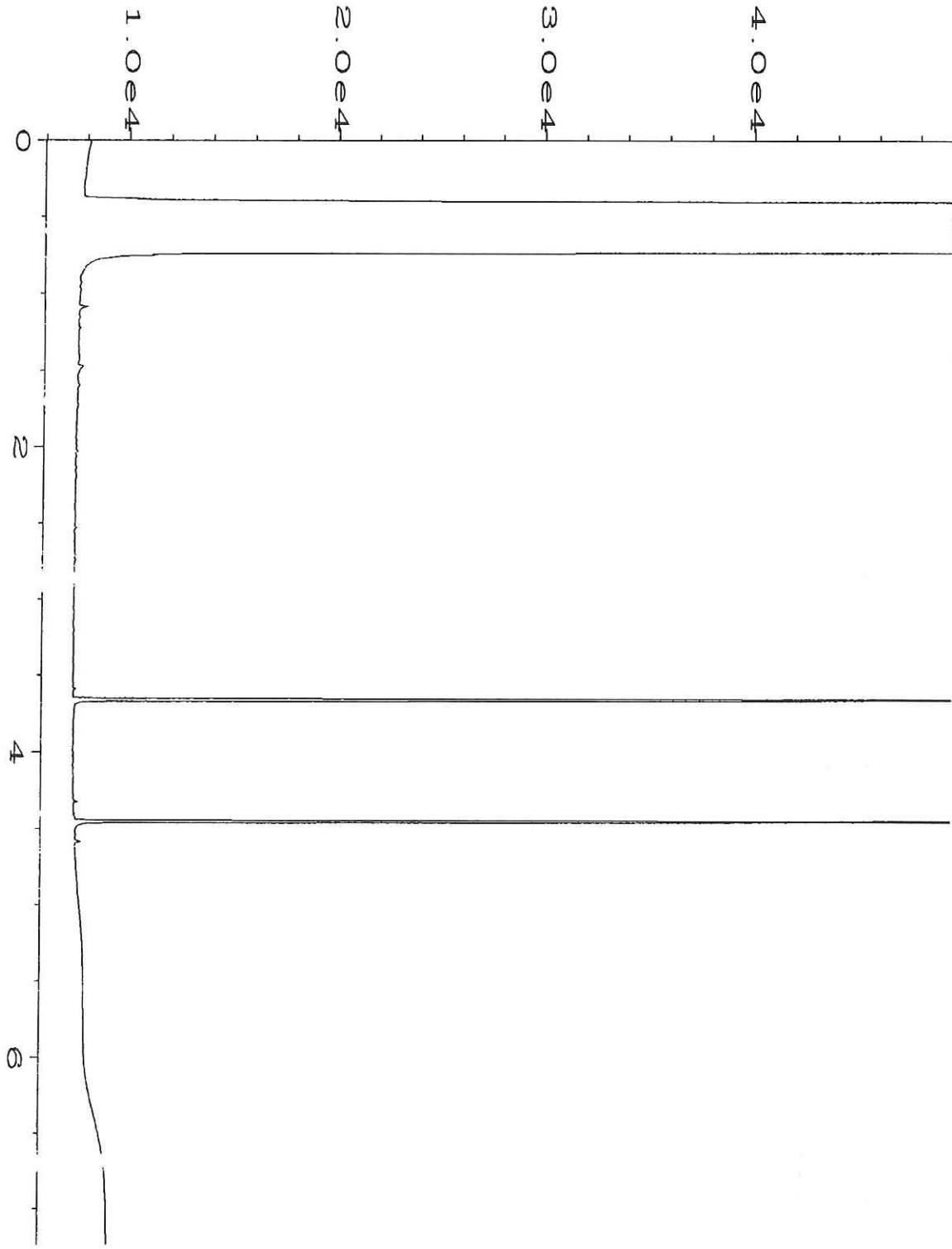
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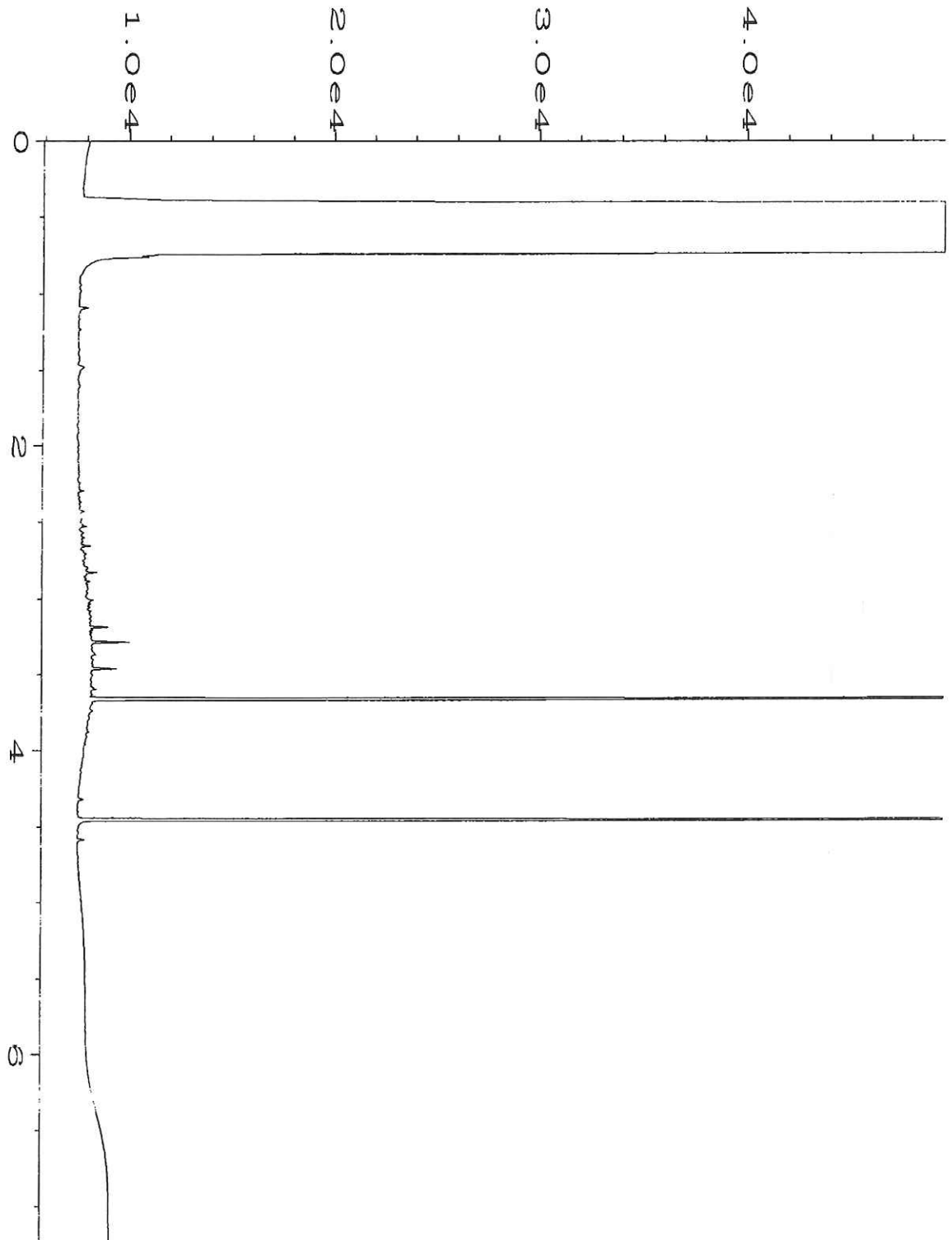
Data File Name	: C:\HPCHEM\1\DATA\05-19-15\025F0501.D	Page Number	: 1
Operator	: mwdl	Vial Number	: 25
Instrument	: GC1	Injection Number	: 1
Sample Name	: 505262-15	Sequence Line	: 5
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 19 May 15 05:24 PM	Analysis Method	: DX.MTH
Report Created on:	21 May 15 12:26 PM		



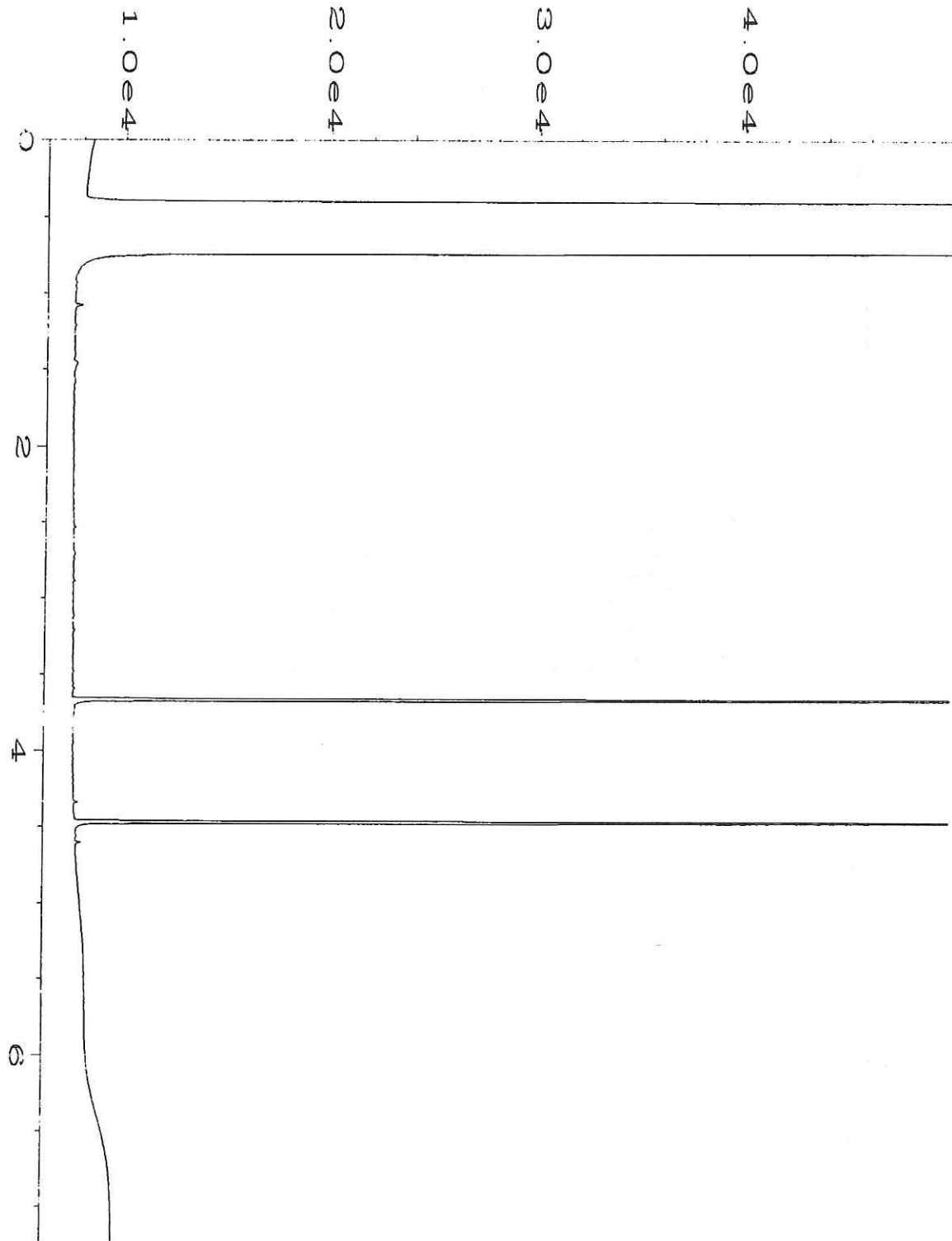
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Operator	: mwdl	Vial Number	: 26
Instrument	: GC1	Injection Number	: 1
Sample Name	: 505262-17	Sequence Line	: 5
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 19 May 15 05:35 PM	Analysis Method	: DX.MTH
Report Created on:	21 May 15 12:26 PM		



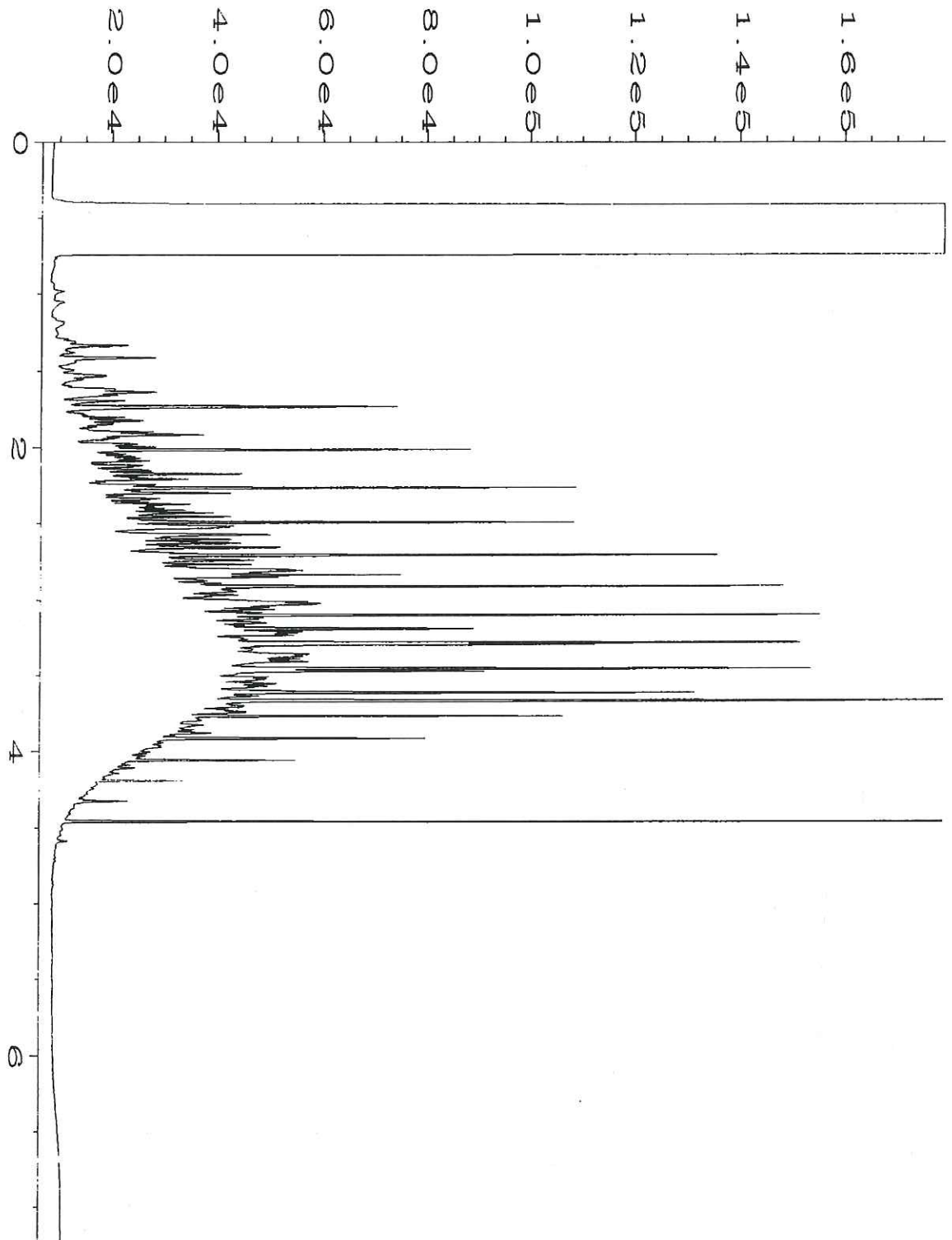
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Operator	: mwdl	Vial Number	: 27
Instrument	: GC1	Injection Number	: 1
Sample Name	: 505262-22	Sequence Line	: 5
Run Time Bar Code:		Instrument Method	: DX.MTH
Acquired on	: 19 May 15 05:46 PM	Analysis Method	: DX.MTH
Report Created on:	21 May 15 12:26 PM		



