

After Recording Return
Original Signed Covenant to:
Nicholas M. Acklam
Toxics Cleanup Program
Department of Ecology
Southwest Regional Office
P.O. Box 47775
Olympia, Washington 98504-7775



Environmental Covenant

Grantor: Stadium Retail LLC

Grantee: State of Washington, Department of Ecology (hereafter "Ecology")

Brief Legal Description: Full legal description provided in Exhibit A and property map provided in Exhibit B. Property is located in Tacoma and bound by Division Avenue on the southeast, North First Street on the northwest, and a parking lot on the northeast.

Tax Parcel Nos.: Pierce County Tax Parcel No. 2030-12-0032 and adjoining City of Tacoma rights-of-way extending to the adjoining curb lines, from 60 feet northeast and parallel to the southwest parcel boundary, to 20 feet southwest and parallel to the southwest parcel boundary, to 10 feet northwest and parallel to the northwest parcel boundary, to 25 feet southeast and parallel to the southeast parcel boundary.

RECITALS

a. This document is an environmental (restrictive) covenant (hereafter "Covenant") executed pursuant to the Model Toxics Control Act ("MTCA"), chapter 70.105D RCW, and Uniform Environmental Covenants Act ("UECA"), chapter 64.70 RCW.

b. The Property that is the subject of this Covenant is part or all of a site commonly known as Walker Chevrolet (aka Bruce Titus Chevrolet, Friendly Chevrolet) Site and Facility Site ID No. 3427832, and portions of the adjoining rights-of-way. The Property is legally described in Exhibit A, and illustrated in Exhibit B, both of which are attached (hereafter "Property"). If there are differences between these two Exhibits, the legal description in Exhibit A shall prevail.

This instrument filed for record by
First American Title Insurance Company
As an accommodation only, it has not
Been examined as to its execution or
As to its effect upon the title

CM-4900
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c. The Property is the subject of remedial action conducted under MTCA. This Covenant is required because residual contamination remains on the Property after completion of remedial actions. Specifically, the following principal contaminants remain on the Property:

Medium	Principal Contaminants Present
Soil	Gasoline-, diesel-, and motor oil-range total petroleum hydrocarbons (TPH), lead, tetrachloroethylene (PCE), polychlorinated biphenyls (PCBs), toluene, and xylenes
Groundwater	Trichloroethylene (TCE)
Surface Water/Sediment	Not applicable

d. It is the purpose of this Covenant to restrict certain activities and uses of the Property to protect human health and the environment and the integrity of remedial actions conducted at the site. Records describing the extent of residual contamination and remedial actions conducted are available through Ecology. This extent of residual contamination and historical remedial actions are described in the following documents:

- Remedial Investigation/Feasibility Study for the Former Walker Chevrolet Site (Aspect Consulting, July 25, 2016).
- Underground Storage Tank Removal Site Assessment and Independent Remedial Action Report for the South Gas Station (Bison Environmental Northwest, August 1994).
- Phase 2 Studies, Floor Drain and Heating Oil UST Closure, Walker Chevrolet – Paint Booth (Bison Environmental Northwest, August 15, 1994).
- Phase 2B Subsurface Sampling, Walker Chevrolet – Paint Booth (Bison Environmental Northwest, September 9, 1994).

e. This Covenant grants Ecology certain rights under UECA and as specified in this Covenant. As a Holder of this Covenant under UECA, Ecology has an interest in real property, however, this is not an ownership interest which equates to liability under MTCA or the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. § 9601 *et seq.* The rights of Ecology as an “agency” under UECA, other than its’ right as a holder, are not an interest in real property.

COVENANT

Stadium Retail LLC, as Grantor and **fee simple** owner of the Property hereby grants to the Washington State Department of Ecology, and its successors and assignees, the following covenants. Furthermore, it is the intent of the Grantor that such covenants shall supersede any prior interests the GRANTOR has in the property and run with the land and be binding on all current and future owners of any portion of, or interest in, the Property.

Section 1. General Restrictions and Requirements.

The following general restrictions and requirements shall apply to the Property:

a. Interference with Remedial Action. The Grantor shall not engage in or allow any activity on the Property that may impact or interfere with the remedial action and any operation, maintenance, inspection or monitoring of that remedial action without prior written approval from Ecology.

b. Protection of Human Health and the Environment. The Grantor shall not engage in or allow any activity on the Property that may threaten continued protection of human health or the environment without prior written approval from Ecology. This includes, but is not limited to, any activity that exacerbates or creates a new exposure to residual contamination remaining on the Property.

c. Continued Compliance Required. Grantor shall not convey any interest in any portion of the Property without providing for the continued adequate and complete operation, maintenance and monitoring of remedial actions and continued compliance with this Covenant.

d. Leases. Grantor shall restrict any lease for any portion of the Property to uses and activities consistent with this Covenant and notify all lessees of the restrictions on the use of the Property.

e. Activity Inconsistent With Covenant. Grantor must notify and obtain approval from Ecology at least sixty (60) days in advance of any proposed activity or use of the Property in a manner that is inconsistent with this Covenant. Before approving any proposal, Ecology must issue a public notice and provide an opportunity for the public to comment on the proposal. If Ecology approves the proposal, the Covenant will be amended to reflect the change.

f. Preservation of Reference Monuments. Grantor shall make a good faith effort to preserve any reference monuments and boundary markers used to define the areal extent of coverage of this Covenant. Should a monument or marker be damaged or destroyed, Grantor shall have it replaced by a licensed professional surveyor within 30 days of discovery of the damage or destruction.

Section 2. Specific Prohibitions and Requirements.

In addition to the general restrictions in Section 1 of this Covenant, the following additional specific restrictions and requirements shall apply to the Property.

a. Containment of Soil.

The remedial action for the Property is based on containing contaminated soil under a cap consisting of the portions of the existing building on the Property that have been used by automotive businesses and the asphalt and concrete paved surfaces on adjoining rights-of-way between the building and street curb lines near the southern portion of the building. The 25,820-square-foot building occupies the majority of the 29,730-square-foot parcel. The building was originally constructed in 1926 and was renovated in 2016. The 12,080 square feet of the building located in Block 3013 of the survey (Exhibit B) has been continuously used by grocery store businesses on the first floor since 1931 and is not subject to soil containment restrictions. The remaining 13,740 square feet of the building in the vacated North G Street right-of-way and in Block 3014 were used by automotive businesses from 1926 to 2015, prior to expansion of the grocery store after May 2009 and renovation of the building in 2016.

The extent of the cap is illustrated in Exhibit C. The primary purpose of the building cap is to prevent potential contact with contaminated soil and to minimize leaching of contaminants to groundwater. The primary purpose of the pavement cap is to minimize leaching of contaminants

to groundwater. As such, the following restrictions shall apply within the areas illustrated in Exhibit C:

For the building cap, the Grantor shall not alter or remove the existing structures on the Property in any manner that would expose contaminated soil, result in a release to the environment of contaminants, or create a new exposure pathway, without prior written approval of Ecology. Should the Grantor propose to remove all or a portion of the existing structure designated as a cap so that access to the underlying contamination is feasible, Ecology may require treatment or removal of the underlying contaminated soil.

If the Grantor becomes aware of any activities proposed on the adjacent portions of the City of Tacoma right-of-way that will compromise the integrity of the cap including: drilling; digging; piercing the cap with sampling device, post, stake or similar device; grading; excavation; installation of underground utilities; or removal of the cap shall be reported to Ecology in writing within forty-eight (48) hours of notification. The Grantor shall report to Ecology within forty-eight (48) hours of the discovery of any damage to the cap.

b. Compliance Groundwater Monitoring.

Monitoring well MW-11, located inside the building on the Property and shall be monitored every twenty-four (24) months and protected in accordance with the long term groundwater monitoring and cap integrity plan in Exhibit D. The Grantor shall maintain clear access to this device and protect it from damage. The Grantor shall report to Ecology within forty-eight (48) hours of the discovery of any damage to this monitoring device. Unless Ecology approves of an alternative plan in writing, the Grantor shall promptly repair the damage and submit a report documenting this work to Ecology within thirty (30) days of completing the repairs. During each groundwater compliance-monitoring event, the Grantor and/or Grantor's designee shall collect groundwater samples and submit a report to Ecology documenting the methods and results in accordance with the Site Compliance Monitoring Program (Exhibit D).

c. Groundwater Use: Groundwater shall not be extracted at the Site for any purpose other than temporary construction dewatering, investigation, monitoring, or remediation. Drilling of a well for any water supply purpose is strictly prohibited. Groundwater extracted from the Property for any purpose shall be considered potentially contaminated and any discharge of this water shall be done in accordance with state and federal law.

Section 3. Access.

a. The Grantor shall maintain clear access to all remedial action components necessary to construct, operate, inspect, monitor and maintain the remedial action.

b. The Grantor freely and voluntarily grants Ecology and its authorized representatives, upon reasonable notice, the right to enter the Property at reasonable times to evaluate the effectiveness of this Covenant and associated remedial actions, and enforce compliance with this Covenant and those actions, including the right to take samples, inspect any remedial actions conducted on the Property, and to inspect related records.

c. No right of access or use by a third party to any portion of the Property is conveyed by this instrument.

Section 4. Notice Requirements.

a. Conveyance of Any Interest. The Grantor, when conveying any interest in any part of the property, including but not limited to title, easement, leases, and security or other interests, must:

- i. Provide written notice to Ecology of the intended conveyance at least thirty (30) days in advance of the conveyance. This provision does not apply to portions of the building outside in Survey Block 3013, as described in Section 2.a and Exhibits B and C, or to portions of the building on the floors located above the designated building cap. This includes portions of the building with ground floor entrances along Division Avenue. Waiver of this advance notice to Ecology for these transactions does not constitute waiver of this notice for the entire Property nor a waiver of the requirement in Section 4.a.ii to include this notice in any document conveying interest in the Property.
- ii. Include in the conveying document a notice in substantially the following form, as well as a complete copy of this Covenant:

NOTICE: THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL COVENANT GRANTED TO THE WASHINGTON STATE DEPARTMENT OF ECOLOGY ON _____ AND RECORDED WITH THE PIERCE COUNTY AUDITOR UNDER RECORDING NUMBER _____. USES AND ACTIVITIES ON THIS PROPERTY MUST COMPLY WITH THAT COVENANT, A COMPLETE COPY OF WHICH IS ATTACHED TO THIS DOCUMENT.

- iii. Unless otherwise agreed to in writing by Ecology, provide Ecology with a complete copy of the executed document within thirty (30) days of the date of execution of such document.

b. Reporting Violations. Should the Grantor become aware of any violation of this Covenant, Grantor shall promptly report such violation in writing to Ecology.

c. Emergencies. For any emergency or significant change in site conditions due to Acts of Nature (for example, flood or fire) resulting in a violation of this Covenant, the Grantor is authorized to respond to such an event in accordance with state and federal law. The Grantor must notify Ecology in writing of the event and response actions planned or taken as soon as practical but no later than within 24 hours of the discovery of the event.

d. Notification procedure. Any required written notice, approval, reporting or other communication shall be personally delivered or sent by first class mail to the following persons. Any change in this contact information shall be submitted in writing to all parties to this Covenant. Upon mutual agreement of the parties to this Covenant, an alternative to personal delivery or first class mail, such as e-mail or other electronic means, may be used for these communications.

Jonathan Cheng, Manager Stadium Retail LLC 402 W Broadway, Suite 780 San Diego, CA 92101 jcheng@tourmalinecapital.com 619-696-8600	Environmental Covenants Coordinator Washington State Department of Ecology Toxics Cleanup Program P.O. Box 47600 Olympia, WA 98504 – 7600 (360) 407-6000
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Section 5. Modification or Termination.

a. Grantor must provide written notice and obtain approval from Ecology at least sixty (60) days in advance of any proposed activity or use of the Property in a manner that is inconsistent with this Covenant. ¹ For any proposal that is inconsistent with this Covenant and permanently modifies an activity or use restriction at the site: ²

i. Ecology must issue a public notice and provide an opportunity for the public to comment on the proposal; and

ii. If Ecology approves of the proposal, the Covenant must be amended to reflect the change before the activity or use can proceed.

b. If the conditions at the site requiring a Covenant have changed or no longer exist, then the Grantor may submit a request to Ecology that this Covenant be amended or terminated. Any amendment or termination of this Covenant must follow the procedures in MTCA and UECA and any rules promulgated under these chapters.

Section 6. Enforcement and Construction.

a. This Covenant is being freely and voluntarily granted by the Grantor.

b. Within ten (10) days of execution of this Covenant, Grantor shall provide Ecology with an original signed Covenant and proof of recording and a copy of the Covenant and proof of recording to others required by RCW 64.70.070.

c. Ecology shall be entitled to enforce the terms of this Covenant by resort to specific performance or legal process. All remedies available in this Covenant shall be in addition to any and all remedies at law or in equity, including MTCA and UECA. Enforcement of the terms of this Covenant shall be at the discretion of Ecology, and any forbearance, delay or omission to exercise its rights under this Covenant in the event of a breach of any term of this Covenant is not a waiver by Ecology of that term or of any subsequent breach of that term, or any other term in this Covenant, or of any rights of Ecology under this Covenant.

d. The Grantor shall be responsible for all costs associated with implementation of this Covenant. Furthermore, the Grantor, upon request by Ecology, shall be obligated to pay for Ecology's costs to process a request for any modification or termination of this Covenant and any approval required by this Covenant.

e. This Covenant shall be liberally construed to meet the intent of MTCA and UECA.

f. The provisions of this Covenant shall be severable. If any provision in this Covenant or its application to any person or circumstance is held invalid, the remainder of this Covenant or its

¹ Example of inconsistent uses are using the Property for a use not allowed under the covenant (i.e. mixed residential and commercial use on a property restricted to industrial uses), OR drilling a water supply well when use of the groundwater for water supply is prohibited by the covenant.

² An example of an activity that is unlikely to be considered a permanent modification is a proposal to disturb a cap to repair an existing underground utility that passes through the site. However, installing a new underground utility within a capped area would be a permanent change.

application to any person or circumstance is not affected and shall continue in full force and effect as though such void provision had not been contained herein.

g. A heading used at the beginning of any section or paragraph or exhibit of this Covenant may be used to aid in the interpretation of that section or paragraph or exhibit but does not override the specific requirements in that section or paragraph.

The undersigned Grantor warrants he/she holds the title to the Property and has authority to execute this Covenant.

EXECUTED this 29 day of November, 2017.

Jonathan Cheng

by: Jonathan Cheng

Title: Manager, Stadium Retail LLC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

On November 29, 2017, before me, Jennifer Schell, a Notary Public, personally appeared Jonathan Cheng, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]

Jennifer Schell
Notary in and for the State of California



The Department of Ecology, hereby accepts the status as GRANTEE and HOLDER of the above Environmental Covenant.

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

by: Rebecca S. Lawson

Title: SWRO Section Manager

Dated: 12/7/2017

STATE ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Thurston

On this 7th day of December, 2017, I certify that Rebecca S. Lawson personally appeared before me, acknowledged that **he/she** is the Toxic Program Manager of the state agency that executed the within and foregoing instrument, and signed said instrument by free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that **he/she** was authorized to execute said instrument for said state agency.

Lorna L. Gadwa
Notary Public in and for the State of Washington

Residing at Olympia, WA

My appointment expires 9-17-2019

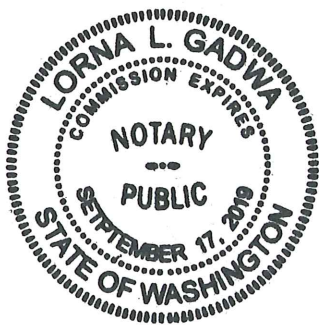


Exhibit A

LEGAL DESCRIPTION

That portion of Blocks 3013 and 3014, Map of New Tacoma, W.T., according to the plat thereof recorded February 3, 1875, in Pierce County, Washington; together with that portion of North "G" Street lying between said Blocks 3013 and 3014 vacated by Ordinance Number 65 of the City of Tacoma; also together with that vacated portion of the southeasterly 5.2 feet of North 1st Street lying northwesterly of and abutting Lot 1, Block 3013, as vacated by City of Tacoma Ordinance No. 25654;

Lying southwesterly of the following described line:

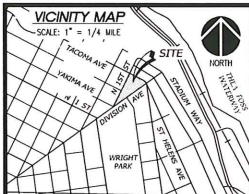
Commencing at the most northly corner of said Block 3013;
Thence along the margin of North 1st Street as vacated by said Ordinance No. 25654 north 63°01'48" west, 5.20 feet;
Thence continuing along said margin south 27°00'49" west, 16.42 feet to the point of beginning;
Thence south 63°01'48" east, 28.21 feet;
Thence south 10°23'24" east, 18.28 feet;
Thence south 62°54'47" east, 107.48 feet;
Thence north 27°59'16" east, 31.18 feet to the north line of aforesaid Block 3013;
Thence along said north line south 63°01'48" east, 45.86 feet to the northeast corner of aforesaid Block 3013 and the terminus of this described line.

Mapped as Revised Parcel B in boundary survey performed by Sitts & Hill Engineers, Inc. in March 2013 (See Exhibit B).

Exhibit B

PROPERTY MAP

Record of Survey under AFN 201307095003



OWNER'S STATEMENT
THIS BOUNDARY LINE ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

DAVID SHAW _____ BARBARA SHAW _____
I HEREBY CERTIFY THAT THE ABOVE INDIVIDUAL(S) SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2013.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT _____

CITY OF TACOMA
BOUNDARY LINE ADJUSTMENT
NO. MPD 2013-4000200026

PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 21 N, RANGE 3 E, WILLAMETTE MERIDIAN

ORIGINAL TRACT _____
ASSESSOR'S PARCEL NO. 203012-003-0, 203012-004-0

PDS DIRECTOR
APPROVED IN COMPLIANCE WITH CHAPTER 13.04 OF THE OFFICIAL CODE OF THE CITY OF TACOMA.

PDS DIRECTOR _____ DATE _____

APPROVED FOR RECORDING

CITY SURVEYOR _____ DATE _____

CITY TREASURER
I HEREBY CERTIFY THAT ALL DELINQUENT ASSESSMENTS HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

CITY TREASURER _____ DATE _____

ASSESSOR / TREASURER
I HEREBY CERTIFY THAT ALL DELINQUENT ASSESSMENTS HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

ASSESSOR / TREASURER _____ DATE _____

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____, 2013, AT _____ M. IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____

AUDITOR'S FEE NO. _____
FEE _____

DEPUTY _____ COUNTY AUDITOR _____

OWNER'S STATEMENT
THIS BOUNDARY LINE ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

ZONA WICKHAM _____
I HEREBY CERTIFY THAT THE ABOVE INDIVIDUAL(S) SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2013.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT _____

REVISED DESCRIPTIONS

REVISED PARCEL A
THAT PORTION OF BLOCK 3012, MAP OF NEW TACOMA, W.T., ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1875, IN PIERCE COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF THE ALLEY LYING BETWEEN SAID BLOCK 3012 AND BLOCK 3013 VACATED BY ORDINANCE NUMBER 106 OF THE CITY OF TACOMA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE MOST NORTHERLY CORNER OF AFORESAID BLOCK 3012; THENCE SOUTHWESTERLY, ALONG THE NORTHWESTERLY LINE OF AFORESAID BLOCK 3012, 78.80 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTHWESTERLY, ALONG THE NORTHWESTERLY LINE OF AFORESAID BLOCK 3012 AND ITS SOUTHWESTERLY EXTENSION, 61 FEET;
THENCE SOUTHEASTERLY, PARALLEL TO THE NORTHEASTERLY LINE OF AFORESAID BLOCK 3012, 130 FEET;
THENCE NORTHEASTERLY, PARALLEL TO THE NORTHWESTERLY LINE OF AFORESAID BLOCK 3012, 61 FEET;
THENCE NORTHWESTERLY, 130 FEET TO THE TRUE POINT OF BEGINNING.

REVISED PARCEL C
THAT PORTION OF BLOCKS 3012 AND 3013, MAP OF NEW TACOMA, W.T., ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1875, IN PIERCE COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF THE ALLEY LYING BETWEEN SAID BLOCKS 3012 AND 3013 VACATED BY ORDINANCE NUMBER 106 OF THE CITY OF TACOMA; ALSO TOGETHER WITH THAT VACATED PORTION OF THE SOUTHEASTERLY 5.2 FEET OF NORTH 1ST STREET LYING NORTHWESTERLY OF AND ABUTTING LOT 1, BLOCK 3013, AS VACATED BY CITY OF TACOMA ORDINANCE NUMBER 25654;
LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 3013;
THENCE CONTINUE ALONG SAID MARGIN SOUTH 2700'49" WEST, 16.42 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 63'01'48" EAST, 28.21 FEET;
THENCE SOUTH 102'32'24" EAST, 18.28 FEET;
THENCE SOUTH 62'54'47" EAST, 107.48 FEET;
THENCE NORTH 27'59'16" EAST, 31.18 FEET TO THE NORTH LINE OF AFORESAID BLOCK 3013;
THENCE ALONG SAID NORTH LINE SOUTH 63'01'48" EAST, 45.86 FEET TO THE NORTHEAST CORNER OF AFORESAID BLOCK 3013 AND THE TERMINUS OF THIS DESCRIBED LINE.

OWNER'S STATEMENT
THIS BOUNDARY LINE ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

DARRELL WICKHAM _____ LOS WICKHAM _____
I HEREBY CERTIFY THAT THE ABOVE INDIVIDUAL(S) SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2013.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT _____

REVISED PARCEL B

THAT PORTION OF BLOCKS 3013 AND 3014, MAP OF NEW TACOMA, W.T., ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1875, IN PIERCE COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF NORTH "C" STREET LYING BETWEEN SAID BLOCKS 3013 AND 3014 VACATED BY ORDINANCE NUMBER 65 OF THE CITY OF TACOMA; ALSO TOGETHER WITH THAT VACATED PORTION OF THE SOUTHEASTERLY 5.2 FEET OF NORTH 1ST STREET LYING NORTHWESTERLY OF AND ABUTTING LOT 1, BLOCK 3013, AS VACATED BY CITY OF TACOMA ORDINANCE NO. 25654;
LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 3013;
THENCE ALONG THE MARGIN OF NORTH 1ST STREET AS VACATED BY SAID ORDINANCE NO. 25654 NORTH 63'01'48" WEST, 5.20 FEET;
THENCE CONTINUE ALONG SAID MARGIN SOUTH 2700'49" WEST, 16.42 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 63'01'48" EAST, 28.21 FEET;
THENCE SOUTH 102'32'24" EAST, 18.28 FEET;
THENCE SOUTH 62'54'47" EAST, 107.48 FEET;
THENCE NORTH 27'59'16" EAST, 31.18 FEET TO THE NORTH LINE OF AFORESAID BLOCK 3013;
THENCE ALONG SAID NORTH LINE SOUTH 63'01'48" EAST, 45.86 FEET TO THE NORTHEAST CORNER OF AFORESAID BLOCK 3013 AND THE TERMINUS OF THIS DESCRIBED LINE.

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE MOST NORTHERLY CORNER OF BLOCK 3012, SAID PLAT;
THENCE ON THE WESTERLY LINE OF SAID BLOCK SOUTH 25'30" WEST 78.80 FEET;
THENCE PARALLEL TO THE NORTHERLY LINE OF SAID BLOCK SOUTH 64'30" EAST 179.56 FEET;
THENCE SOUTH 78'07" EAST 58.74 FEET TO THE EASTERLY LINE OF SAID BLOCK;
THENCE ON SAID EASTERLY LINE NORTH 53'00" EAST 75.71 FEET TO SAID NORTHERLY LINE OF BLOCK;
THENCE NORTH 64'30" WEST 272.49 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
COMMENCING AT THE MOST NORTHERLY CORNER OF AFORESAID BLOCK 3012; THENCE SOUTHWESTERLY, ALONG THE NORTHWESTERLY LINE OF AFORESAID BLOCK 3012, 78.80 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTHWESTERLY, ALONG THE NORTHWESTERLY LINE OF AFORESAID BLOCK 3012 AND ITS SOUTHWESTERLY EXTENSION, 61 FEET;
THENCE SOUTHEASTERLY, PARALLEL TO THE NORTHEASTERLY LINE OF AFORESAID BLOCK 3012, 130 FEET;
THENCE NORTHEASTERLY, PARALLEL TO THE NORTHWESTERLY LINE OF AFORESAID BLOCK 3012, 61 FEET;
THENCE NORTHWESTERLY, 130 FEET TO THE TRUE POINT OF BEGINNING.