Data File Name	: C:\HPCHEM\1\DATA\05-19-15\028F0501.D	Page Number	: 1
Operator	: mwdl	Vial Number	: 28
Instrument	: GC1	Injection Number	: 1
Sample Name	: 505262-27	Sequence Line	: 5
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 19 May 15 05:57 PM	Analysis Method	: DX.MTH
Report Created on:	21 May 15 12:26 PM		



Data File Name	: C:\HPCHEM\1\DATA\05-19-15\016F0501.D	Page Number	: 1
Operator	: mwdl	Vial Number	: 16
Instrument	: GC1	Injection Number	: 1
Sample Name	: 05-988 mb	Sequence Line	: 5
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 19 May 15 03:45 PM	Analysis Method	: DX.MTH
Report Created on:	21 May 15 12:26 PM		



Data File Name	: C:\HPCHEM\1\DATA\05-19-15\003F0201.D	Page Number	: 1
Operator	: mwdl	Vial Number	: 3
Instrument	: GC1	Injection Number	: 1
Sample Name	: 500 Dx 44-94C	Sequence Line	: 2
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 19 May 15 08:43 AM	Analysis Method	: DX.MTH
Report Created on:	21 May 15 12:27 PM		

505 2622
 SAMPLE CHAIN OF CUSTODY ME 05-15-15
 Page # 1 of 3
 463

Send Report To Liz Roehman
 Company Terracore
 Address 3006 S 96th St
 City, State, ZIP Lakewood WA 98499
 Phone # (253) 573-9939 Fax # (253) 573-9959

SAMPLERS (Quantity) Emily Blalock
 PROJECT NAME/NO Gibraltar Senior Living PO#
 REMARKS

TURNAROUND TIME
 Standard (2 Weeks)
 RUSH
 Rush charges authorized by
 SAMPLE DISPOSAL
 Dispose after 30 days
 Return samples
 Will call with instructions

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of containers	ANALYSES REQUESTED					Notes	
						TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270		HFS
EB-1 4.5-5'	01	5/14/15	0930	Soil	1							X-PCR
EB-1 7.5-8'	02		0935		1	X						5/19/15
EB-2 7-7.5'	03		1040		1	X						ML
EB-2 8.5-9'	04		1045		1							
EB-2 9.5-10'	05		1050		1							
EB-4 8.5-9'	06		1136		1							
EB-4 11.5-12'	07		1135		1	X						
EB-4 14.5-15'	08		1146		1							
EB-5 4.5-5'	09		1308		1							
EB-5 8-8.5'	10		1302		1							Sample retested 1

Friedman & Bruya, Inc.
 3012 16th Avenue West
 Seattle, WA 98119-2029
 Ph. (206) 285-8282
 Fax (206) 283-5044
 FORMS\COC\COC.DOC

SIGNATURE		PRINT NAME		COMPANY		DATE	TIME
<u>Emily Blalock</u>	<u>Emily Blalock</u>	<u>Terracore</u>	<u>5/15/14</u>	<u>1318</u>			
<u>Ronita McCaig</u>	<u>Ronita McCaig</u>	<u>Fedex Office</u>	<u>5/15/14</u>	<u>1700</u>			
Received by:							

505262

SAMPLE CHAIN OF CUSTODY NE 05-15-15

Page # 2 of 3

Send Report To Liz Pachman

Company Terracom

Address _____

City, State, ZIP Lakewood, WA 98499

Phone # _____ Fax # _____

SAMPLERS (Signature) Smiley Blakley
PROJECT NAME/NO. Gibraltar Senior Living PO# _____

REMARKS

TURNAROUND TIME
 Standard (2 Weeks)
 RUSH
Rush charges authorized by _____
SAMPLE DISPOSAL
 Dispose after 30 days
 Return samples
 Will call with instructions

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of containers	ANALYSES REQUESTED					Notes	
						TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270		HFS
EB-5	13-13.5'	11	5/14/15	1305	Soil	1	X					
EB-5	14.5-15'	12		1308								
EB-6	5.5-6'	13		1346								
EB-6	9.5-10'	14		1343		X						
EB-6	12.5-13'	15		1345		X						
EB-7	6-6.5'	16		1425								
EB-7	8.5-9'	17		1427		X						
EB-7	11.5-12'	18		1430								
EB-7	12.5-13'	19		1433								
EB-7	14.5-15'	20		1435								

Samples received at 1 °C

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044
FORMS\COC\COC.DOC

Relinquished by: Smiley Blakley

PRINT NAME

COMPANY

DATE

Received by: Smiley Blakley

Smiley Blakley

Terracom

5/15/15

Relinquished by: _____

Denise McCann

FedEx office

5/15/15

505 262

SAMPLE CHAIN OF CUSTODY

HE 05-15-15

403

Send Report To Liz Pachman

Company Terracem

Address _____

City, State, ZIP Lakewood WA 98499

Phone # _____

Fax # _____

Page # 3 of 3

TURNAROUND TIME

Standard (2 Weeks)

RUSH

Rush charges authorized by _____

SAMPLE DISPOSAL

Dispose after 30 days

Return samples

Will call with instructions

SAMPLERS (Signature) Blalney PO# _____

PROJECT NAME/NO. Gibraltar Senior Living

REMARKS

ANALYSES REQUESTED

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of containers	ANALYSES REQUESTED					Notes	
						TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270		HFS
EB-8 22.5'	21	5/14/15	1515	Soil	1							
EB-8 7-7.5'	22	1	1518	Soil	1	X						
EB-8 12.5-13'	23		1526	Soil	1							
EB-8 14.5-15'	24		1523	Soil	1							
EB-8 GW	25		1535	Water	2							
EB-9 4-4.5'	26		1655	Soil	1							
EB-9 8.5-9'	27		1657	Soil	1	X						
EB-9 16.5-11'	28		1700	Soil	1							
EB-9 13-13.5'	29	↓	1703	Soil	1							Samples received at <u>1</u> , °C

SIGNATURE

(Signature) Blalney

PRINT NAME

Emily Blalney

COMPANY

Terracem

DATE

5/15/15

TIME

1:18

Friedman & Bryna, Inc.

3012 16th Avenue West

Seattle, WA 98119-2029

Ph. (206) 285-8282

Fax (206) 283-5044

Relinquished by:

Received by:

(Signature) Blalney

(Signature) Blalney

5/15/15

1:20

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
Michael Erdahl, B.S.
Arina Podnozova, B.S.
Eric Young, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

June 2, 2015

Liz Rachman, Project Manager
Terracon
3006 S 96th St
Lakewood, WA 98499

Dear Ms. Rachman:

Included are the additional results from the testing of material submitted on May 15, 2015 from the Gibraltar Senior Living, F&BI 505262 project. There are 6 pages included in this report.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures
TRT0602R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on May 15, 2015 by Friedman & Bruya, Inc. from the Terracon Gibraltar Senior Living, F&BI 505262 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Terracon</u>
505262 -01	EB-1 4.5-5'
505262 -02	EB-1 7.5-8'
505262 -03	EB-2 7-7.5'
505262 -04	EB-2 8.5-9'
505262 -05	EB-2 9.5-10'
505262 -06	EB-4 8.5-9'
505262 -07	EB-4 11.5-12'
505262 -08	EB-4 14.5-15'
505262 -09	EB-5 4.5-5'
505262 -10	EB-5 8-8.5'
505262 -11	EB-5 13-13.5'
505262 -12	EB-5 14.5-15'
505262 -13	EB-6 5.5-6'
505262 -14	EB-6 9.5-10'
505262 -15	EB-6 12.5-13'
505262 -16	EB-7 6-6.5'
505262 -17	EB-7 8.5-9'
505262 -18	EB-7 11.5-12'
505262 -19	EB-7 12.5-13'
505262 -20	EB-7 14.5-15'
505262 -21	EB-8 2-2.5'
505262 -22	EB-8 7-7.5'
505262 -23	EB-8 12.5-13'
505262 -24	EB-8 14.5-15'
505262 -25	EB-8 GW
505262 -26	EB-9 4-4.5'
505262 -27	EB-9 8.5-9'
505262 -28	EB-9 10.5-11'
505262 -29	EB-9 13-13.5'

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/02/15
Date Received: 05/15/15
Project: Gibraltar Senior Living, F&BI 505262
Date Extracted: 05/26/15
Date Analyzed: 05/26/15

**RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL AND MOTOR OIL
USING METHOD NWTPH-Dx**

Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 53-144)
EB-7 11.5-12' 505262-18	<50	<250	90
Method Blank 05-1011 MB	<50	<250	92

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/02/15
Date Received: 05/15/15
Project: Gibraltar Senior Living, F&BI 505262
Date Extracted: 05/26/15
Date Analyzed: 05/26/15

**RESULTS FROM THE ANALYSIS OF WATER SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL AND MOTOR OIL
USING METHOD NWTPH-Dx**
Results Reported as ug/L (ppb)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 51-134)
EB-8 GW 505262-25	55 x	<250	100
Method Blank 05-1012 MB	<50	<250	87

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/02/15

Date Received: 05/15/15

Project: Gibraltar Senior Living, F&BI 505262

**QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL
SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL EXTENDED USING METHOD NWTPH-Dx**

Laboratory Code: 505401-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet Wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	<50	102	96	64-133	6

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	91	58-147

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/02/15

Date Received: 05/15/15

Project: Gibraltar Senior Living, F&BI 505262

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER
SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL EXTENDED USING METHOD NWTPH-Dx**

Laboratory Code: Laboratory Control Sample

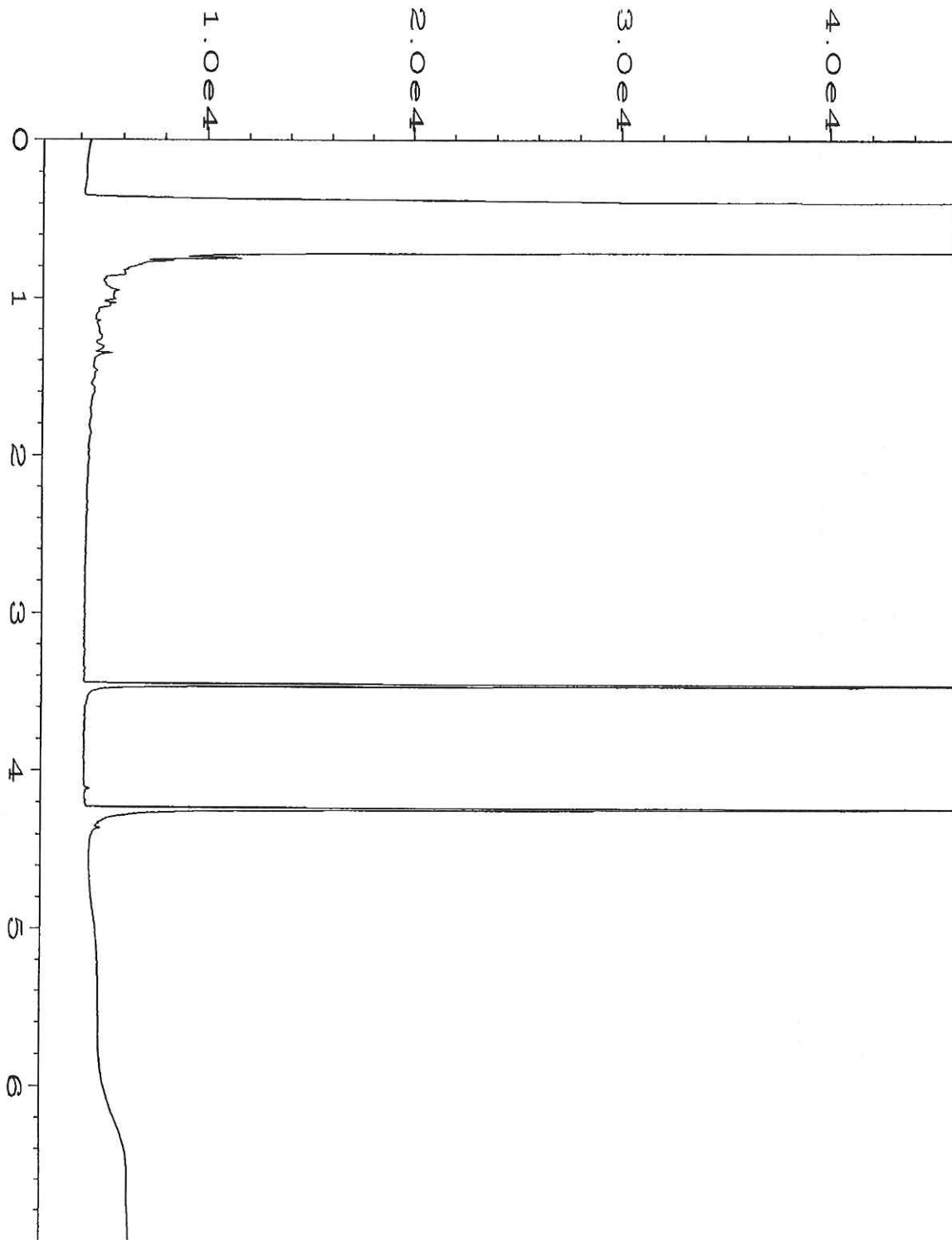
Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	89	93	58-134	4

FRIEDMAN & BRUYA, INC.

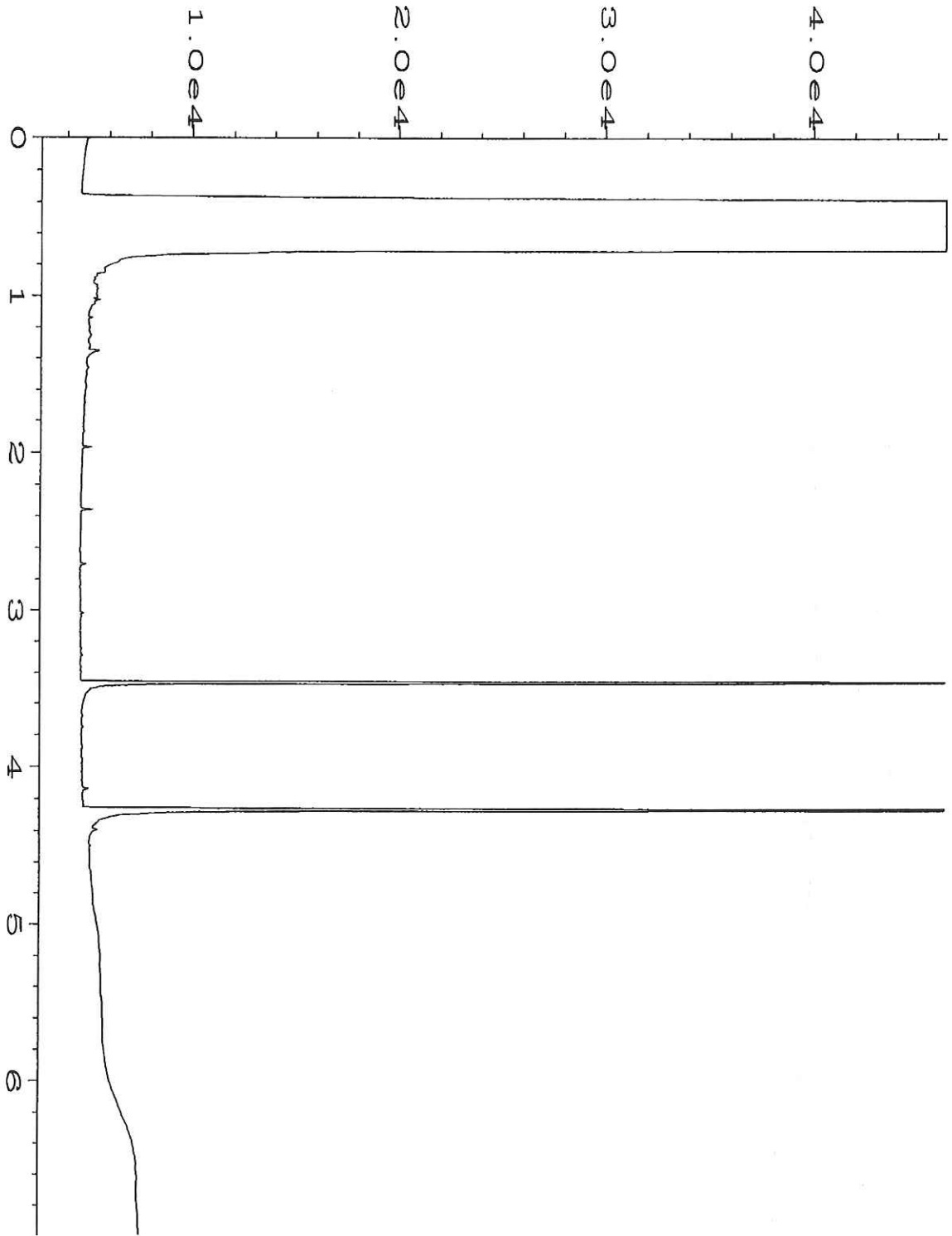
ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

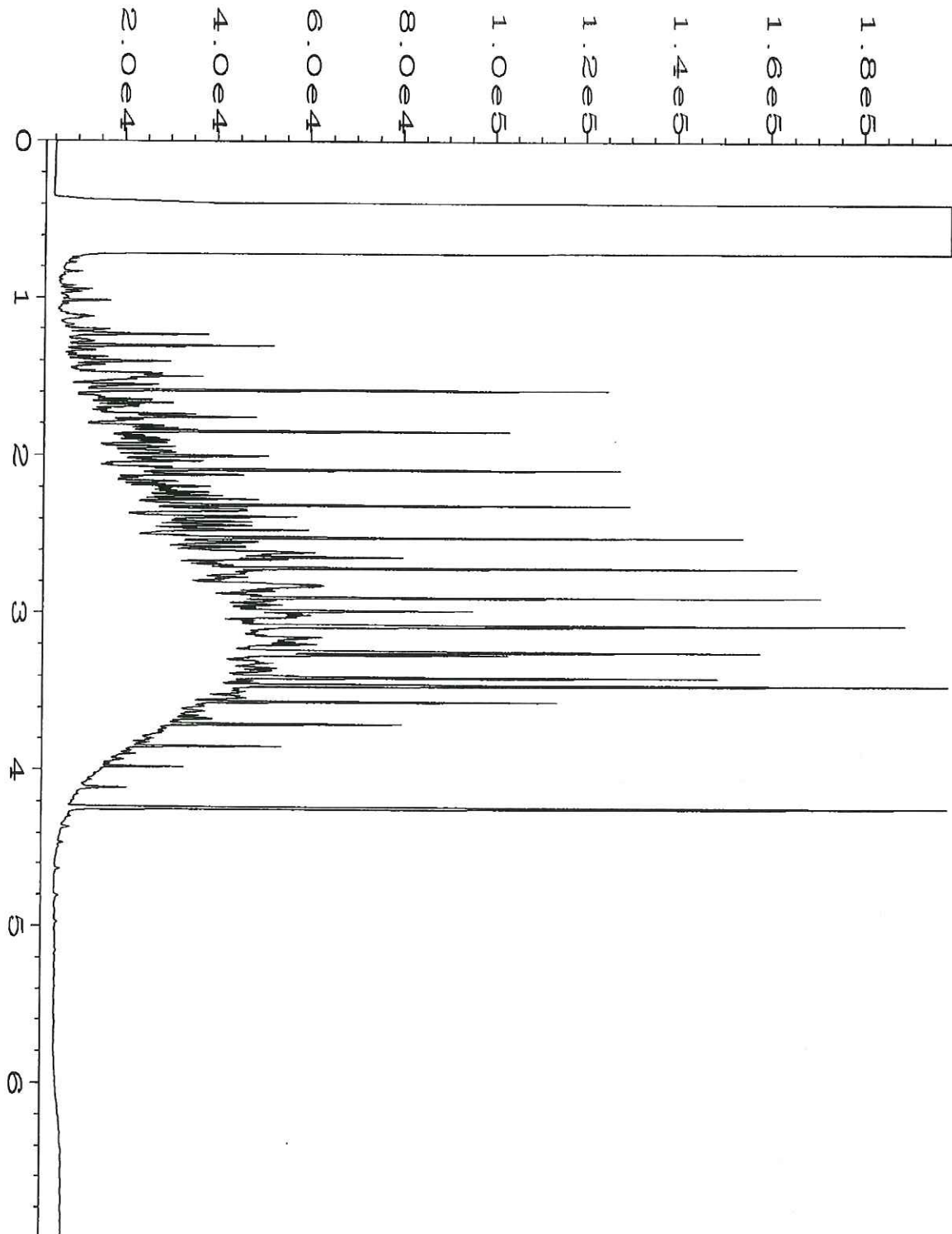
- a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.
- b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.
- ca - The calibration results for the analyte were outside of acceptance criteria. The value reported is an estimate.
- c - The presence of the analyte may be due to carryover from previous sample injections.
- cf - The sample was centrifuged prior to analysis.
- d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.
- dv - Insufficient sample volume was available to achieve normal reporting limits.
- f - The sample was laboratory filtered prior to analysis.
- fb - The analyte was detected in the method blank.
- fc - The compound is a common laboratory and field contaminant.
- hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. Variability is attributed to sample inhomogeneity.
- hs - Headspace was present in the container used for analysis.
- ht - The analysis was performed outside the method or client-specified holding time requirement.
- ip - Recovery fell outside of control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.
- j - The analyte concentration is reported below the lowest calibration standard. The value reported is an estimate.
- J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.
- jl - The laboratory control sample(s) percent recovery and/or RPD were out of control limits. The reported concentration should be considered an estimate.
- js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.
- lc - The presence of the analyte is likely due to laboratory contamination.
- L - The reported concentration was generated from a library search.
- nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.
- pc - The sample was received with incorrect preservation or in a container not approved by the method. The value reported should be considered an estimate.
- ve - The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.
- vo - The value reported fell outside the control limits established for this analyte.
- x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.



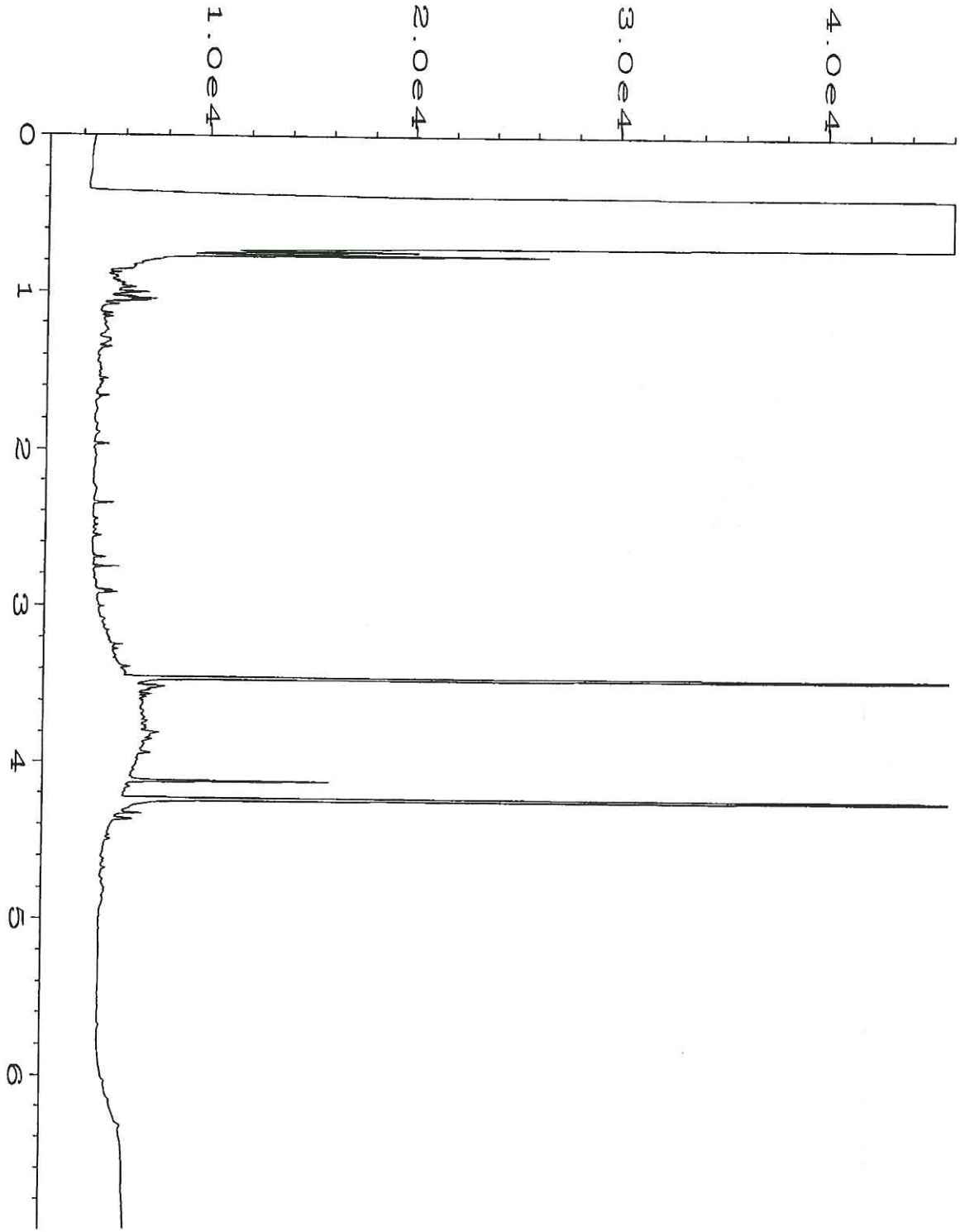
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Operator	: mwdl	Vial Number	: 19
Instrument	: GC #6	Injection Number	: 1
Sample Name	: 505262-18	Sequence Line	: 3
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 26 May 15 12:01 PM	Analysis Method	: DX.MTH
Report Created on:	26 May 15 12:33 PM		