ORIGINAL DESCRIPTIONS

PARCEL A
(PN 2030120030, 6880 SQ. FT.)
THAT PORTION OF BLOCK 3012, MAP OF NEW TACOMA, WASHINGTON TERRITORY, ACCORDING TO THE PLAT THEREOF FILED ON FEBRUARY 3, 1875 IN THE OFFICE OF THE COUNTY AUDITOR, RECORDS OF PIERCE COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF VACATED ALLEY;
TOGETHER WITH THAT PORTION OF THE VACATED NORTH "C" STREET, LYING BETWEEN BLOCKS 3012 AND 3013 OF SAID PLAT, DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST NORTHERLY CORNER OF AFORESAID BLOCK 3012; THENCE SOUTHWESTERLY, ALONG THE NORTHWESTERLY LINE OF AFORESAID BLOCK 3012, 78.80 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTHWESTERLY, ALONG THE NORTHWESTERLY LINE OF AFORESAID BLOCK 3012 AND ITS SOUTHWESTERLY EXTENSION, 61 FEET;
THENCE SOUTHEASTERLY, PARALLEL TO THE NORTHEASTERLY LINE OF AFORESAID BLOCK 3012, 130 FEET;
THENCE NORTHEASTERLY, PARALLEL TO THE NORTHWESTERLY LINE OF AFORESAID BLOCK 3012, 61 FEET;
THENCE NORTHWESTERLY, 130 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B
(PN 2030120040, 46,228 SQ. FT.)
ALL OF BLOCKS 3012, 3013 AND 3014, MAP OF NEW TACOMA, W.T., ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1875, IN PIERCE COUNTY, WASHINGTON;
ALSO THAT PORTION OF NORTH "C" STREET LYING BETWEEN SAID BLOCKS 3013 AND 3014 VACATED BY ORDINANCE NUMBER 65 OF THE CITY OF TACOMA, AND THAT PORTION OF ALLEY LYING BETWEEN SAID BLOCKS 3012 AND 3013 VACATED BY ORDINANCE NUMBER 106 OF THE CITY OF TACOMA;
ALSO THAT VACATED PORTION OF THE SOUTHEASTERLY 5.2 FEET OF NORTH 1ST STREET LYING NORTHWESTERLY OF AND ABUTTING LOT 1, BLOCK 3013, AS VACATED BY CITY OF TACOMA ORDINANCE NUMBER 25654;
EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE MOST NORTHERLY CORNER OF BLOCK 3012, SAID PLAT;
THENCE ON THE WESTERLY LINE OF SAID BLOCK SOUTH 25'30" WEST 78.80 FEET;
THENCE PARALLEL TO THE NORTHERLY LINE OF SAID BLOCK SOUTH 64'30" EAST 179.56 FEET;
THENCE SOUTH 78'07" EAST 58.74 FEET TO THE EASTERLY LINE OF SAID BLOCK;
THENCE ON SAID EASTERLY LINE NORTH 53'00" EAST 75.71 FEET TO SAID NORTHERLY LINE OF BLOCK;
THENCE NORTH 64'30" WEST 272.49 FEET TO THE POINT OF BEGINNING.

APPROVAL NOTES

1. UPON RECORDING THE PLA, THE EXISTING STADIUM THRIFTWAY BUILDING WILL NO LONGER COMPLY WITH CURRENT BUILDING CODES. BUILDING PERMIT APPLICATIONS FOR CONSTRUCTION ON PARCEL B OR C MUST INCLUDE DEMONSTRATION THAT THE STADIUM THRIFTWAY WILL COMPLY WITH CURRENT BUILDING CODES, INCLUDING THE FOLLOWING CODE ANALYSIS:
A. SHOW THAT THE BUILDING CONFORMS TO ALLOWABLE AREAS FOR THE OCCUPANCY GROUPS AND TYPE OF CONSTRUCTION, PURSUANT TO INTERNATIONAL BUILDING CODE (IBC) CHAPTER 5.
B. SHOW THAT THE BUILDING CONFORMS FOR FIRE-RESISTIVE WALLS, OPENINGS, AND PROJECTIONS PURSUANT TO IBC SECTION 705.
C. SHOW THAT THE EXISTING CONFORMS TO IBC SECTION 1027.
AS AN ALTERNATIVE, A NO-BUILD EASEMENT ON PARCEL C, THE SIZE OF WHICH MUST BE APPROVED BY THE CITY OF TACOMA, MAY SATISFY THE CODE REQUIREMENTS.

APPROVED FOR RECORDING

CITY SURVEYOR _____ DATE _____

CITY TREASURER
I HEREBY CERTIFY THAT ALL DELINQUENT ASSESSMENTS HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

CITY TREASURER _____ DATE _____

ASSESSOR / TREASURER
I HEREBY CERTIFY THAT ALL DELINQUENT ASSESSMENTS HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

ASSESSOR / TREASURER _____ DATE _____

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____, 2013, AT _____ M. IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____

AUDITOR'S FEE NO. _____
FEE _____

DEPUTY _____ COUNTY AUDITOR _____

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF GLE WICKHAM IN FEBRUARY 2013.

MICHAEL A. MCEVILLY, PLS 44639

DATE _____

THIS BOUNDARY LINE ADJUSTMENT IS NOT A PLAT, REPLAT OR SUBDIVISION

NAME & ADDRESS-ORIGINAL TRACT OWNERS

NAME: ZONA WICKHAM, DARRELL & LOS WICKHAM, DAVID & BARBARA SHAW

ADDRESS 1 608 TO 610 NORTH 1ST STREET

ADDRESS 2 633 DIVISION AVENUE 7P 98409

EXISTING ZONING: MEX - NEIGHBORHOOD COMMERCIAL MIXED USE

SOURCE OF WATER: CITY OF TACOMA

SEWER SYSTEM: CITY OF TACOMA, MIXED

WIDTH & TYPE OF ACCESS: 100' & 80' PUBLIC ROW

NO. OF ADJUSTED PARCELS: 2

SCALE: 1" = 40' JOB NO. 15571

DRAWN BY: JLM CHECKED BY: MAN SHEET NO. 1

SITTS & HILL ENGINEERS, INC.
CIVIL ■ STRUCTURAL ■ SURVEYING
4815 CENTER STREET ■ TACOMA, WA 98409 ■ (253) 474-9449

CITY OF TACOMA BOUNDARY LINE ADJUSTMENT NO. MPD2013-4000200026

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 32,
TOWNSHIP 21 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF TACOMA, PIERCE COUNTY, WASHINGTON

ORIGINAL DESCRIPTIONS

PARCEL A

(PN 2002020030, 4,880 SQ. FT.)
THAT PORTION OF BLOCK 3012, MAP OF NEW TACOMA, WASHINGTON TERRITORY, ACCORDING TO THE PLAT THEREOF FILED ON
FEBRUARY 3, 1975 IN THE OFFICE OF THE COUNTY AUDITOR, RECORDS OF PIERCE COUNTY, WASHINGTON,
TOGETHER WITH THAT PORTION OF VACATED ALLEY,
TOGETHER WITH THAT PORTION OF THE VACATED NORTH "G" STREET, LYING BETWEEN BLOCKS 3012 AND 3013 OF SAID PLAT,
DESCRIBED AS FOLLOWS:

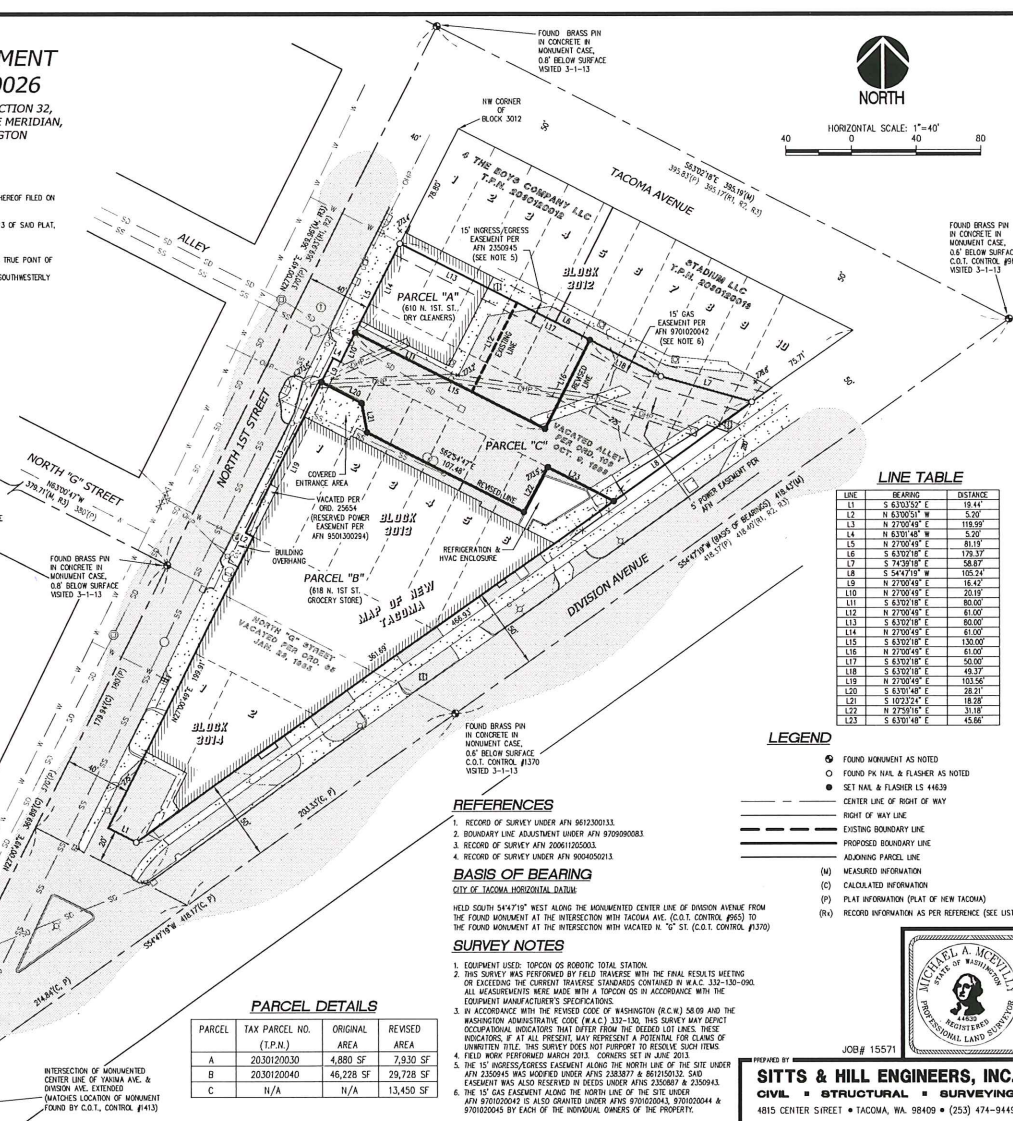
BEGINNING AT THE MOST NORTHERLY CORNER OF AFORESAID BLOCK 3012;
THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF AFORESAID BLOCK 3012, 78.80 FEET TO THE TRUE POINT OF
BEGINNING;
THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF AFORESAID BLOCK 3012 AND ITS SOUTHWESTERLY
EXTENSION, 61 FEET;
THENCE SOUTHWESTERLY, PARALLEL TO THE NORTHERLY LINE OF AFORESAID BLOCK 3012, 80 FEET;
THENCE NORTHEASTERLY, PARALLEL TO THE NORTHERLY LINE OF AFORESAID BLOCK 3012, 61 FEET;
THENCE NORTHWESTERLY, 80 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B