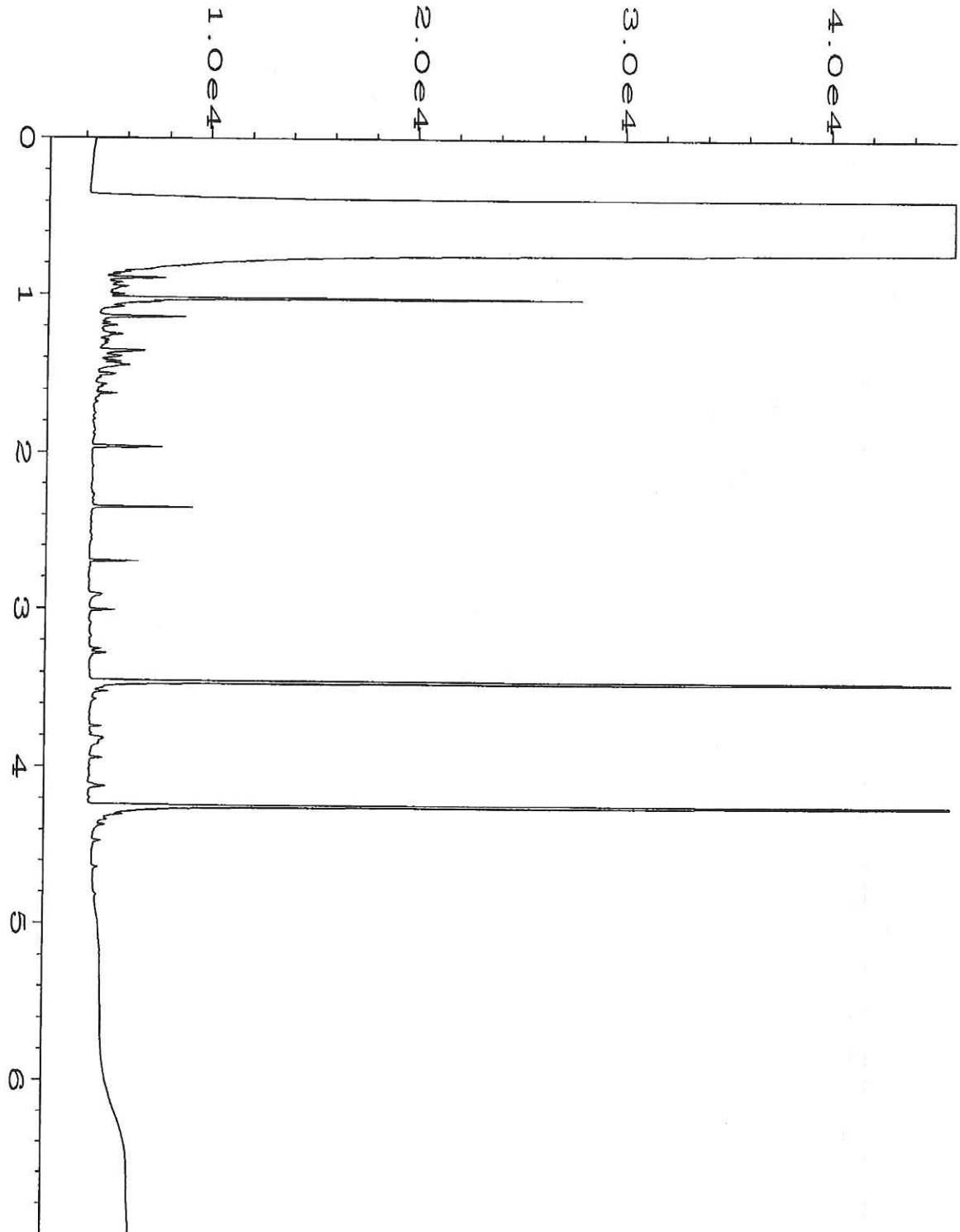
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Operator	: mwdl	Vial Number	: 6
Instrument	: GC #6	Injection Number	: 1
Sample Name	: 05-1011 mb	Sequence Line	: 3
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 26 May 15 09:43 AM	Analysis Method	: DX.MTH
Report Created on:	26 May 15 12:33 PM		



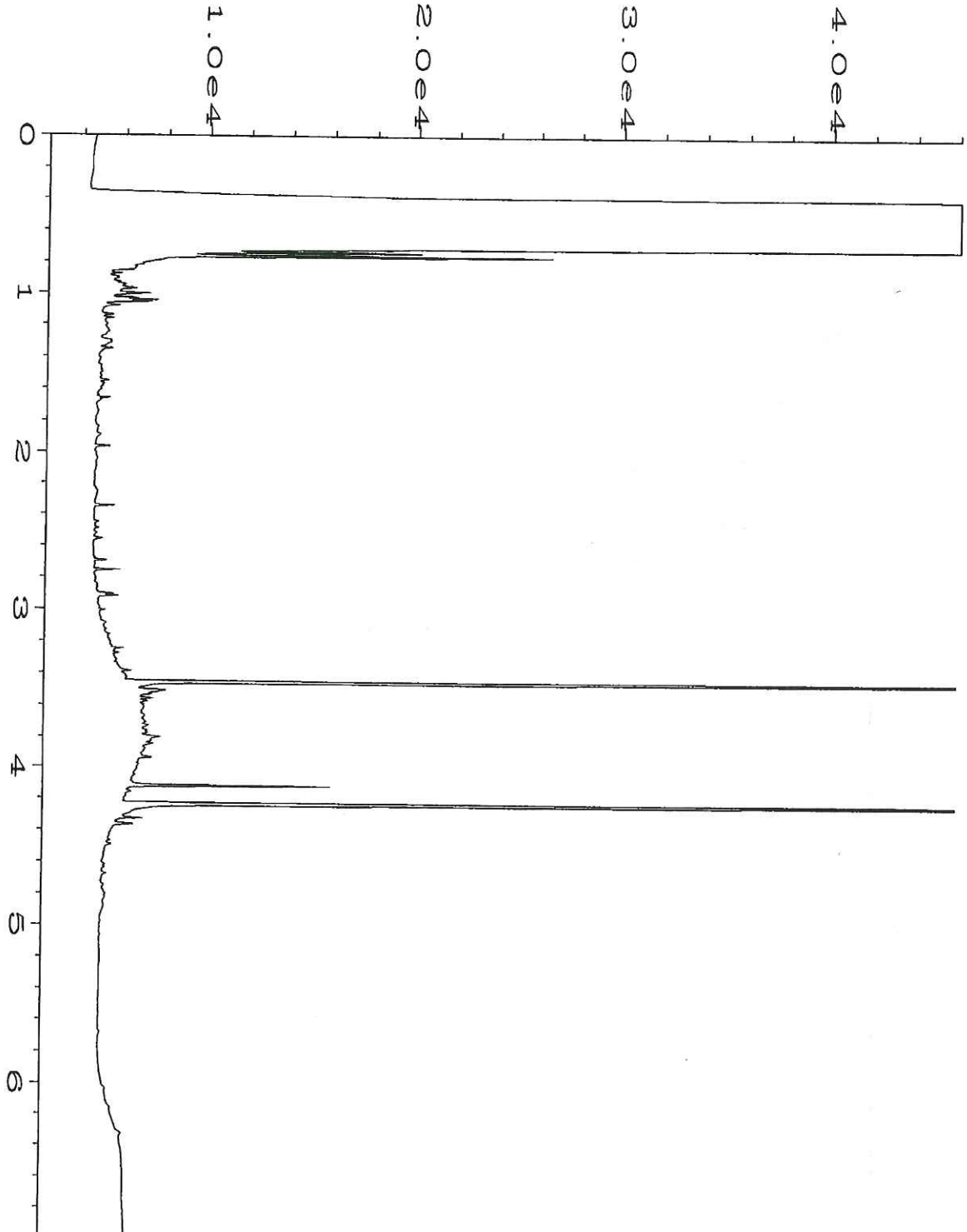
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Operator	: mwdl	Vial Number	: 3
Instrument	: GC #6	Injection Number	: 1
Sample Name	: 500 Dx 44-94C	Sequence Line	: 2
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 26 May 15 09:01 AM	Analysis Method	: DX.MTH
Report Created on:	26 May 15 12:33 PM		



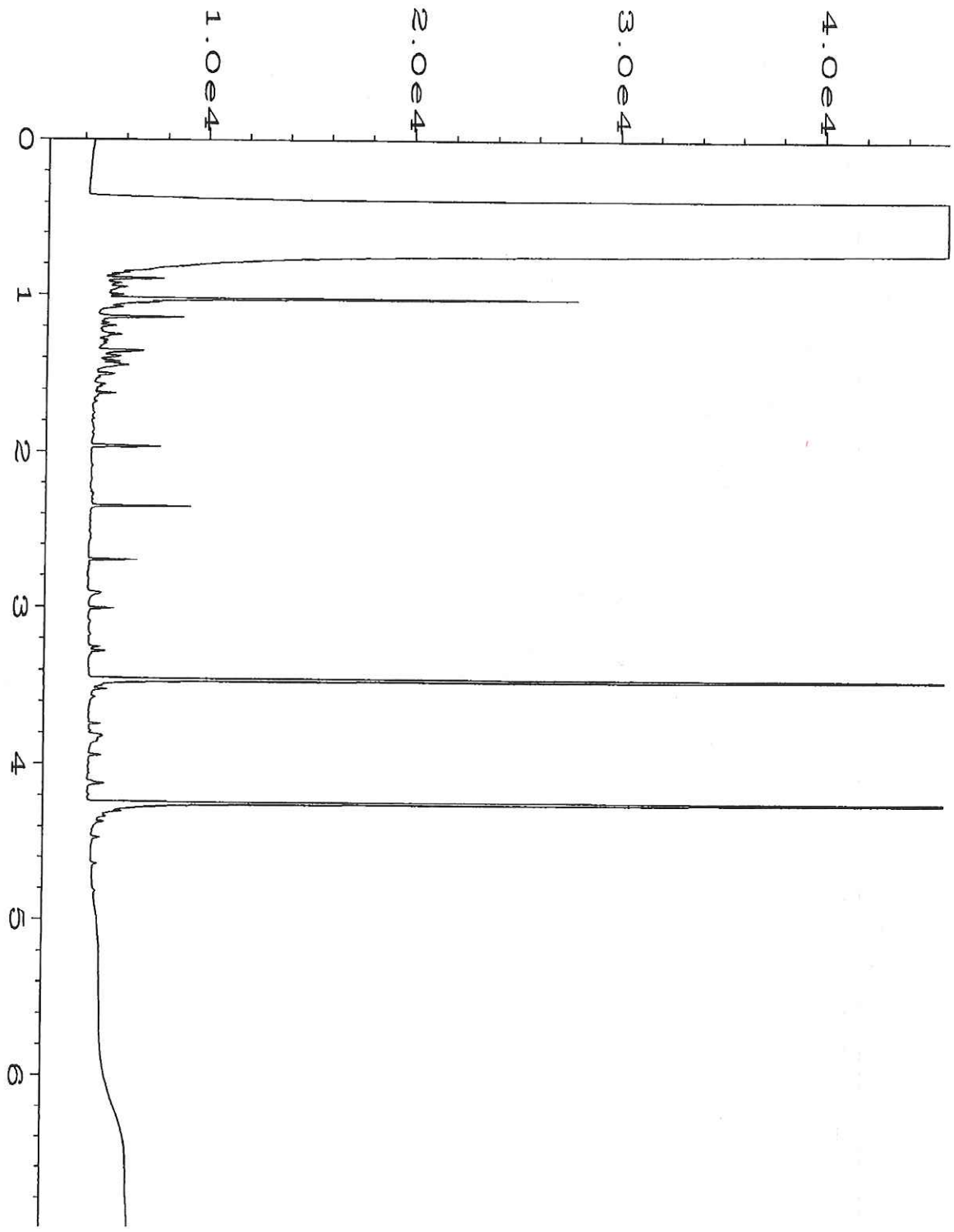
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Operator	: mwdl	Vial Number	: 24
Instrument	: GC #6	Injection Number	: 1
Sample Name	: 505265-25	Sequence Line	: 6
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 26 May 15 04:09 PM	Analysis Method	: DX.MTH
Report Created on:	27 May 15 09:17 AM		



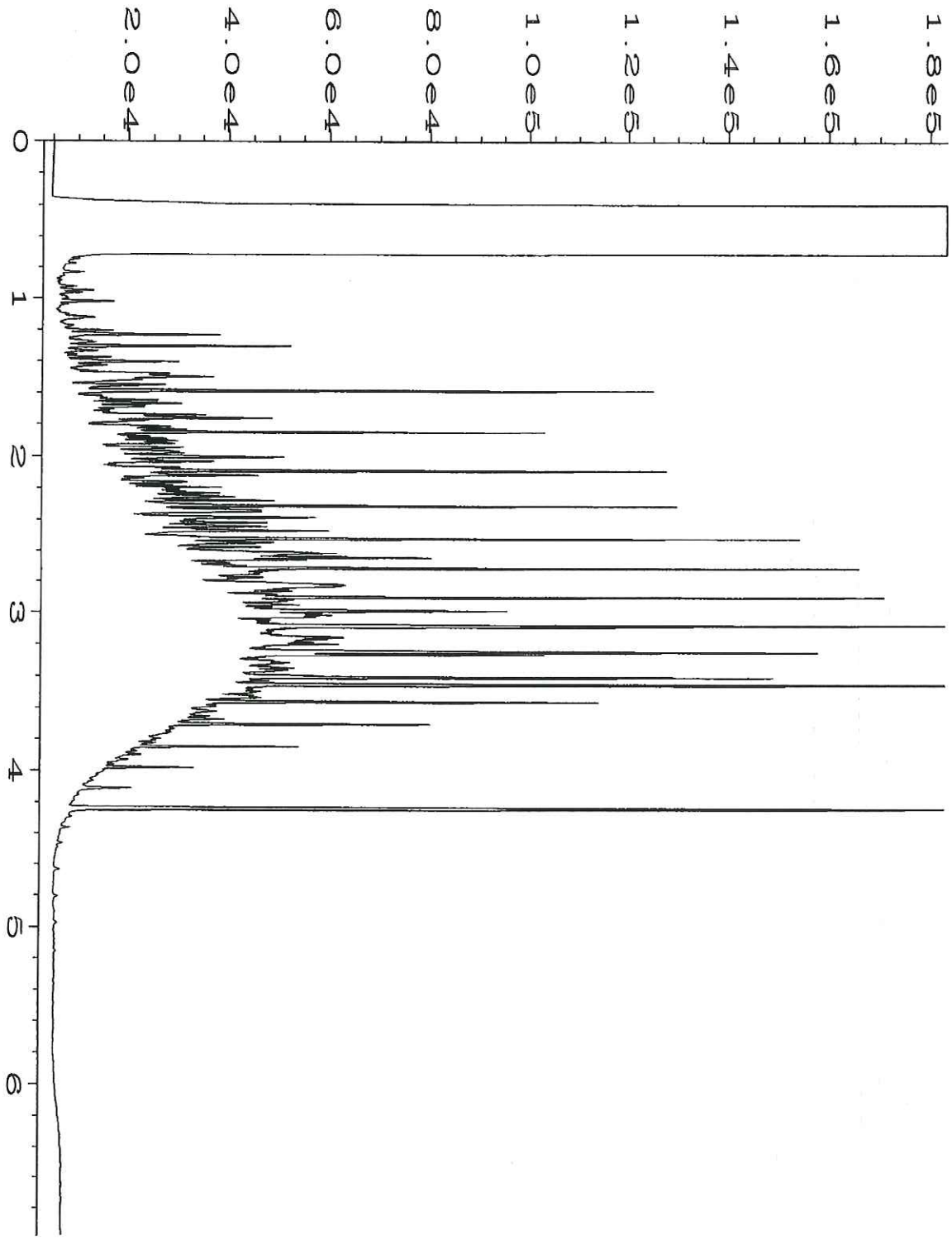
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Operator	: mwdl	Vial Number	: 21
Instrument	: GC #6	Injection Number	: 1
Sample Name	: 05-1012 mb	Sequence Line	: 6
Run Time Bar Code:		Instrument Method	: DX.MTH
Acquired on	: 26 May 15 03:38 PM	Analysis Method	: DX.MTH
Report Created on:	27 May 15 09:21 AM		



Data File Name	: C:\HPCHEM\6\DATA\05-26-15\024F0601.D	Page Number	: 1
Operator	: mwdl	Vial Number	: 24
Instrument	: GC #6	Injection Number	: 1
Sample Name	: 505265-25	Sequence Line	: 6
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 26 May 15 04:09 PM	Analysis Method	: DX.MTH
Report Created on:	27 May 15 09:17 AM		



Data File Name	: C:\HPCHEM\6\DATA\05-26-15\021F0601.D	Page Number	: 1
Operator	: mwdl	Vial Number	: 21
Instrument	: GC #6	Injection Number	: 1
Sample Name	: 05-1012 mb	Sequence Line	: 6
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 26 May 15 03:38 PM	Analysis Method	: DX.MTH
Report Created on:	27 May 15 09:21 AM		



Data File Name	: C:\HPCHEM\6\DATA\05-26-15\003F0201.D	Page Number	: 1
Operator	: mwdl	Vial Number	: 3
Instrument	: GC #6	Injection Number	: 1
Sample Name	: 500 Dx 44-94C	Sequence Line	: 2
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 26 May 15 09:01 AM	Analysis Method	: DX.MTH
Report Created on:	27 May 15 09:21 AM		

505 262

SAMPLE CHAIN OF CUSTODY

ME 05-15-15

403

Send Report To Liz Boehman
 Company Terracore
 Address 3000 S 96th St
 City, State, ZIP Lakewood WA 98499
 Phone # (253) 573-9939 Fax # (253) 573-9959

SAMPLERS (Printer) <u>Emily Blalock</u>	PROJECT NAME/NO	PO#
	<u>Gibraltar Senior Living</u>	
REMARKS		

Page # 1 of 3

TURNAROUND TIME
 Standard (2 Weeks)
 RUSH
 Rush charges authorized by _____

SAMPLE DISPOSAL
 Dispose after 30 days
 Return samples
 Will call with instructions

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of containers	ANALYSES REQUESTED						Notes
						TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS	
EB-1 4.5-5'	01	5/14/15	0930	So.1	1							X - per LR
EB-1 7.5-8'	02		0935		1	X						5/19/15
EB-2 7-7.5'	03		1046		1	X						M4
EB-2 8.5-9'	04		1045		1							- per LR
EB-2 9.5-10'	05		1050		1							5/22/15
EB-4 8.5-9'	06		1136		1							M4
EB-4 11.5-12'	07		1135		1	X						
EB-4 14.5-15'	08		1146		1							
EB-5 4.5-5'	09		1308		1							Sample not required
EB-5 8-8.5'	10		1302		1							°C

Friedman & Bryna, Inc.
 3012 16th Avenue West
 Seattle, WA 98119-2029
 Ph. (206) 285-8282
 Fax (206) 283-5044
 FORMS/COCC/COCC.DOC

SIGNATURE		PRINT NAME		COMPANY		DATE	TIME
Requisitioned by: <u>Emily Blalock</u>		<u>Emily Blalock</u>		<u>Terracore</u>		5/15/14	1315
Received by: <u>Renita McCa</u>		<u>Renita McCa</u>		<u>Fedex Office</u>		5/15/14	1700
Requisitioned by:							
Received by:							

505262

SAMPLE CHAIN OF CUSTODY NE 05-15-15

AD3

Send Report To Liz Pachman

Company Terracem

Address _____

City, State, ZIP Lakewood, WA 98499

Phone # _____ Fax # _____

SAMPLERS (Signature) <u>Patricia Palusey</u>	PROJECT NAME/NO. <u>Gibraltar Senior Living</u>	PO# _____
REMARKS		

Page # 2 of 3

TURNAROUND TIME
 Standard (2 Weeks)
 RUSH
 Rush charges authorized by _____

SAMPLE DISPOSAL
 Dispose after 30 days
 Return samples
 Will call with instructions

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of containers	ANALYSES REQUESTED					Notes		
						TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270		HFS	
EB-5	13-13.S1	11	5/14/15	1305	Soil	1	X						
EB-5	14.S-15	12		1308									
EB-6	5.S-6	13		1346									
EB-6	9.S-10	14		1343			X						
EB-6	12.S-13	15		1345			X						
EB-7	6-6.S1	16		1425									
EB-7	8.S-9	17		1427			X						
EB-7	11.S-12	18		1430									
EB-7	12.S-13	19		1433									
EB-7	14.S-15	20		1435									

Samples received at 1 °C

Friedman & Bruya, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029

Ph. (206) 285-8282

Fax (206) 283-5044

FORMS\COC\COC.DOC

Requested by: <u>Patricia Palusey</u>	SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Received by: <u>Bentley McCarry</u>		<u>Patricia Palusey</u>	<u>Terracem</u>	<u>5/15/15</u>	<u>12:22</u>
Relinquished by: _____					
Received by: _____					

505 262

SAMPLE CHAIN OF CUSTODY

ME 05-45-15

A03

Page # 3 of 3

TURNAROUND TIME

Send Report To Liz Pachman
Company Terracon
Address _____
City, State, ZIP Lakewood WA 98499

Phone # _____ Fax # _____

SAMPLERS <u>(Property) Bakerney</u>	PROJECT NAME/NO. <u>Gibraltar Senior Living</u>	PO#
REMARKS		

<input type="checkbox"/> Standard (2 Weeks)	SAMPLE DISPOSAL
<input type="checkbox"/> RUSH	
<input checked="" type="checkbox"/> Dispose after 30 days	Rush charges authorized by _____
<input type="checkbox"/> Return samples	
<input type="checkbox"/> Will call with instructions	

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of containers	ANALYSES REQUESTED							Notes		
						TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270	HFS				
EB-8 22.5'	21	5/14/15	1515	Soil	1										
EB-8 7-7.5'	22	✓	1518	Soil	1	X									
EB-8 12.5-13'	23	✓	1526	Soil	1										
EB-8 14.5-15'	24	✓	1523	Soil	1										
EB-8 GW	25A/B	✓	1535	Water	2										
EB-9 4-4.5'	26	✓	1655	Soil	1										
EB-9 8.5-9'	27	✓	1657	Soil	1	X									
EB-9 16.5-11'	28	✓	1702	Soil	1										
EB-9 13-13.5'	29	✓	1703	Soil	1										

Samples received at 1 °C

Friedman & Bryva, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029

Ph. (206) 285-8282
Fax (206) 283-5044

FORMS\COC\COC.DOC

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
<u>Miley Bakerney</u>	<u>Emily Bakerney</u>	<u>TRACER</u>	<u>5/15/15</u>	<u>1:18</u>
<u>Miley Bakerney</u>	<u>Berrik Moore</u>	<u>FedEx Office</u>	<u>5/15/15</u>	<u>1:20</u>
Received by:				

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
Michael Erdahl, B.S.
Arina Podnozova, B.S.
Eric Young, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

June 3, 2015

Liz Rachman, Project Manager
Terracon
3006 S 96th St
Lakewood, WA 98499

Dear Ms. Rachman:

Included are the results from the testing of material submitted on May 22, 2015 from the Gibraltar Senior Living, F&BI 505398 project. There are 6 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures
TRT0603R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

CASE NARRATIVE

This case narrative encompasses samples received on May 22, 2015 by Friedman & Bruya, Inc. from the Terracon Gibraltar Senior Living, F&BI 505398 project. Samples were logged in under the laboratory ID's listed below.

<u>Laboratory ID</u>	<u>Terracon</u>
505398 -01	EB-10 GW
505398 -02	EB-10 7.5-8'
505398 -03	EB-10 9.5-10'
505398 -04	EB-10 14.5-15'
505398 -05	EB-11 7.5-8'
505398 -06	EB-11 14.5-15'
505398 -07	EB-11 9.5-10'
505398 -08	EB-12 GW
505398 -09	EB-13 GW
505398 -10	EB-12 4-4.5'
505398 -11	EB-12 9-9.5'
505398 -12	EB-12 13.5-14'
505398 -13	EB-13 8-8.5'
505398 -14	EB-13 9.5-10'
505398 -15	EB-13 13.5-14'
505398 -16	EB-14 7.5-8'
505398 -17	EB-14 14.5-15'
505398 -18	EB-14 GW
505398 -19	HA1 4'3"-4'9"

All quality control requirements were acceptable.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/03/15
Date Received: 05/22/15
Project: Gibraltar Senior Living, F&BI 505398
Date Extracted: 06/01/15
Date Analyzed: 06/01/15

**RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL AND MOTOR OIL
USING METHOD NWTPH-Dx**

Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 53-144)
EB-10 9.5-10' 505398-03	<50	<250	113
EB-11 7.5-8' 505398-05	1,300	<250	97
EB-11 9.5-10' 505398-07	<50	<250	107
EB-12 13.5-14' 505398-12	<50	<250	111
Method Blank 05-1032 MB	<50	<250	101

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/03/15
Date Received: 05/22/15
Project: Gibraltar Senior Living, F&BI 505398
Date Extracted: 05/26/15
Date Analyzed: 05/26/15

**RESULTS FROM THE ANALYSIS OF WATER SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL AND MOTOR OIL
USING METHOD NWTPH-Dx**
Results Reported as ug/L (ppb)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Motor Oil Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 51-134)
EB-13 GW 505398-09	<50	<250	96
EB-14 GW 505398-18	87 x	<250	99
Method Blank 05-1012 MB	<50	<250	87

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/03/15

Date Received: 05/22/15

Project: Gibraltar Senior Living, F&BI 505398

**QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL
SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL EXTENDED USING METHOD NWTPH-Dx**

Laboratory Code: 505507-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet Wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	<50	117	116	64-133	1

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	103	58-147

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 06/03/15

Date Received: 05/22/15

Project: Gibraltar Senior Living, F&BI 505398

**QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER
SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL EXTENDED USING METHOD NWTPH-Dx**

Laboratory Code: Laboratory Control Sample

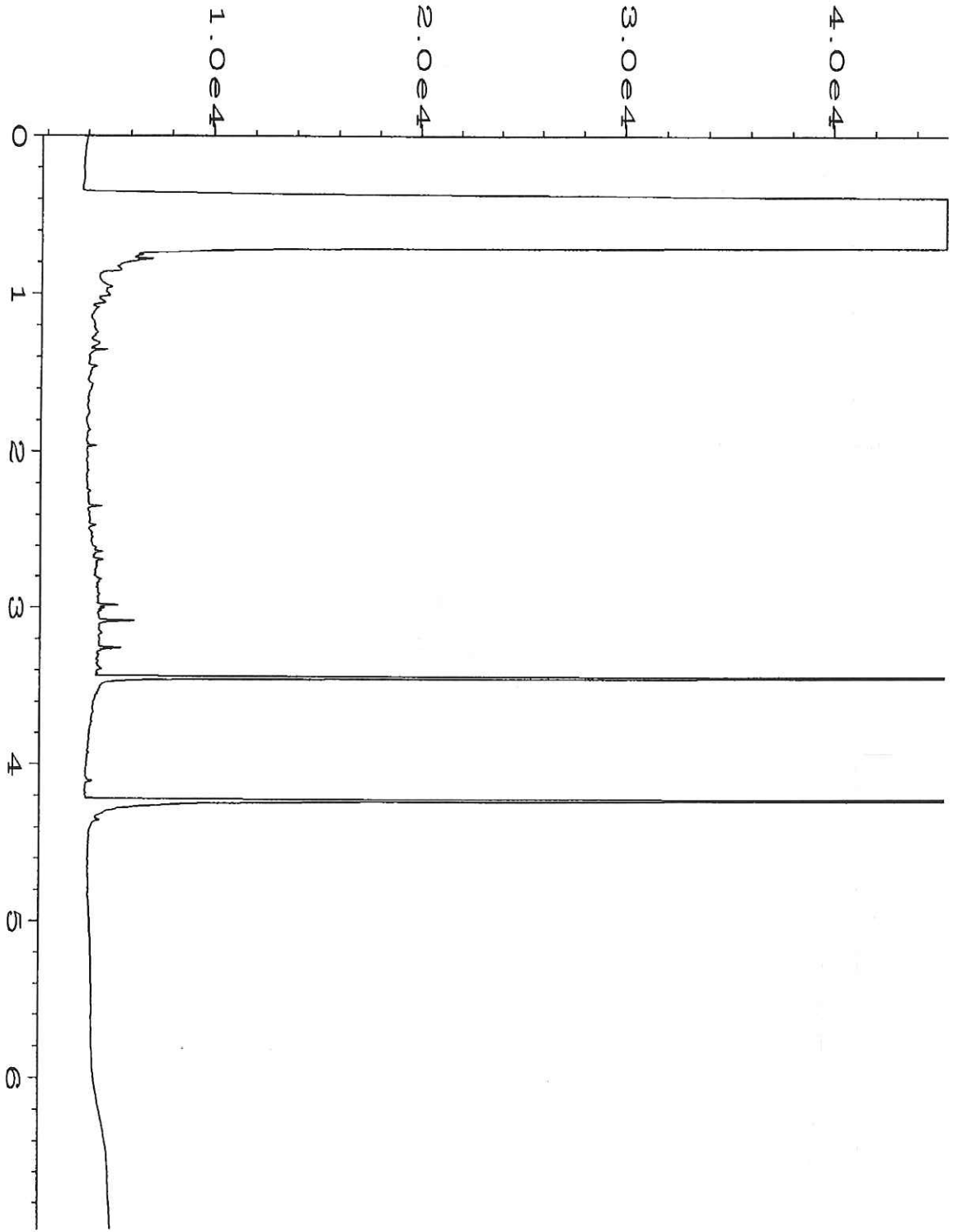
Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	89	93	58-134	4

FRIEDMAN & BRUYA, INC.