(PN 2002020040, 46,228 SQ. FT.)
ALL OF BLOCKS 3012, 3013 AND 3014, MAP OF NEW TACOMA, W.T., ACCORDING TO THE PLAT
THEREOF RECORDED FEBRUARY 3, 1975, IN PIERCE COUNTY, WASHINGTON;
ALSO THAT PORTION OF NORTH "G" STREET LYING BETWEEN SAID BLOCKS 3013 AND 3014 VACATED BY
ORDINANCE NUMBER 65 OF THE CITY OF TACOMA, AND THAT PORTION OF ALLEY LYING BETWEEN SAID
BLOCKS 3012 AND 3013 VACATED BY ORDINANCE NUMBER 106 OF THE CITY OF TACOMA;

ALSO THAT VACATED PORTION OF THE SOUTHEASTERLY 5.2 FEET OF NORTH 1ST STREET
LYING NORTHWESTERLY OF AND ADJOINING LOT 1, BLOCK 3013, AS VACATED BY
CITY OF TACOMA ORDINANCE NUMBER 25654;

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE MOST NORTHERLY CORNER OF
BLOCK 3012, SAID PLAT;
THENCE ON THE WESTERLY LINE OF SAID BLOCK
SOUTH 25° 30' WEST 78.80 FEET;
THENCE PARALLEL TO THE NORTHERLY LINE OF SAID
BLOCK SOUTH 64° 30' EAST 179.56 FEET;
THENCE SOUTH 76° 07' EAST 58.74 FEET TO THE
EASTERN LINE OF SAID BLOCK;
THENCE ON SAID EASTERLY LINE NORTH 53° 20' EAST
75.71 FEET TO SAID NORTHERLY LINE OF BLOCK;
THENCE NORTH 64° 30' WEST 272.49 FEET
TO THE POINT OF BEGINNING.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 63°02'52" E	19.44
L2	N 63°02'51" W	5.00
L3	N 27°02'49" E	118.99
L4	N 63°02'48" W	5.00
L5	N 27°02'49" E	81.19
L6	S 63°02'48" E	179.37
L7	S 74°27'19" E	58.87
L8	S 54°47'19" W	105.24
L9	N 27°02'49" E	116.42
L10	N 27°02'49" E	20.12
L11	S 63°02'48" E	80.00
L12	N 27°02'49" E	61.00
L13	S 63°02'48" E	60.00
L14	N 27°02'49" E	41.00
L15	S 63°02'48" E	120.00
L16	N 27°02'49" E	61.00
L17	S 63°02'48" E	50.00
L18	S 63°02'48" E	45.37
L19	N 27°02'49" E	103.56
L20	S 63°02'48" E	28.21
L21	S 10°23'24" E	18.28
L22	N 27°02'49" E	31.18
L23	S 63°02'48" E	45.86

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND P.N. NAIL & FLASHER AS NOTED
- SET NAIL & FLASHER LS 44639
- CENTER LINE OF RIGHT OF WAY
- RIGHT OF WAY LINE
- EXISTING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- ADJOINING PARCEL LINE
- (M) MEASURED INFORMATION
- (C) CALCULATED INFORMATION
- (P) PLAT INFORMATION (PLAT OF NEW TACOMA)
- (R) RECORD INFORMATION AS PER REFERENCE (SEE LIST)

REFERENCES

1. RECORD OF SURVEY UNDER APN 9412200033
2. BOUNDARY LINE ADJUSTMENT UNDER APN 9709900083
3. RECORD OF SURVEY APN 200611000033
4. RECORD OF SURVEY UNDER APN 9004800013

BASIS OF BEARING

CITY OF TACOMA HORIZONTAL DATUM
HELD SOUTH 54°47'19" WEST ALONG THE MONUMENTED CENTER LINE OF DIVISION AVENUE FROM
THE FOUND MONUMENT AT THE INTERSECTION WITH TACOMA AVE. (C.O.T. CONTROL #652) TO
THE FOUND MONUMENT AT THE INTERSECTION WITH VACATED N. "G" ST. (C.O.T. CONTROL #1370)

SURVEY NOTES

1. EQUIPMENT USED: TOPCON OS 800003 TOTAL STATION
2. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH THE FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRIANGULAR STANDARDS CONTAINED IN W.A.C. 319-130-090. ALL MEASUREMENTS WERE MADE WITH A TOPCON OS IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
3. IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON (R.C.W.) 58.09 AND THE WASHINGTON ADMINISTRATIVE CODE (W.A.C.) 312-130, THIS SURVEY MAY DEPICT OCCASIONAL INDICATORS THAT DIFFER FROM THE DECEASED LOT LINES THESE INDICATORS, IF AT ALL PRESENT, MAY REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT PURPORT TO RESOLVE SUCH CLAIMS.
4. FIELD WORK PERFORMED MARCH 2013. CORNERS SET IN JUNE 2013.
5. THE 15' INGRESS/EGRESS EASEMENT ALONG THE NORTH LINE OF THE SITE UNDER APN 2350945 WAS SHOWN UNDER APNS 2350877 & 80125015. SAID EASEMENT WAS ALSO RESERVED IN DEEDS UNDER APNS 2350867 & 2350943.
6. THE 15' GAS EASEMENT ALONG THE NORTH LINE OF THE SITE UNDER APN 9701020042 IS ALSO GRANTED UNDER APNS 9701020043, 9701020044 & 9701020045 BY EACH OF THE INDIVIDUAL OWNERS OF THE PROPERTY.

PARCEL DETAILS

PARCEL	TAX PARCEL NO. (T.P.N.)	ORIGINAL AREA	REVISED AREA
A	2030120030	4,880 SF	7,930 SF
B	2030120040	46,228 SF	29,728 SF
C	N/A	N/A	13,450 SF



PREPARED BY
SITTS & HILL ENGINEERS, INC.
CIVIL & STRUCTURAL SURVEYING
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Exhibit C

MAP ILLUSTRATING LOCATION OF RESTRICTIONS

LIST OF FIGURES

FIGURE 1 – BUILDING CAP AND PAVEMENT CAP LOCATIONS

FIGURE 2 – SAMPLE LOCATIONS AND DETAILS NEAR FORMER PAINT BOOTH

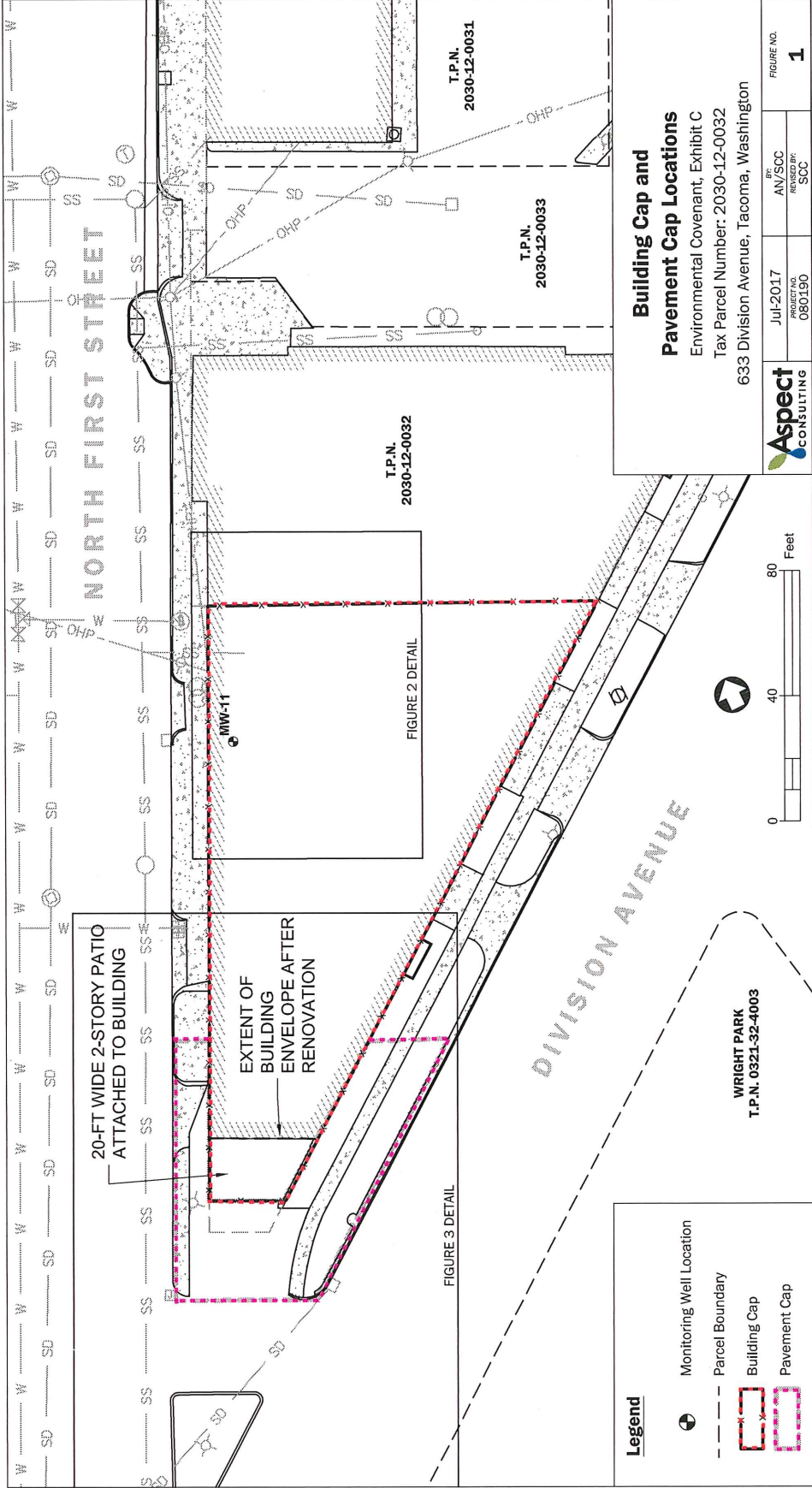
FIGURE 3 – SAMPLE LOCATIONS AND DETAILS AT FORMER SOUTH GAS STATION

LIST OF TABLES

TABLE 1 – SOIL SAMPLE RESULTS NEAR FORMER PAINT BOOTH

TABLE 2 – GROUNDWATER SAMPLE RESULTS FROM MW-11 NEAR FORMER PAINT BOOTH

TABLE 3 – SOIL SAMPLE RESULTS AT SOUTH GAS STATION



Aspect CONSULTING

PROJECT NO. 080190

REVISED BY: SCC

DATE: Jul-2017

FIGURE NO. **1**

Building Cap and Pavement Cap Locations
 Environmental Covenant, Exhibit C
 Tax Parcel Number: 2030-12-0032
 633 Division Avenue, Tacoma, Washington