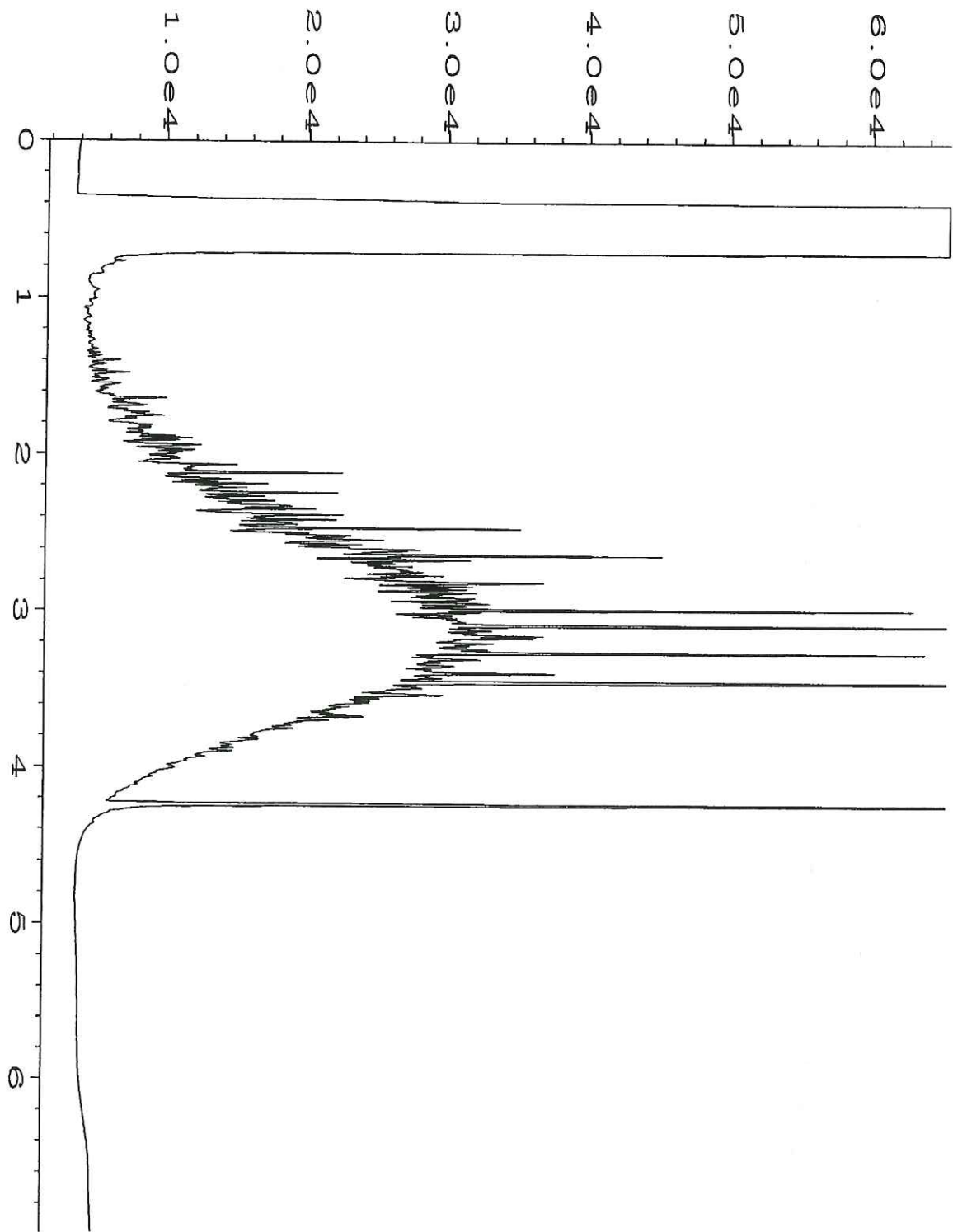
ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

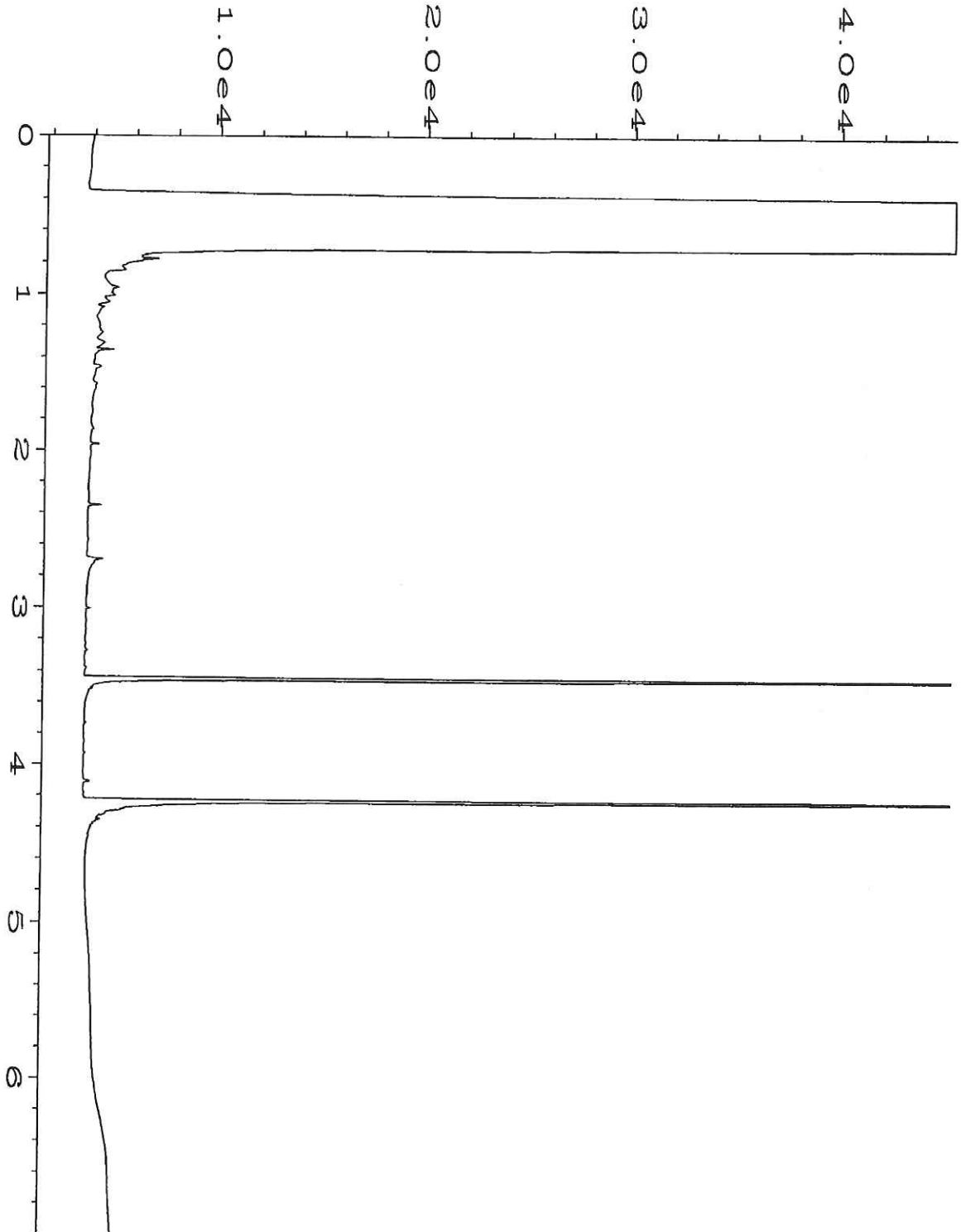
- a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.
- b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.
- ca - The calibration results for the analyte were outside of acceptance criteria. The value reported is an estimate.
- c - The presence of the analyte may be due to carryover from previous sample injections.
- cf - The sample was centrifuged prior to analysis.
- d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.
- dv - Insufficient sample volume was available to achieve normal reporting limits.
- f - The sample was laboratory filtered prior to analysis.
- fb - The analyte was detected in the method blank.
- fc - The compound is a common laboratory and field contaminant.
- hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. Variability is attributed to sample inhomogeneity.
- hs - Headspace was present in the container used for analysis.
- ht - The analysis was performed outside the method or client-specified holding time requirement.
- ip - Recovery fell outside of control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.
- j - The analyte concentration is reported below the lowest calibration standard. The value reported is an estimate.
- J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.
- jl - The laboratory control sample(s) percent recovery and/or RPD were out of control limits. The reported concentration should be considered an estimate.
- js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.
- lc - The presence of the analyte is likely due to laboratory contamination.
- L - The reported concentration was generated from a library search.
- nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.
- pc - The sample was received with incorrect preservation or in a container not approved by the method. The value reported should be considered an estimate.
- ve - The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.
- vo - The value reported fell outside the control limits established for this analyte.
- x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.



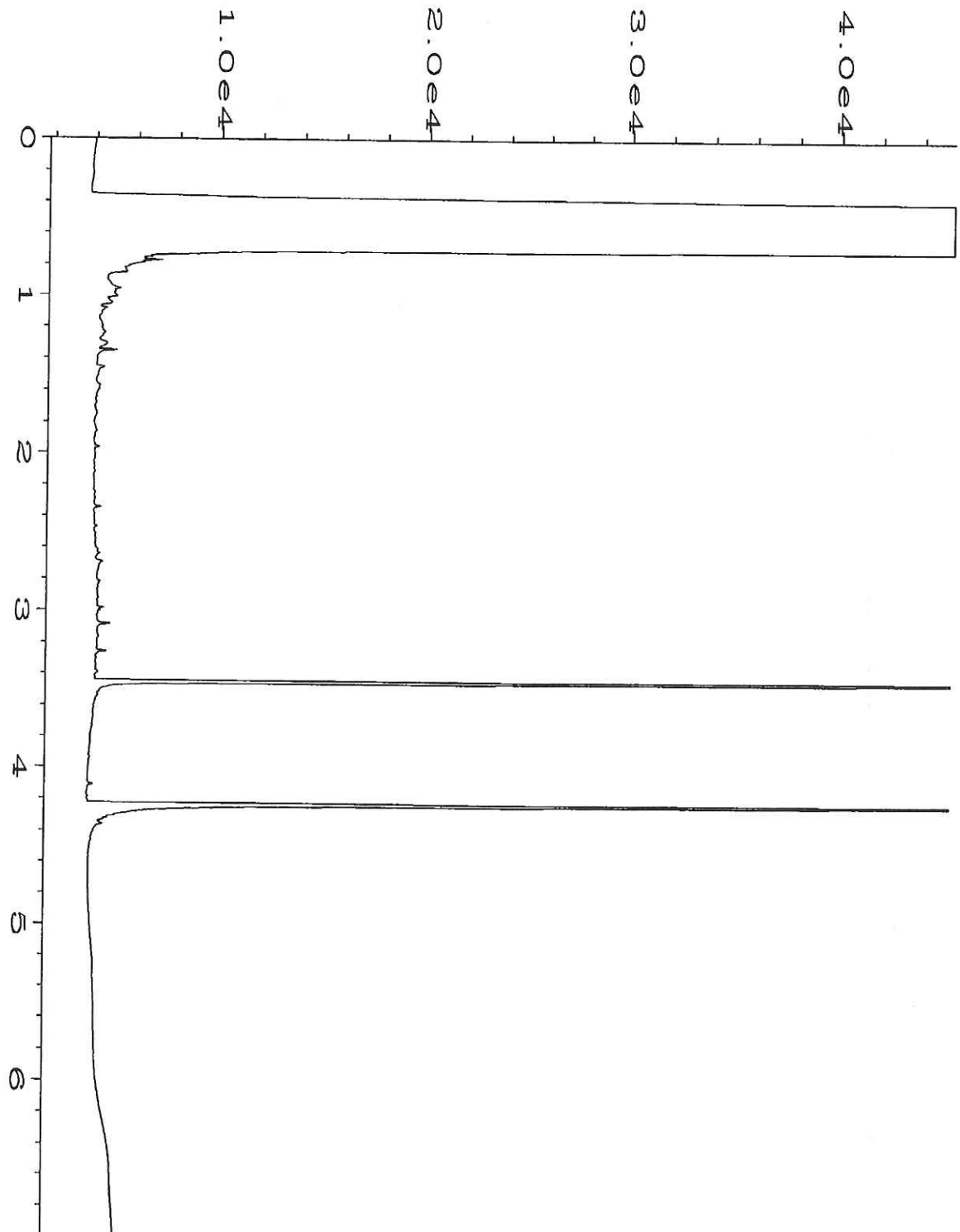
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Operator	: mwdl	Vial Number	: 33
Instrument	: GC #6	Injection Number	: 1
Sample Name	: 505398-03	Sequence Line	: 8
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 01 Jun 15 03:57 PM	Analysis Method	: END.MTH
Report Created on:	02 Jun 15 09:16 AM		



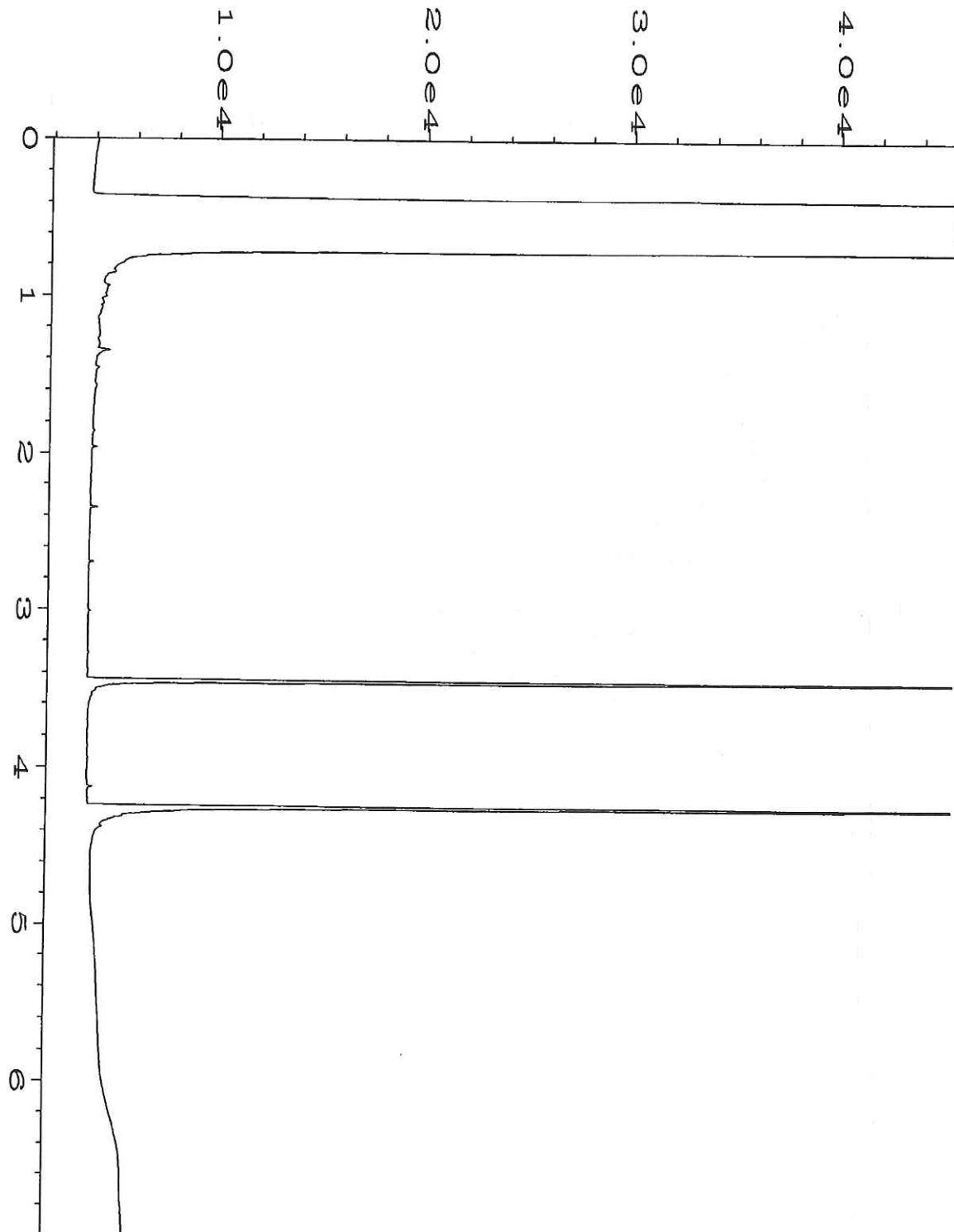
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Operator	: mwdl	Vial Number	: 34
Instrument	: GC #6	Injection Number	: 1
Sample Name	: 505398-05	Sequence Line	: 8
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 01 Jun 15 04:08 PM	Analysis Method	: END.MTH
Report Created on:	02 Jun 15 09:16 AM		



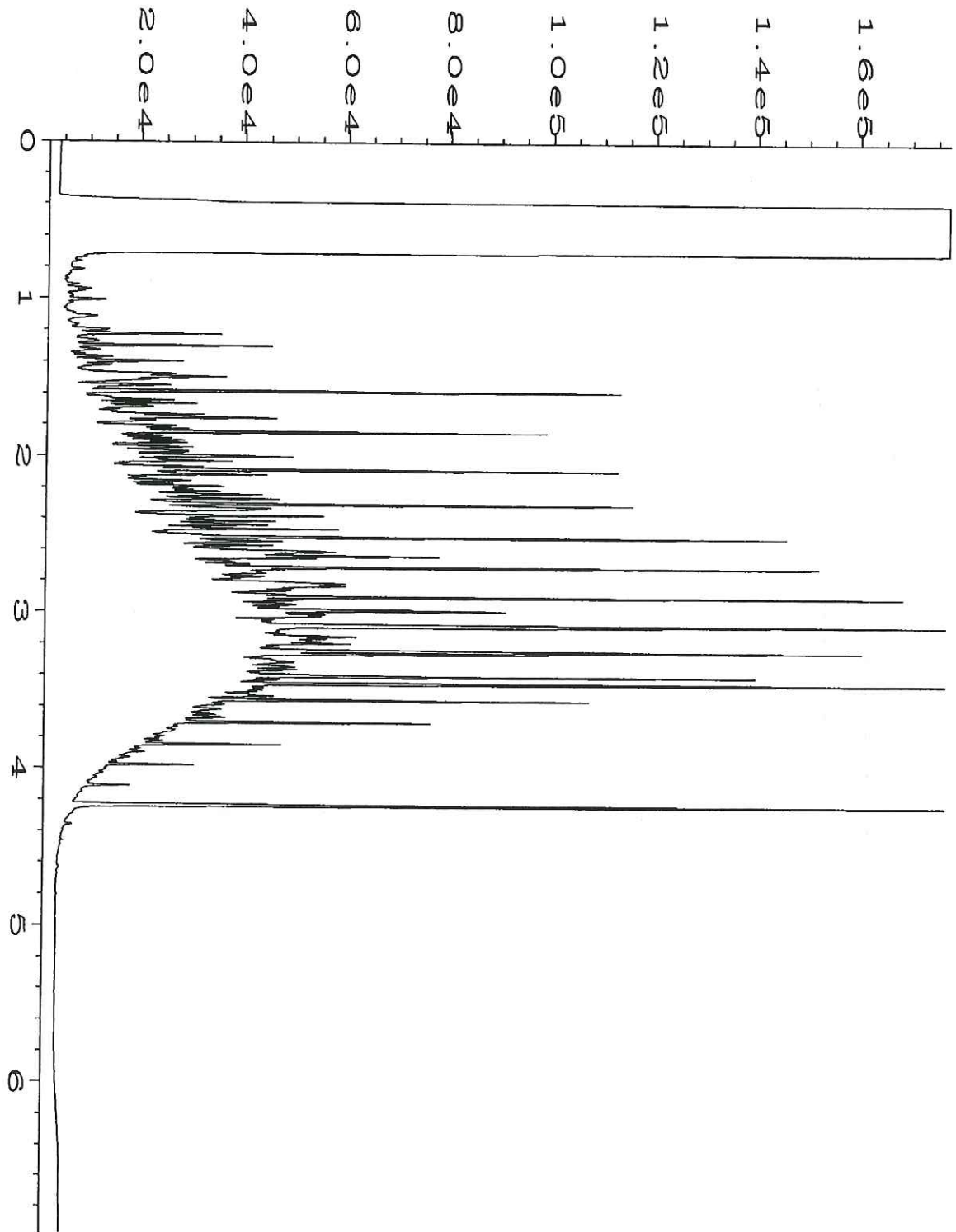
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Operator	: mwdl	Vial Number	: 35
Instrument	: GC #6	Injection Number	: 1
Sample Name	: 505398-07	Sequence Line	: 8
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 01 Jun 15 04:19 PM	Analysis Method	: END.MTH
Report Created on:	02 Jun 15 09:17 AM		



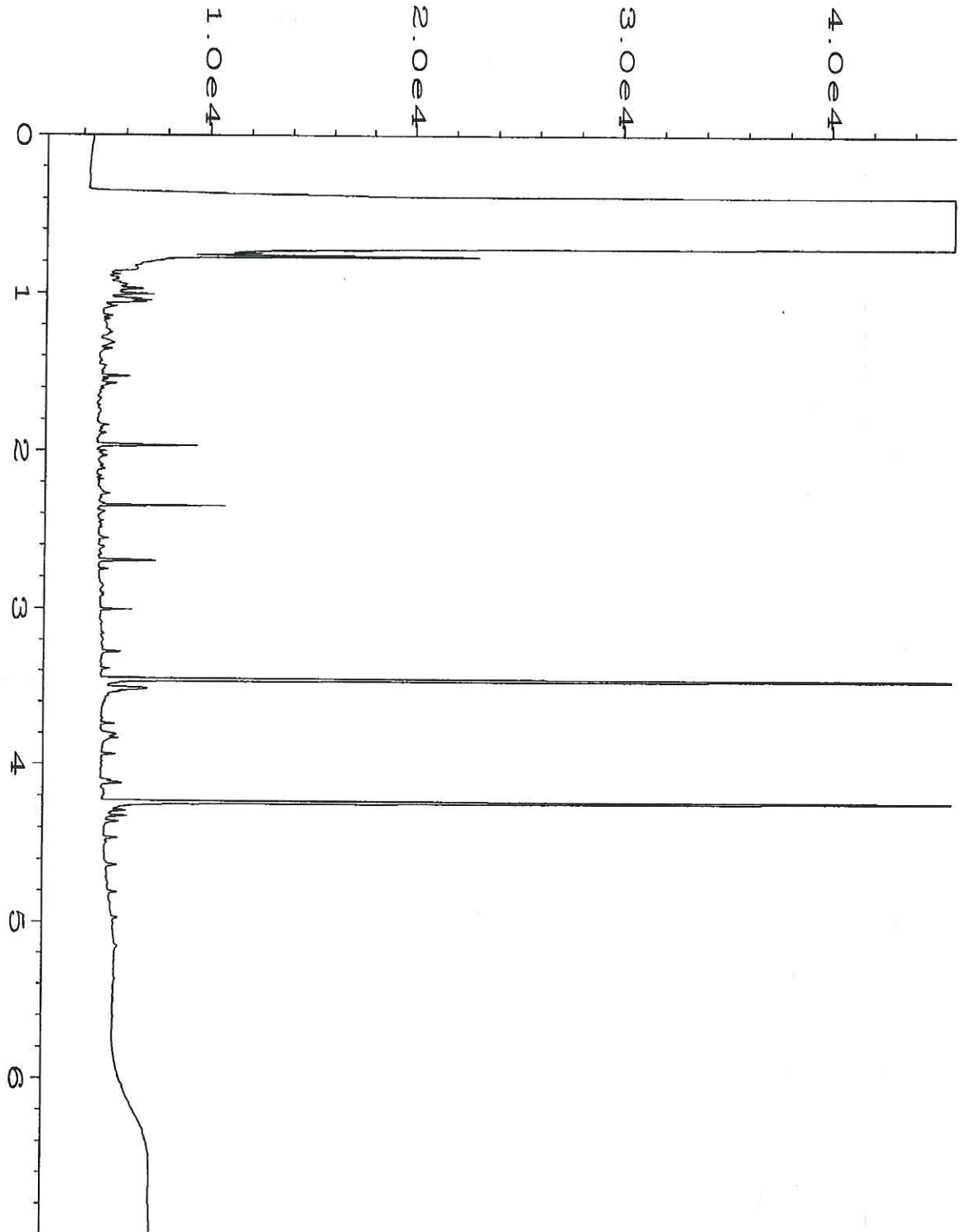
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Operator	: mwdl	Vial Number	: 36
Instrument	: GC #6	Injection Number	: 1
Sample Name	: 505398-12	Sequence Line	: 8
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 01 Jun 15 04:30 PM	Analysis Method	: END.MTH
Report Created on:	02 Jun 15 09:17 AM		



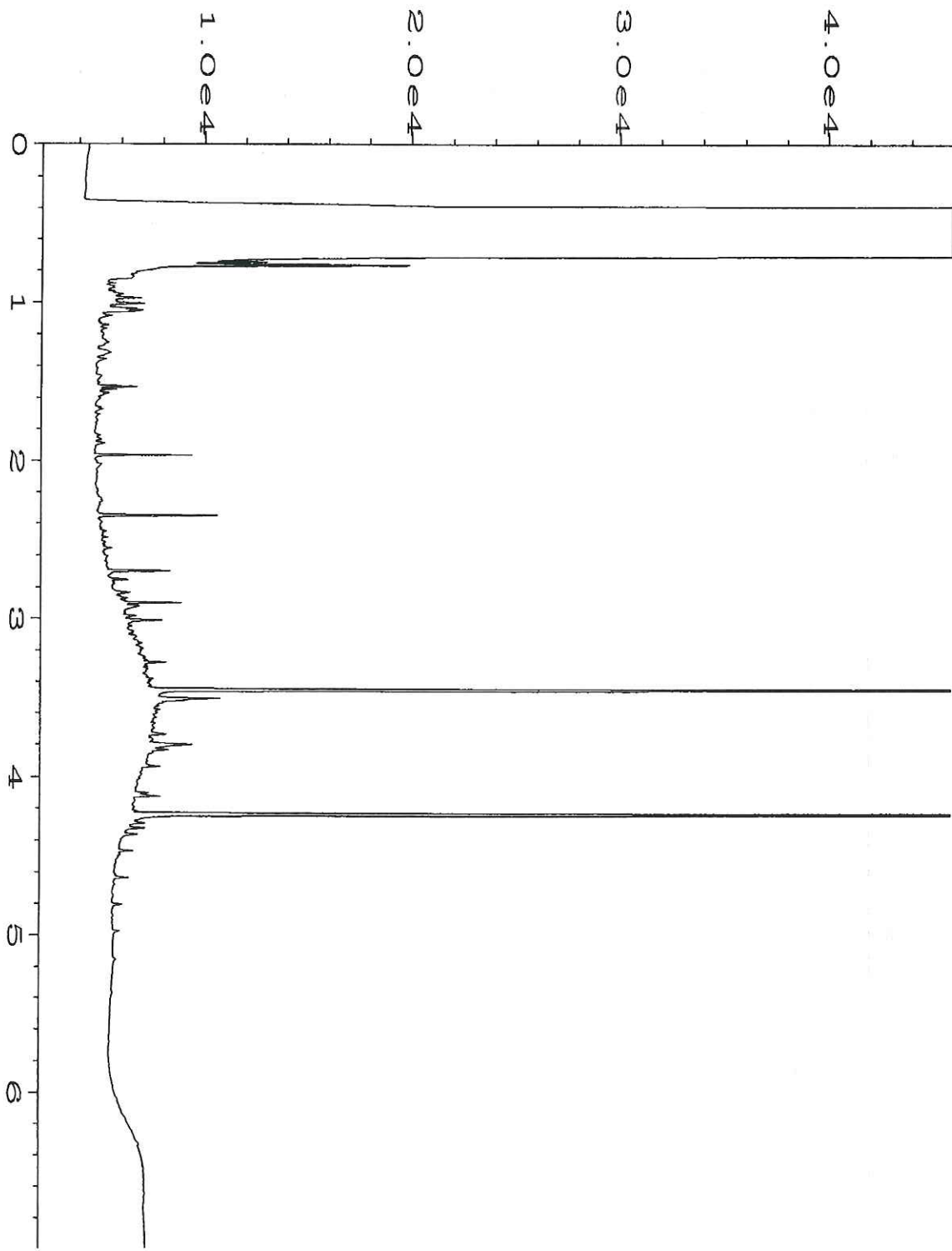
Data File Name	: C:\HPCHEM\6\DATA\06-01-15\006F0301.D	Page Number	: 1
Operator	: mwdl	Vial Number	: 6
Instrument	: GC #6	Injection Number	: 1
Sample Name	: 05-1032 mb	Sequence Line	: 3
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 01 Jun 15 09:37 AM	Analysis Method	: END.MTH
Report Created on:	02 Jun 15 09:17 AM		