Legend

- Monitoring Well Location
- Parcel Boundary
- Building Cap
- Pavement Cap

WRIGHT PARK
T.P.N. 0321-32-4003

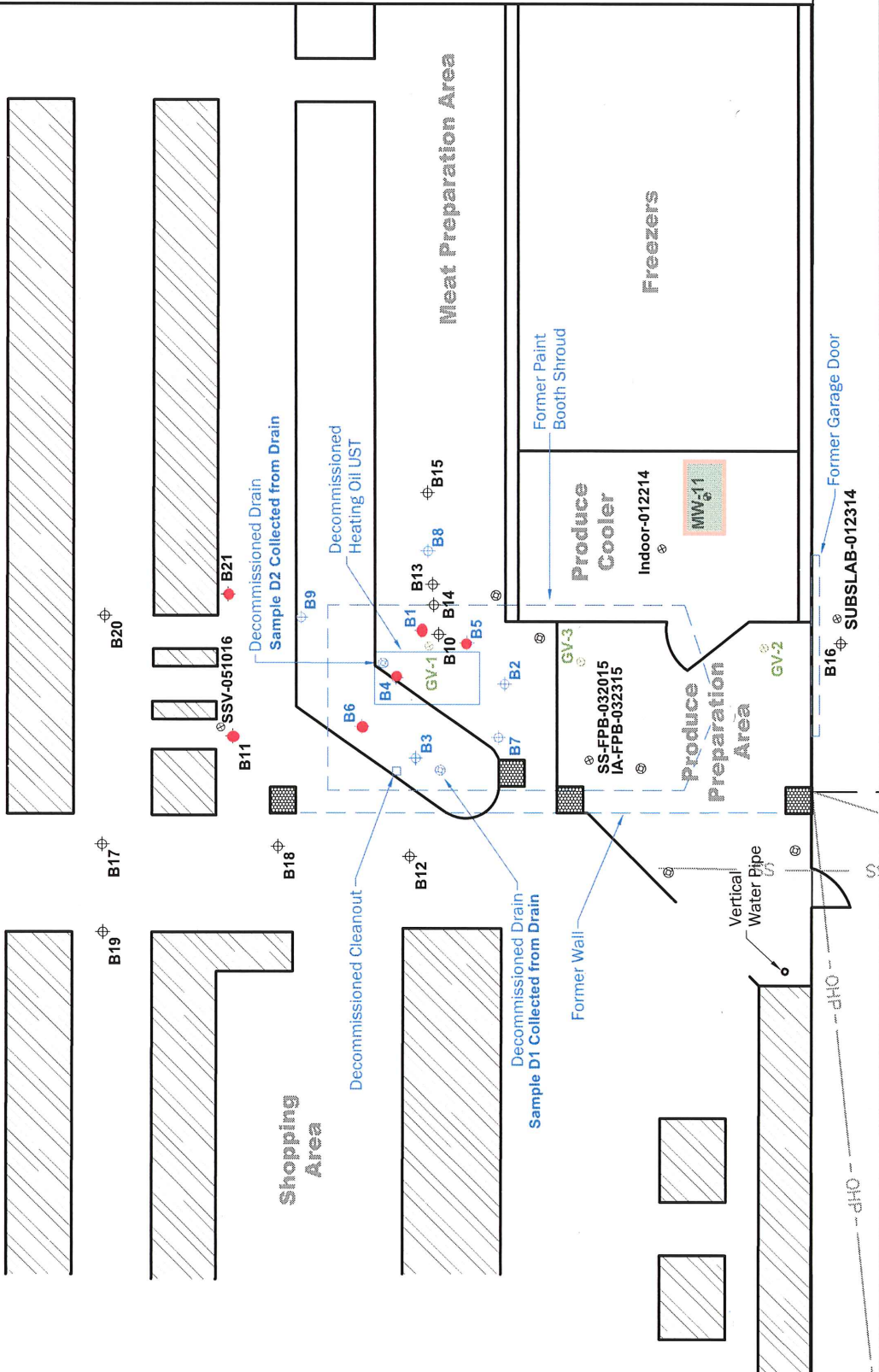
0 40 80 Feet

Stadium Thriftway Grocery Store



Vacant Tenant Space Under Redevelopment

- Notes:
- Locations of Bison 1994 sample points, paint shroud, heating oil UST, and drains estimated from site sketch and reconciled with 2015 observations.
 - Locations of sub-slab vapor samples GV-1 through GV-3 are estimated from an aerial photograph and have poor, unknown accuracy (Stemen, 2008)



Sample Locations and Details Near Former Paint Booth

Remedial Investigation/Feasibility Study
Former Walker Chevrolet (VCP No. SW1040)
633 Division Avenue, Tacoma, Washington



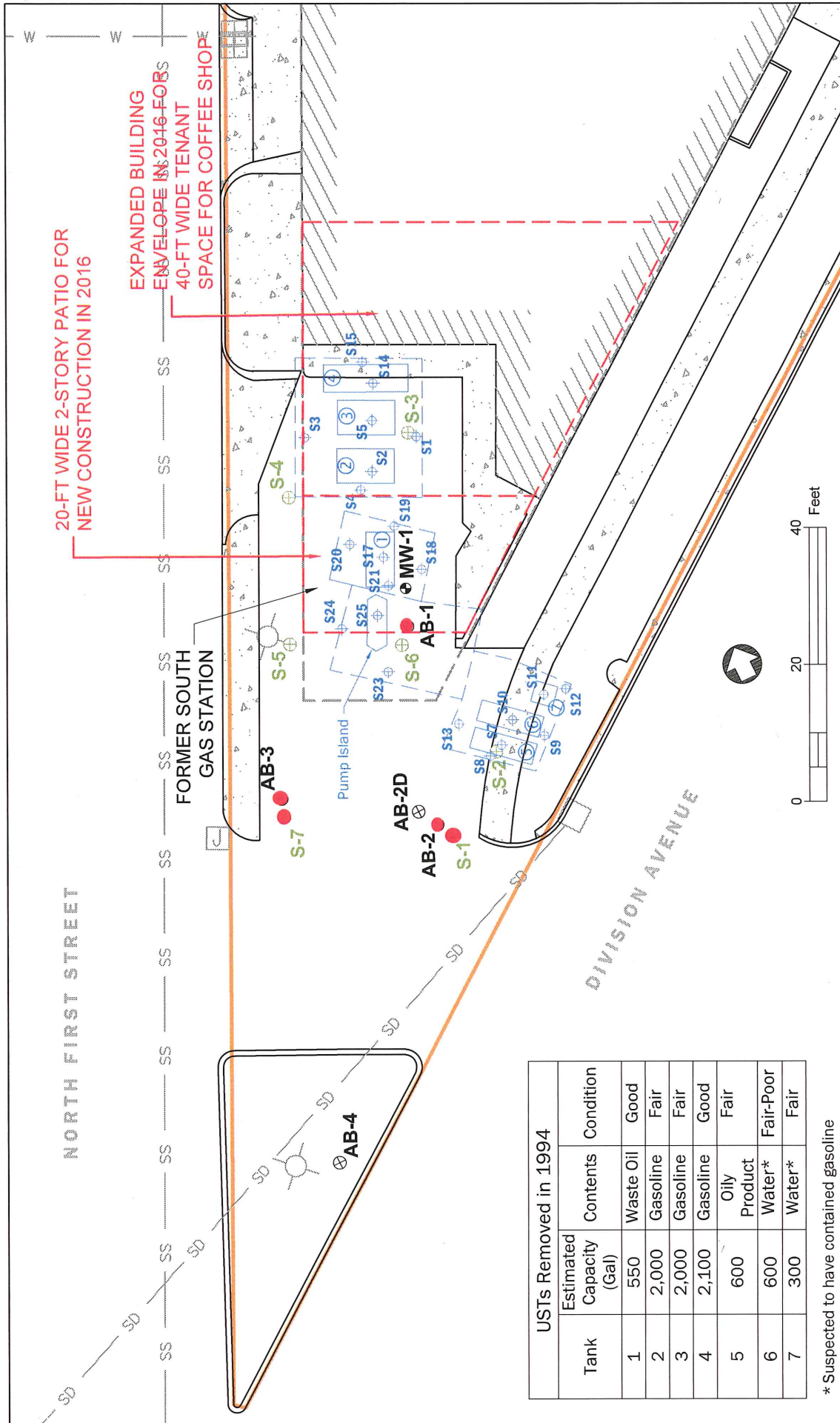
JUL-2017
PROJECT NO. 080190

BY: AN/SCC
REVISED BY: SCC

FIGURE NO. 2

Legend

- Sub-Slab/Indoor Vapor Point Location
- Sub-Slab/Indoor Vapor Point Location (Stemen, 2008)
- Monitoring Well Location
- Floor Drain Location
- Test Boring Location (Bison, 1994)
- Test Boring Location (Aspect, 2016)
- Structural Column
- Merchandise Shelving
- Ground Water Compliance Sampling Point
- Soil Samples with COC Concentrations above MTC A CULs



USTs Removed in 1994		
Tank	Estimated Capacity (Gal)	Contents
1	550	Waste Oil
2	2,000	Gasoline
3	2,000	Gasoline
4	2,100	Gasoline
5	600	Oily Product
6	600	Water*
7	300	Water*

* Suspected to have contained gasoline

Legend

- ⊗ Soil Boring Location (Aspect, 2013 & 2015)
- ⊗ Soil Boring Location (Stemen, 2006)
- ⊗ Monitoring Well Location
- ⊕ Excavation Confirmation Sample Location (Bison, 1994)
- Excavation Area
- ⑤ Tank Location and Number
- Soil Sample with COC Concentrations above MTCA Method A CULs

Sample Locations and Details at Former South Gas Station
 Remedial Investigation/Feasibility Study
 Former Walker Chevrolet (VCP No. SW1040)
 633 Division Avenue, Tacoma, Washington

Aspect CONSULTING

JUL-2017
 PROJECT NO. 080190

BY: AN/SCC
 REVISED BY: SCC

FIGURE NO. **3**

Table 1 - Soil Sample Results Near Former Paint Booth, Pierce County Tax Parcel No. 2030-12-0032, 633 Division Avenue, Tacoma, Washington

Description/Chemical Name	Laboratory Method	Soil, MTCA Method A, Unrestricted Land Use, Table Value (mg/kg)	Soil, MTCA Method B, Table Value (mg/kg)	D1 7/30/1994 Sediment Inside Drain	D2 7/30/1994 Sediment Inside Drain	B1-5.5 8/3/1994 5.5 ft	B2-5.5 8/3/1994 5.5 ft	B3-2 8/3/1994 2 ft	B4-3 8/3/1994 3 ft	B5-5 9/6/1994 5 ft	B5-7.5 9/6/1994 7.5 ft	B5-9 9/6/1994 9 ft	B5-10 9/6/1994 10 ft
Total Petroleum Hydrocarbons (TPH)													
TPH, Gasoline-Range (mg/kg)	NWTPH-Gx	100											
TPH, Diesel-Range (mg/kg)	NWTPH-Dx	2,000											
TPH, Motor Oil-Range (mg/kg)	NWTPH-Dx	2,000											
TPH, Gasoline-Range (mg/kg)	WTPH-HCID, 418.1	100								20 U			20 U
TPH, Diesel-Range (mg/kg)	WTPH-HCID, 418.1	2,000								50 U			50 U
TPH, Heavy Oil-Range (mg/kg)	WTPH-HCID, 418.1	2,000								390			260
TPH, undifferentiated (mg/kg)	418.1	100				8,000	79	96	480	2,500	4,400		
Volatile Petroleum Compounds													
Benzene (mg/kg)	8260C	0.03	18.2	0.59	0.025 U	0.23 U		0.005 U	0.005 U	0.005 U			0.024
Toluene (mg/kg)	8260C	7	6,400	20	0.025 U	85		0.013	0.007	0.096 B			0.72 B
Ethylbenzene (mg/kg)	8260C	6	8,000	40	0.025 U	2.2		0.005 U	0.005 U	0.005 U			0.13
Xylenes total (mg/kg)	8260C	9	16,000	79	0.19	143		0.005 J	0.006	0.01			0.79
Fuel Additives and Blending Compounds													
1,2-Dibromoethane (EDB; mg/kg)	8260C	0.005	0.5	1 U	0.05 U	0.46 U		0.01 U	0.01 U	0.01 U			0.01 U
1,2-Dichloroethane (EDC; mg/kg)	8260C		11	0.5 U	0.025 U	0.23 U		0.005 U	0.005 U	0.005 U			0.005 U
Methyl tert-butyl ether (MTBE; mg/kg)	8260C	0.1	555.6	NR	NR	NR		NR	NR	NR			NR
Lead (mg/kg)	200.8	250		2,140	918	25							
Other Petroleum Compounds													
n-Butylbenzene (mg/kg)	8260C		4,000	17	0.025 U	0.45		0.005 U	0.005 U	0.005 U			0.015
sec-Butylbenzene (mg/kg)	8260C			14	0.025 U	0.45		0.005 U	0.005 U	0.005 U			0.022
Isopropylbenzene (mg/kg)	8260C			18	0.025 U	1.6		0.005 U	0.005 U	0.005 U			0.05
p-Isopropyltoluene (mg/kg)	8260C			15	0.025 U	0.48		0.005 U	0.005 U	0.005 U			0.015
Methylene chloride	8260C	0.02	480	2 U	0.475	0.92 U		0.02 U	0.02 U	0.026 B			0.028 B
4-Methyl-2-pentanone (MIBK) (mg/kg)	8260C			3.8 J	0.025 U	2.3 U		0.05 U	0.05 U	0.05 U			0.05 U
Naphthalene (mg/kg)	8260C	5	1,600	0.93 B	0.053 B	1.1		0.005 U	0.005 U	0.005 U			0.005 U
n-Propylbenzene (mg/kg)	8260C		8,000	54	0.025 U	1.5		0.005 U	0.005 U	0.005 U			0.08
1,2,4-Trimethylbenzene (mg/kg)	8260C			175	0.072 U	11		0.005 U	0.005 U	0.005 U			0.13
1,3,5-Trimethylbenzene (mg/kg)	8260C		800	66	0.064	5		0.005 U	0.005 U	0.005 U			0.07

Table 1 - Soil Sample Results Near Former Paint Booth, Pierce County Tax Parcel No. 2030-12-0032, 633 Division Avenue, Tacoma, Washington

Description/Chemical Name	Laboratory Method	Soil, MTCA Method A, Unrestricted Land Use, Table Value (mg/kg)	Soil, MTCA Method B, Table Value (mg/kg)	D1		D2		B1-5.5	B2-5.5	B3-2	B4-3	B5-5	B5-7.5	B5-9	B5-10
				7/30/1994	Sediment Inside Drain	7/30/1994	Sediment Inside Drain								
Chlorinated VOCs															
Tetrachloroethylene (mg/kg)	8260C	0.05	476	2.1	0.025 U	0.21 J	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.053
Trichloroethylene (mg/kg)	8260C	0.03	12	0.5 U	0.025 U	0.23 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U
cis-1,2-dichloroethylene (mg/kg)	8260C	-	160	0.5 U	0.025 U	0.23 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U
Vinyl chloride (mg/kg)	8260C	-	0.67	1 U	0.05 U	0.46 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U	0.01 U
Chlorobenzene (mg/kg)	8260C	-	1,600	2.1	0.025 U	0.23 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U
1,2-Dichlorobenzene (mg/kg)	8260C	-	7,200	103	0.025 U	0.23 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U
1,4-Dichlorobenzene (mg/kg)	8260C	-	5,600	82	0.025 U	0.23 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U	0.005 U
Polycyclic Aromatic Hydrocarbons															
carcinogenic PAHs TEQ (mg/kg) (calculated)	8270D SIM	0.1													
Polychlorinated biphenyls (PCBs)															
Polychlorinated biphenyl (PCB) mixtures	8082A	1	0.5												
Metals															
Arsenic (mg/kg)	200.8	20	0.67	5 U	5 U	5 U									
Barium (mg/kg)	200.8	-	16,000	422	2,000	43.8									
Cadmium (mg/kg)	200.8	2	80	50.2	4.2	0.3 U									
Chromium (mg/kg)	200.8	2,000	120,000	110	927	18.6									
Lead (mg/kg)	200.8	250		2,140	918	25									
Mercury (mg/kg)	200.8	2		3 U	3 U	3 U									
Selenium (mg/kg)	200.8	-	400	8 U	8 U	8 U									
Silver (mg/kg)	200.8	-	400	0.7 U	0.7 U	0.7 U									

ft = feet

Bold highlighted font indicates exceedance of most conservative screening level.

Blank cell indicate that compound was not analyzed.

B = Compound detected in laboratory blank, suggesting cross-contamination in laboratory.

U = analyte was not detected at or above the reported result.

NR = not reported

HCID = Hydrocarbon identification

mg/kg = milligrams per kilogram

MTCA = Model Toxics Control Act

TPH = total petroleum hydrocarbon

Sediment samples from drains D1 and D2 were removed in 1994. Samples results provide an indication of source contamination.

Table 1 - Soil Sample Results Near Former Paint Booth, Pierce County Tax Parcel No. 2030-12-0032, 633 Division Avenue, Tacoma, Washington

Description/Chemical Name	Laboratory Method	Soil, MTCA Unrestricted Land Use, Table Value (mg/kg)	Soil, MTCA Method B, Table Value (mg/kg)	B6-5 9/6/1994 5 ft	B6-8 9/6/1994 8 ft	B7-4 9/6/1994 4 ft	B8-5 9/6/1994 5 ft	B9-5 9/6/1994 5 ft	B10-4.5 2/25/2016 4.5 ft	B11-5.5 2/25/2016 5.5 ft	B12-5 2/25/2016 5 ft	B12-9 2/25/2016 9 ft	B14-4.5 2/25/2016 4.5 ft
Total Petroleum Hydrocarbons (TPH)													
TPH, Gasoline-Range (mg/kg)	NWTPH-Gx	100							2 U	12,000	2 U	2 U	5.4
TPH, Diesel-Range (mg/kg)	NWTPH-Dx	2,000							50 U	5,800 X	50 U	50 U	50 U
TPH, Motor Oil-Range (mg/kg)	NWTPH-Dx	2,000							250 U	17,000	250 U	250 U	250 U
TPH, Gasoline-Range (mg/kg)	WTPH-HCID, 418.1	100		100	20 U	20 U	20 U	20 U					
TPH, Diesel-Range (mg/kg)	WTPH-HCID, 418.1	2,000		50 U	50 U	50 U	50 U	50 U					
TPH, Heavy Oil-Range (mg/kg)	WTPH-HCID, 418.1	2,000		100 U	100 U	100 U	100 U	100 U					
TPH, undifferentiated (mg/kg)	418.1	100											
Volatile Petroleum Compounds													
Benzene (mg/kg)	8260C	0.03	18.2	0.05 U	0.005 U	0.005 U	0.005 U	0.005 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U
Toluene (mg/kg)	8260C	7	6,400	8.6 B	0.37 B	0.011 B	0.014 B	0.005 U	0.05 U	0.1 U	0.05 U	0.05 U	0.05 U
Ethylbenzene (mg/kg)	8260C	6	8,000	0.69	0.012	0.005 U	0.005 U	0.005 U	0.05 U	0.1 U	0.05 U	0.05 U	0.05 U
Xylenes, total (mg/kg)	8260C	9	16,000	7.1	0.15	0.005 U	0.005 U	0.005 U	0.15 U	0.3 U	0.15 U	0.15 U	0.15 U
Fuel Additives and Blending Compounds													
1,2-Dibromoethane (EDB; mg/kg)	8260C	0.005	0.5	0.1 U	0.1 U	0.01 U	0.01 U	0.01 U	0.05 U	0.1 U	0.05 U	0.05 U	0.05 U
1,2-Dichloroethane (EDC; mg/kg)	8260C		11	0.05 U	0.05 U	0.005 U	0.005 U	0.005 U	0.05 U	0.1 U	0.05 U	0.05 U	0.05 U
Methyl tert-butyl ether (MTBE; mg/kg)	8260C	0.1	555.6	NR	NR	NR	NR	NR	0.05 U	0.1 U	0.05 U	0.05 U	0.05 U
Lead (mg/kg)	200.8	250								3,250			
Other Petroleum Compounds													
n-Butylbenzene (mg/kg)	8260C		4,000	0.19	0.005 U	0.005 U	0.005 U	0.005 U	NR	NR	NR	NR	NR
sec-Butylbenzene (mg/kg)	8260C			0.066	0.005 U	0.005 U	0.005 U	0.005 U	0.05 U	0.26	0.05 U	0.05 U	0.05 U
Isopropylbenzene (mg/kg)	8260C			0.05 U	0.005 U	0.005 U	0.005 U	0.005 U	0.05 U	0.1 U	0.05 U	0.05 U	0.05 U
p-Isopropyltoluene (mg/kg)	8260C			0.082	0.005 U	0.005 U	0.005 U	0.005 U	0.05 U	0.29	0.05 U	0.05 U	0.05 U
Methylene chloride	8260C	0.02	480	0.2 U	0.039 B	0.041 B	0.048 B	0.02 U	0.02 U	1 U	0.02 U	0.02 U	0.02 U
4-Methyl-2-pentanone (MIBK) (mg/kg)	8260C			0.5 U	0.05 U	0.05 U	0.05 U	0.05 U	0.5 U	1 U	0.5 U	0.5 U	0.5 U
Naphthalene (mg/kg)	8260C	5	1,600	0.19	0.005 U	0.005 U	0.005 U	0.005 U	0.05 U	0.1 U	0.05 U	0.05 U	0.05 U
n-Propylbenzene (mg/kg)	8260C		8,000	0.099	0.005 U	0.005 U	0.005 U	0.005 U	0.05 U	0.1 U	0.05 U	0.05 U	0.05 U
1,2,4-Trimethylbenzene (mg/kg)	8260C			0.79	0.013	0.005 U	0.005 U	0.005 U	0.05 U	0.12	0.05 U	0.05 U	0.089
1,3,5-Trimethylbenzene (mg/kg)	8260C		800	0.3	0.006	0.005 U	0.005 U	0.005 U	0.05 U	0.14	0.05 U	0.05 U	0.05 U

Table 1 - Soil Sample Results Near Former Paint Booth, Pierce County Tax Parcel No. 2030-12-0032, 633 Division Avenue, Tacoma, Washington

Description/Chemical Name	Laboratory Method	Soil, MTCA Unrestricted Land Use, Table Value (mg/kg)	Soil, MTCA Method B, Table Value (mg/kg)	B6-5 9/6/1994 5 ft	B6-8 9/6/1994 8 ft	B7-4 9/6/1994 4 ft	B8-5 9/6/1994 5 ft	B9-5 9/6/1994 5 ft	B10-4.5 2/25/2016 4.5 ft	B11-5.5 2/25/2016 5.5 ft	B12-5 2/25/2016 5 ft	B12-9 2/25/2016 9 ft	B14-4.5 2/25/2016 4.5 ft
Chlorinated VOCs													
Tetrachloroethylene (mg/kg)	8260C	0.05	476	0.05 U	0.05 U	0.005 U	0.005 U	0.005 U	0.025 U	0.16	0.025 U	0.025 U	0.025 U
Trichloroethylene (mg/kg)	8260C	0.03	12	0.05 U	0.05 U	0.005 U	0.005 U	0.005 U	0.02 U	0.04 U	0.02 U	0.02 U	0.02 U
cis-1,2-dichloroethylene (mg/kg)	8260C	-	160	0.05 U	0.05 U	0.005 U	0.005 U	0.005 U	0.05 U	0.1 U	0.05 U	0.05 U	0.05 U
Vinyl chloride (mg/kg)	8260C	-	0.67	0.1 U	0.1 U	0.01 U	0.01 U	0.01 U	0.05 U	0.1 U	0.05 U	0.05 U	0.05 U
Chlorobenzene (mg/kg)	8260C	-	1,600	0.05 U	0.05 U	0.005 U	0.005 U	0.005 U	0.05 U	0.1 U	0.05 U	0.05 U	0.05 U
1,2-Dichlorobenzene (mg/kg)	8260C	-	7,200	0.05 U	0.05 U	0.005 U	0.005 U	0.005 U	0.05 U	0.1 U	0.05 U	0.05 U	0.05 U
1,4-Dichlorobenzene (mg/kg)	8260C	-	5,600	0.05 U	0.05 U	0.005 U	0.005 U	0.005 U	0.05 U	0.1 U	0.05 U	0.05 U	0.05 U
Polycyclic Aromatic Hydrocarbons													
carcinogenic PAHs TEQ (mg/kg) (calculated)	8270D SIM	0.1								0.0249			
Polychlorinated biphenyls (PCBs)													
Polychlorinated biphenyl (PCB) mixtures	8082A	1	0.5							2.02			
Metals													
Arsenic (mg/kg)	200.8	20	0.67										
Barium (mg/kg)	200.8	-	16,000										
Cadmium (mg/kg)	200.8	2	80										
Chromium (mg/kg)	200.8	2,000	120,000										
Lead (mg/kg)	200.8	250											
Mercury (mg/kg)	200.8	2								3,250			
Selenium (mg/kg)	200.8	-	400										
Silver (mg/kg)	200.8	-	400										

ft = feet

HClD = Hydrocarbon identification
 mg/kg = milligrams per kilogram
 MTCA = Model Toxics Control Act
 TPH = total petroleum hydrocarbon

Notes:
 Bold highlighted font indicates exceedance of most conservative screening level.
 Blank cell indicate that compound was not analyzed.