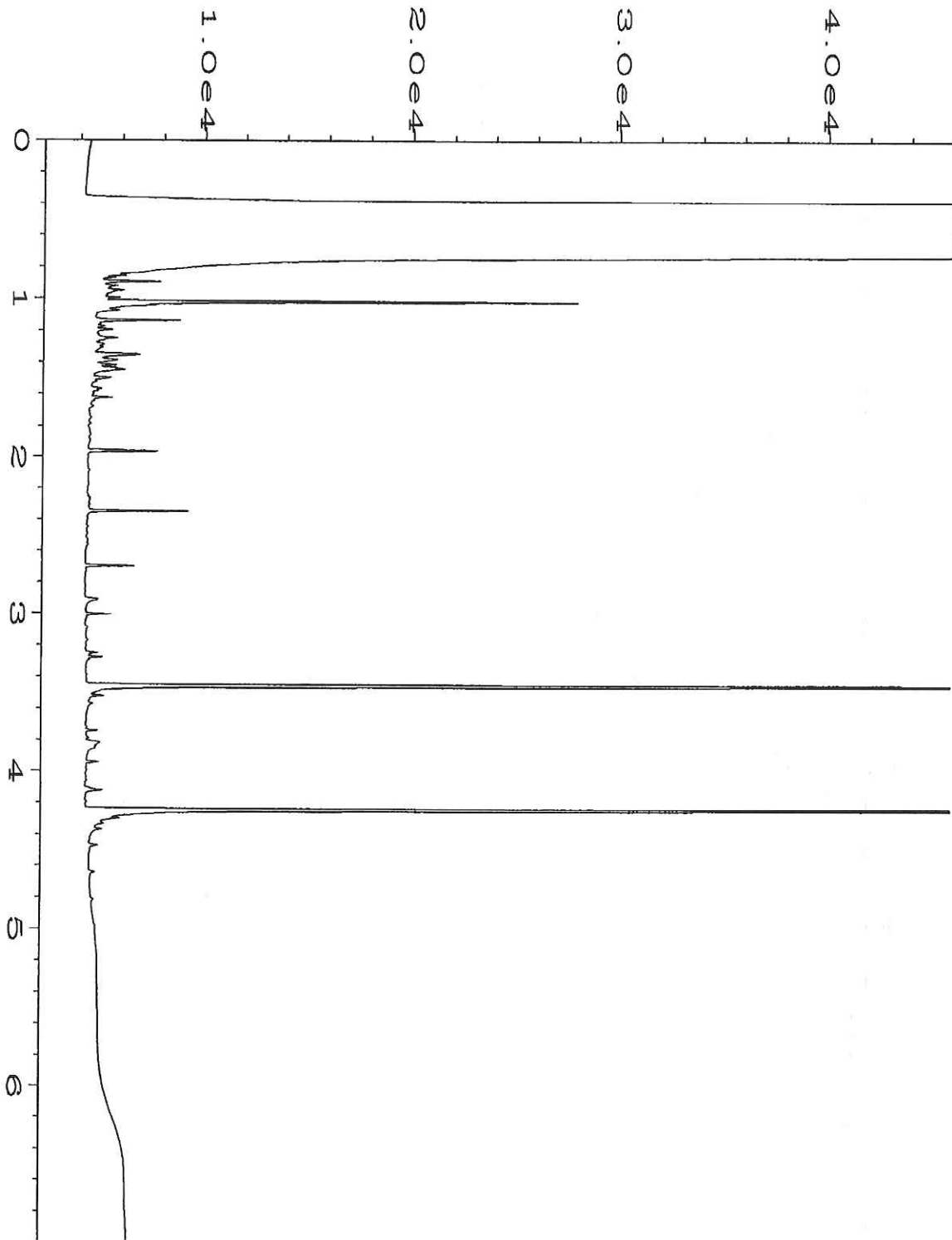
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Operator	: mwdl	Vial Number	: 3
Instrument	: GC #6	Injection Number	: 1
Sample Name	: 500 Dx 44-94C	Sequence Line	: 2
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 01 Jun 15 09:12 AM	Analysis Method	: END.MTH
Report Created on:	02 Jun 15 09:17 AM		



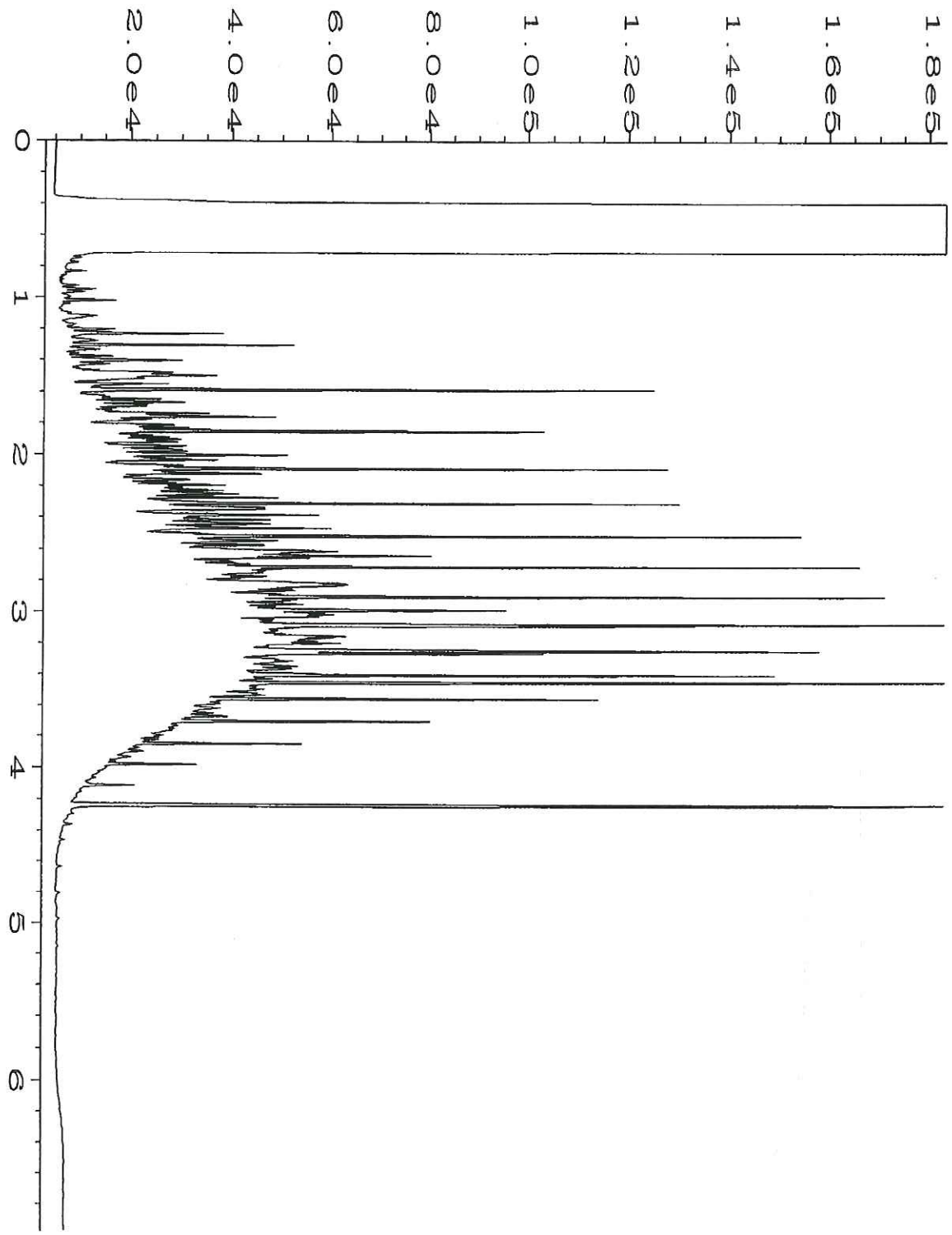
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Operator	: mwdl	Vial Number	: 37
Instrument	: GC #6	Injection Number	: 1
Sample Name	: 505398-09	Sequence Line	: 8
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 26 May 15 06:52 PM	Analysis Method	: DX.MTH
Report Created on:	27 May 15 09:19 AM		



Data File Name	: C:\HPCHEM\6\DATA\05-26-15\038F0801.D	Page Number	: 1
Operator	: mwdl	Vial Number	: 38
Instrument	: GC #6	Injection Number	: 1
Sample Name	: 505398-18	Sequence Line	: 8
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 26 May 15 07:03 PM	Analysis Method	: DX.MTH
Report Created on:	27 May 15 09:20 AM		



Data File Name	: C:\HPCHEM\6\DATA\05-26-15\021F0601.D	Page Number	: 1
Operator	: mwdl	Vial Number	: 21
Instrument	: GC #6	Injection Number	: 1
Sample Name	: 05-1012 mb	Sequence Line	: 6
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 26 May 15 03:38 PM	Analysis Method	: DX.MTH
Report Created on:	27 May 15 09:21 AM		



Data File Name	: C:\HPCHEM\6\DATA\05-26-15\003F0201.D	Page Number	: 1
Operator	: mwdl	Vial Number	: 3
Instrument	: GC #6	Injection Number	: 1
Sample Name	: 500 Dx 44-94C	Sequence Line	: 2
Run Time Bar Code:		Instrument Method:	DX.MTH
Acquired on	: 26 May 15 09:01 AM	Analysis Method	: DX.MTH
Report Created on:	27 May 15 09:21 AM		

505398

SAMPLE CHAIN OF CUSTODY ME 05-22-15

AMS 14042

Send Report To Liz Pachman

Company Terracon

Address 3000 S 91st St

City, State, ZIP Lakewood, WA 98499

Phone # (206) 573-9939 Fax # (206) 573-9957

SAMPLER SIGNATURE [Signature]
PROJECT NAME/NO. Gibraltar Senior Living PO#

REMARKS

REMARKS

Page # 1 of 2
TURNAROUND TIME
 Standard (2 weeks)
 RUSH
Rush charges authorized by
SAMPLE DISPOSAL
 Dispose after 30 days
 Return samples
 Will call with instructions

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of containers	ANALYSES REQUESTED					Notes	
						TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270		HFS
EB-10 GW	01A8	5/20/15	1320	water	2							X-per LR 5/22/15
EB-10 F.S. 8'	02		0915	Soil	1							
EB-10 9.5-10'	03		0918		1							M4
EB-10 14.5-18'	04		0920		1							✓-per LR 5/29/15
EB-11 F.S. 8'	05		1005		1							
EB-11 14.5-15'	06		1007		1							
EB-11 7.5-10'	07		1020		1							
EB-12 GW	08K3		1140	water	2							
EB-12 GW	09T		1230	water	2	X						
EB-12 4.4-5'	10		1235	Soil	1							Samples not treated 3/6

Friedman & Bryna, Inc.
3012 16th Avenue West
Seattle, WA 98119-2029
Ph. (206) 285-8282
Fax (206) 283-5044
FORMS\COC\COC.DOC

SIGNATURE		PRINT NAME		COMPANY		DATE	TIME
Relinquished by: <u>[Signature]</u>		<u>Liz Pachman</u>		<u>TERRACON</u>		5/21/15	09:40
Received by: <u>[Signature]</u>		<u>DOUD</u>		<u>FEBI</u>		4/11	11:20

505398

SAMPLE CHAIN OF CUSTODY

ME 05-22-15

As of 2/2014

Send Report To Liz Pachman

Company Paragon

Address 35210 S 76th St

City, State, ZIP Lakewood, WA 98499

Phone # (253) 573-9939 Fax # (253) 573-9959

SAMPLE # ERS10101

PROJECT NAME/NO. Gibraltar Senior Living

PO#

REMARKS

Page # 2 of 2

TURNAROUND TIME

Standard (2 Weeks)

RUSH

Rush charges authorized by

SAMPLE DISPOSAL

Dispose after 30 days

Return samples

Other call with instructions

Sample ID	Lab ID	Date Sampled	Time Sampled	Sample Type	# of containers	ANALYSES REQUESTED					Notes	
						TPH-Diesel	TPH-Gasoline	BTEX by 8021B	VOCs by 8260	SVOCs by 8270		HFS
EB-12 9-9-15'	11	9/20/15	1237	Soil	1							
EB-12 13.5-14'	12		1240			✓						
EB-13 8-8-15'	13		1242									
EB-13 9.5-10'	14		1244									
EB-13 13.5-14'	15		1245									
EB-14 7.5-8'	16		1330									
EB-14 14.5-15'	17		1332									
EB-14 GW	18 ^B		1340	water	2	X						
HA-1 4'3"-4'9"	19		1525	Soil	1							Samples provided 3/15

Friedman & Bruya, Inc.
 3012 16th Avenue West
 Seattle, WA 98119-2029
 Ph. (206) 285-8282
 Fax (206) 283-5044
 FORMS\COC\COC.DOC

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
<u>[Signature]</u>	<u>LAURET SAEITH</u>	<u>Paragon</u>	<u>5/22/15</u>	<u>09:40</u>
<u>[Signature]</u>	<u>S. SMITH</u>	<u>ERTS LLC</u>	<u>5/22/15</u>	<u>11:20</u>
Received by:	<u>[Signature]</u>	<u>ERTS</u>		