B = Compound detected in laboratory blank, suggesting cross-contamination in laboratory.
 U = analyte was not detected at or above the reported result.

NR = not reported

Table 1 - Soil Sample Results Near Former Paint Booth, Pierce County Tax Parcel No. 2030-12-0032, 633 Division Avenue, Tacoma, Washington

Description/Chemical Name	Laboratory Method	Soil, MTCA Method A, Unrestricted Land Use, Table Value (mg/kg)	Soil, MTCA Method B, Table Value (mg/kg)	B14-5.5		B14-10.5		B15-6.5		B16-6		B17-2		B18-3		B19-6		B20-4.5		B21-9.5	
				2/25/2016	2/25/2016	2/25/2016	2/25/2016	2/25/2016	2/25/2016	2/25/2016	2/25/2016	2/25/2016	2/25/2016	2/25/2016	2/25/2016	2/25/2016	2/25/2016	2/25/2016	2/25/2016	2/25/2016	2/25/2016
Sample Depth				5.5 ft	10.5 ft	6.5 ft	6 ft	2 ft	3 ft	6 ft	6 ft	2 ft	3 ft	6 ft	6 ft	4.5 ft	4.5 ft	4.5 ft	4.5 ft	4.5 ft	9.5 ft
Chlorinated VOCs																					
Tetrachloroethylene (mg/kg)	8260C	0.05	476	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U	0.025 U
Trichloroethylene (mg/kg)	8260C	0.03	12	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U
cis-1,2-dichloroethylene (mg/kg)	8260C	-	160	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U
Vinyl chloride (mg/kg)	8260C	-	0.67	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U
Chlorobenzene (mg/kg)	8260C	-	1,600	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U
1,2-Dichlorobenzene (mg/kg)	8260C	-	7,200	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U
1,4-Dichlorobenzene (mg/kg)	8260C	-	5,600	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U
Polycyclic Aromatic Hydrocarbons																					
carcinogenic PAHs TEQ (mg/kg) (calculated)	8270D SIM	0.1																			
Polychlorinated biphenyls (PCBs)																					
Polychlorinated biphenyl (PCB) mixtures	8082A	1	0.5																		ND
Metals																					
Arsenic (mg/kg)	200.8	20	0.67																		
Barium (mg/kg)	200.8	-	16,000																		
Cadmium (mg/kg)	200.8	2	80																		
Chromium (mg/kg)	200.8	2,000	120,000																		
Lead (mg/kg)	200.8	250																			
Mercury (mg/kg)	200.8	2																			
Selenium (mg/kg)	200.8	-	400																		
Silver (mg/kg)	200.8	-	400																		

ft = feet

Notes: Bold highlighted font indicates exceedance of most conservative screening level.

Blank cell indicate that compound was not analyzed.

B = Compound detected in laboratory blank, suggesting cross-contamination in laboratory.

U = analyte was not detected at or above the reported result.

NR = not reported

HCID = Hydrocarbon identification

mg/kg = milligrams per kilogram

MTCA = Model Toxics Control Act

TPH = total petroleum hydrocarbon

Table 1 - Soil Sample Results Near Former Paint Booth, Pierce County Tax Parcel No. 2030-12-0032, 633 Division Avenue, Tacoma, Washington

Description/Chemical Name	Laboratory Method	Soil, MTCA Method A, Unrestricted Land Use, Table Value (mg/kg)	Soil, MTCA Method B, Table Value (mg/kg)	PB-2 8/31/2006	PB-3 8/31/2006	PBLS 10/20/2006	PBLS 10/20/2006	PBRS 10/20/2006	PBWE 10/20/2016
Sample Depth				8 ft	4 ft	2 ft	3 ft	2.5 ft	2 ft
Total Petroleum Hydrocarbons (TPH)									
TPH, Gasoline-Range (mg/kg)	NWTPH-Gx	100			30	ND	ND	ND	ND
TPH, Diesel-Range (mg/kg)	NWTPH-Dx	2,000			ND	ND	ND	ND	ND
TPH, Motor Oil-Range (mg/kg)	NWTPH-Dx	2,000			ND	ND	ND	ND	87
	WTPH-HCID, 418.1	100							
	WTPH-HCID, 418.1	2,000							
TPH, Heavy Oil-Range (mg/kg)	WTPH-HCID, 418.1	2,000							
TPH, undifferentiated (mg/kg)	418.1	100							
Volatile Petroleum Compounds									
Benzene (mg/kg)	8260C	0.03	18.2	0.02 U	0.02 U				
Toluene (mg/kg)	8260C	7	6,400	0.05 U	0.05 U				
Ethylbenzene (mg/kg)	8260C	6	8,000	0.05 U	0.05 U				
Xylenes, total (mg/kg)	8260C	9	16,000	0.13	0.12				
Fuel Additives and Blending Compounds									
1,2-Dibromoethane (EDB; mg/kg)	8260C	0.005	0.5	0.05 U	0.05 U				
1,2-Dichloroethane (EDC; mg/kg)	8260C		11	0.05 U	0.05 U				
Methyl tert-butyl ether (MTBE; mg/kg)	8260C	0.1	555.6	0.05 U	0.05 U				
Lead (mg/kg)	200.8	250		1.71	1.10				
Other Petroleum Compounds									
n-Butylbenzene (mg/kg)	8260C		4,000	NR	NR				
sec-Butylbenzene (mg/kg)	8260C			0.05 U	0.05 U				
Isopropylbenzene (mg/kg)	8260C			0.05 U	0.05 U				
p-Isopropyltoluene (mg/kg)	8260C			0.05 U	0.05 U				
Methylene chloride	8260C	0.02	480	0.5 U	0.5 U				
4-Methyl-2-pentanone (MIBK) (mg/kg)	8260C			0.5 U	0.5 U				
Naphthalene (mg/kg)	8260C	5	1,600	0.05 U	0.05 U				
n-Propylbenzene (mg/kg)	8260C		8,000	0.05 U	0.05 U				
1,2,4-Trimethylbenzene (mg/kg)	8260C			0.05 U	0.05 U				
1,3,5-Trimethylbenzene (mg/kg)	8260C		800	0.05 U	0.05 U				

Table 1 - Soil Sample Results Near Former Paint Booth, Pierce County Tax Parcel No. 2030-12-0032, 633 Division Avenue, Tacoma, Washington

Description/Chemical Name	Laboratory Method	Soil, MTCA Method A, Unrestricted Land Use, Table Value (mg/kg)	Soil, MTCA Method B, Table Value (mg/kg)	PB-2 8/31/2006	PB-3 8/31/2006	PBLS 10/20/2006	PBLS 10/20/2006	PBRS 10/20/2006	PBWE 10/20/2016
Sample Depth				8 ft	4 ft	2 ft	3 ft	2.5 ft	2 ft
Chlorinated VOCs									
Tetrachloroethylene (mg/kg)	8260C	0.05	476	0.16	0.16				
Trichloroethylene (mg/kg)	8260C	0.03	12	0.02 U	0.02 U				
cis-1,2-dichloroethylene (mg/kg)	8260C	-	160	0.05 U	0.05 U				
Vinyl chloride (mg/kg)	8260C	-	0.67	0.01 U	0.01 U				
Chlorobenzene (mg/kg)	8260C	-	1,600	0.05 U	0.05 U				
1,2-Dichlorobenzene (mg/kg)	8260C	-	7,200	0.05 U	0.05 U				
1,4-Dichlorobenzene (mg/kg)	8260C	-	5,600	0.05 U	0.05 U				
Polycyclic Aromatic Hydrocarbons									
carcinogenic PAHs TEQ (calculated)	8270D SIM	0.1							
Polychlorinated biphenyls (PCBs)									
Polychlorinated biphenyl (PCB) mixtures	8082A	1	0.5						
Metals									
Arsenic (mg/kg)	200.8	20	0.67						
Barium (mg/kg)	200.8	-	16,000						
Cadmium (mg/kg)	200.8	2	80						
Chromium (mg/kg)	200.8	2,000	120,000						
Lead (mg/kg)	200.8	250							
Mercury (mg/kg)	200.8	.2							
Selenium (mg/kg)	200.8	-	400						
Silver (mg/kg)	200.8	-	400						

Notes: ft = feet

Blank cell indicates exceedance of most conservative screening level.

B = Compound detected in laboratory blank, suggesting cross-contamination in laboratory.

U = analyte was not detected at or above the reported result.

NR = not reported

HCID = Hydrocarbon identification

mg/kg = milligrams per kilogram

MTCA = Model Toxics Control Act

TPH = total petroleum hydrocarbon

Table 2 - Groundwater Sample Results from MW-11 Near Former Paint Booth, Pierce County Tax Parcel No. 2030-12-0032, 633 Division Avenue, Tacoma, Washington

Chemical Name	Laboratory Method	Groundwater, Method A, Table Value (µg/L)	Federal and State Maximum Contaminant Level (µg/L)	MW-11 5/12/2009	MW-11 12/22/2010	MW-11 1/23/2014	MW-11 3/20/2015	MW-11 4/28/2015	MW-11 10/07/2015	MW-11 2/3/2016	95% Upper Confidence Limit
Total Petroleum Hydrocarbons											
Gasoline-Range Hydrocarbons (µg/L) (no detectable benzene)	NWTPH-Gx	1,000					100 U	100 U			
Diesel-Range Hydrocarbons (µg/L)	NWTPH-Dx	500				50 U	82 X				
Oil-Range Hydrocarbons (µg/L)	NWTPH-Dx	500				250 U	250 U				
Volatile Organic Compounds (COPCs and Other Detected Compounds)											
Benzene (µg/L)	8260C	5	5	1 U	0.35 U	0.35 U	0.35 U	0.35 U	0.35 U	0.35 U	
Toluene (µg/L)	8260C	1,000	1,000	1 U	1 U	1 U	1 U	1 U	1 U	1 U	
Ethylbenzene (µg/L)	8260C	700	700	1 U	1 U	1 U	1 U	1 U	1 U	1 U	
Xylenes, total (µg/L)	8260C	1,000	10,000	3 U	3 U	3 U	3 U	3 U	3 U	3 U	
Tetrachloroethylene (µg/L)	8260C	5	5	1 U	1 U	1 U	1 U	1 U	1 U	1 U	
Trichloroethylene (µg/L)	8260C	5	5	2.3	4.6	1.4	3	3.2	3.1	3.1	3.81
cis-1,2-Dichloroethylene (µg/L)	8260C		70	1 U	1 U	1 U	1 U	1 U	1 U	1 U	
trans-1,2-Dichloroethylene (µg/L)	8260C		100	1 U	1 U	1 U	1 U	1 U	1 U	1 U	
1,1-Dichloroethylene (µg/L)	8260C		7	1 U	1 U	1 U	1 U	1 U	1 U	1 U	
Vinyl Chloride (µg/L)	8260C	0.2	2	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	0.2 U	
Carbon Tetrachloride (µg/L)	8260C		5	1.4	2.8	1 U	1.2	1 U	1 U	1 U	
Chloroform (µg/L)	8260C		80	1.9	2	1 U	1.1	1 U	1 U	1 U	
1,4-Dioxane	8260C					10 U	0.4 U				
Polycyclic Aromatic Hydrocarbons											
Benz(a)anthracene (µg/L)	8270D SIM						0.05 U				
Benzo(a)pyrene (µg/L)	8270D SIM	0.1	0.2				0.05 U				
Benzo(b)fluoranthene (µg/L)	8270D SIM						0.05 U				
Benzo(k)fluoranthene (µg/L)	8270D SIM						0.05 U				
Chrysene (µg/L)	8270D SIM						0.05 U				
Dibenzo(a,h)anthracene (µg/L)	8270D SIM						0.05 U				
Indeno(1,2,3-cd)pyrene (µg/L)	8270D SIM						0.05 U				
Total cPAHs TEQ (µg/L, calculated)	8270D SIM	0.1					ND				

Table 2 - Groundwater Sample Results from MW-11 Near Former Paint Booth, Pierce County Tax Parcel No. 2030-12-0032, 633 Division Avenue, Tacoma, Washington

Chemical Name	Laboratory Method	Groundwater, Method A, Table Value (µg/L)	Federal and State Maximum Contaminant Level (µg/L)	MW-11 5/12/2009	MW-11 12/22/2010	MW-11 1/23/2014	MW-11 3/20/2015	MW-11 4/28/2015	MW-11 10/07/2015	MW-11 2/3/2016	95% Upper Confidence Limit
Fuel Additives & RCRA Metals											
1,2-Dibromethane (EDB) (µg/L)	8260C	0.01					0.01 U			1 U	1 U
Arsenic (µg/L), total	200.8	5					5.15	6.29			
Arsenic (µg/L), dissolved	200.8	5						1 U			
Barium (µg/L), total	200.8						57.9	73.2			
Barium (µg/L), dissolved	200.8							12.5			
Cadmium (µg/L), total	200.8	5					1 U	1 U			
Cadmium (µg/L), dissolved	200.8	5						1 U			
Chromium (µg/L), total	200.8	50					24	26.1			
Chromium (µg/L), dissolved	200.8	50						1.76			
Lead (µg/L), total	200.8	15	15			2.44	4.99	6.2			
Lead (µg/L), dissolved	200.8	15						1 U			
Mercury (µg/L), total	200.8	2					1 U	1 U			
Mercury (µg/L), dissolved	200.8	2						1 U			
Selenium (µg/L), total	200.8						1 U	1 U			
Selenium (µg/L), dissolved	200.8							1 U			
Silver (µg/L), total	200.8							1 U			
Silver (µg/L), dissolved	200.8							1 U			
Polychlorinated Biphenyls (PCBs)											
PCB Mixtures (µg/L)	8082A	0.1	0.5				0.1 U				
Natural Attenuation Parameters											
Dissolved oxygen (mg/L)							2.3	2.6		2.7	2.5
Oxidation-reduction potential (mV)							73	125		57	113

Notes:
 Blank cell = indicate not sampled or no standard exists
 COPC = chemical of potential concern
 CPAH = carcinogenic polycyclic aromatic hydrocarbon
 mg/L = milligrams per liter
 MTCA = Model Toxics Control Act
 mV = millivolts
 TEQ = toxic equivalent quotient
 U = analyte was not detected at or above the reported result.
 µg/L = micrograms per liter
 Dissolved metals were filtered through 0.45 micron filter
 95% upper confidence limit calculated using student's t-distribution of normal data using EPA's ProUCL 5.0 spreadsheet.

Table 3 - Soil Sample Results at South Gas Station, Pierce County Tax Parcel No. 2030-12-0032, 633 Division Avenue, Tacoma, Washington Environmental Covenant, Exhibit C, Page 11 of 20

Description/Chemical Name	Laboratory Method	Soil, MTCA Method A, Unrestricted Land Use, Table Value (mg/kg)	Middle of parking lot (Near former pump island)					SE corner of parking lot (5 ft from S-1)					SE corner of parking lot (Adjacent to AB-2)									
			15 ft	25 ft	48 ft	61.5 ft	16.5 ft	10 ft	15 ft	27.5 ft	37.5 ft	52.5 ft										
Location																						
Sample Depth																						
Total Petroleum Hydrocarbons																						
TPH, Gasoline-Range (mg/kg)	WTPH-HCID, 418.1	30																				
TPH, Diesel-Range (mg/kg)	WTPH-HCID, 418.1	2,000																				
TPH, Heavy Oil-Range (mg/kg)	WTPH-HCID, 418.1	2,000																				
TPH, undifferentiated (mg/kg)	418.1	30																				
TPH, Gasoline-Range (mg/kg)	NWTPH-Gx	30	37	3	2 U	2 U	2 U	1,900	2 U	2 U	2 U	18	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U		
TPH, Diesel-Range (mg/kg)	NWTPH-Dx	2,000						1,600 X	50 U	110 X	50 U	50 U	50 U	50 U	50 U	50 U	50 U	50 U	50 U	50 U		
TPH, Oil-Range (mg/kg)	NWTPH-Dx	2,000						250 U	250 U	250 U	250 U	250 U	250 U	250 U	250 U	250 U	250 U	250 U	250 U	250 U		
Volatile Petroleum Compounds																						
Benzene (mg/kg)	8260C	0.03	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.03 U	0.02 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U	0.03 U		
Toluene (mg/kg)	8260C	7	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.05 U	0.02 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U		
Ethylbenzene (mg/kg)	8260C	6	0.02 U	0.02 U	0.02 U	0.02 U	0.02 U	0.24	0.02 U	0.05 U	0.15	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U		
Xylenes, total (mg/kg)	8260C	9	0.33	0.06 U	0.06 U	0.06 U	0.06 U	1	0.06 U	0.15 U	0.35	0.15 U	0.15 U	0.15 U	0.15 U	0.15 U	0.15 U	0.15 U	0.15 U	0.15 U		
Fuel Additives and Blending Compounds																						
1,2-Dibromoethane (EDB; mg/kg)	8260C	0.005	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U		
1,2-Dichloroethane (EDC; mg/kg)	8260C	0.05	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U		
Methyl tert-butyl ether (MTBE; mg/kg)	8260C	0.1	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U		
Lead (mg/kg)	200.8	250	1.49	2.59	2.31	1.90	3.46	2.59	3.82	2.18	2.55	1.81	2.55	1.81	2.55	1.81	2.55	1.81	2.55	1.81		

Table 3 - Soil Sample Results at South Gas Station, Pierce County Tax Parcel No. 2030-12-0032, 633 Division Avenue, Tacoma, Washington

Description/Chemical Name	Laboratory Method	Soil, MTCA Method A, Unrestricted Land Use, Table Value (mg/kg)	Middle of parking lot (Near former pump island)					SE corner of parking lot (5 ft from S-1)	SE corner of parking lot (Adjacent to AB-2)			
			15 ft	25 ft	45 ft	61.5 ft	16.5 ft		10 ft	15 ft	27.5 ft	37.5 ft
Location												
Sample Depth												
Other Petroleum Compounds												
Naphthalene (mg/kg)	8270D SIM	5	0.05 U	0.05 U	0.05 U	0.05 U	0.12	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U
Isopropylbenzene (mg/kg)	8270D SIM					2.4	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U
n-Propylbenzene (mg/kg)	8270D SIM					3.9	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U
1,2,4-Trimethylbenzene (mg/kg)	8270D SIM					22	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U
1,3,5-Trimethylbenzene (mg/kg)	8270D SIM					12	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U
n-Butylbenzene (mg/kg)	8270D SIM					NR	NR	NR	NR	NR	NR	NR
sec-Butylbenzene (mg/kg)	8270D SIM					0.86	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U
tert-Butylbenzene (mg/kg)	8270D SIM					0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U
Isopropyltoluene (mg/kg)	8270D SIM					NR	NR	NR	NR	NR	NR	NR
p-Isopropyltoluene (mg/kg)	8270D SIM					1.3	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U	0.05 U
Other Compounds												
Chlorinated VOCs (mg/kg)	8260C						ND	ND	ND	ND	ND	ND
PCB mixtures (mg/kg)		1										

Notes:

Bold highlighted font indicates exceedance of most conservative screening level.
 Potential chemicals of concern include gasoline-range organics from Table 830-1 in Model Toxics Control Act.

ft = feet

mg/kg = milligrams per kilogram

MTCA = Model Toxics Control Act

NR = not reported

U = analyte was not detected at or above the reported result.

NWTPH = Northwest total petroleum hydrocarbon method

WTPH = Washington total petroleum hydrocarbon method

HCID = hydrocarbon identification analysis

Table 3 - Soil Sample Results at South Gas Station, Pierce County Tax Parcel No. 2030-12-0032, 633 Division Avenue, Tacoma, Washington

Description/Chemical Name	Laboratory Method	Soil, MTCA Method A, Unrestricted Land Use, Table Value (mg/kg)	AB-3-16.5 4/6/2015	AB-4-16.5 4/6/2015	S-1 8/31/2006	S-2 8/31/2006	S-3 8/31/2006	S-4 8/31/2006	S-5 8/31/2006	S-6 8/31/2006	S-7 8/31/2006
Location			SW corner of parking lot (1 ft from S-7)	Triangular medium south of parking lot	SE corner of parking lot (Near former Tank 5)	East boundary of parking lot (Near former Tank 7)	NE boundary of parking lot (Near former Tank 4)	West boundary of parking lot (Near former Tanks 1-4)	West boundary of parking lot (Near former Tank 1)	Middle of parking lot (Near former pump island)	SW corner of parking lot (Near former pump island)
Sample Depth			16.5 ft	16.5 ft	15 ft	15 ft	15 ft	15 ft	13 ft	8 ft	16 ft
Total Petroleum Hydrocarbons											
TPH, Gasoline-Range (mg/kg)	WTPH-HCID, 418.1	30									
TPH, Diesel-Range (mg/kg)	WTPH-HCID, 418.1	2,000									
TPH, Heavy Oil-Range (mg/kg)	WTPH-HCID, 418.1	2,000									
TPH, undifferentiated (mg/kg)	418.1	30									
TPH, Gasoline-Range (mg/kg)	NWTPH-Gx	30	520	2 U	920	ND	ND	ND	ND	ND	360
TPH, Diesel-Range (mg/kg)	NWTPH-Dx	2,000	180 X	50 U	ND	ND	ND	ND	ND	ND	ND
TPH, Oil-Range (mg/kg)	NWTPH-Dx	2,000	250 U	250 U	ND	ND	ND	ND	ND	ND	ND
Volatile Petroleum Compounds											
Benzene (mg/kg)	8260C	0.03	0.03 U	0.03 U	6.1	ND	ND	ND	ND	ND	ND
Toluene (mg/kg)	8260C	7	0.05 U	0.05 U	4.1	ND	ND	ND	ND	ND	ND
Ethylbenzene (mg/kg)	8260C	6	0.063	0.05 U	6	ND	ND	ND	ND	ND	ND
Xylenes, total (mg/kg)	8260C	9	0.15 U	0.15 U	12	ND	ND	ND	ND	ND	ND
Fuel Additives and Blending Compounds											
1,2-Dibromoethane (EDB; mg/kg)	8260C	0.005	0.05 U	0.05 U	0.05 U						
1,2-Dichloroethane (EDC; mg/kg)	8260C		0.05 U	0.05 U	0.01 U						
Methyl tert-butyl ether (MTBE; mg/kg)	8260C	0.1	0.05 U	0.05 U	0.05 U						
Lead (mg/kg)	200.8	250	7.26	1.85							

Description/Chemical Name	Laboratory Method	Soil, MTCA Method A, Unrestricted Land Use, Table Value (mg/kg)	AB-3-16.5 4/6/2015	AB-4-16.5 4/6/2015	S-1 8/31/2006	S-2 8/31/2006	S-3 8/31/2006	S-4 8/31/2006	S-5 8/31/2006	S-6 8/31/2006	S-7 8/31/2006
Location			SW corner of parking lot (1 ft from S-7)	Triangular medium south of parking lot	SE corner of parking lot (Near former Tank 5)	East boundary of parking lot (Near former Tank 7)	NE boundary of parking lot (Near former Tank 4)	West boundary of parking lot (Near former Tanks 1-4)	West boundary of parking lot (Near former Tank 1)	Middle of parking lot (Near former pump island)	SW corner of parking lot (Near former pump island)
Sample Depth			16.5 ft	16.5 ft	15 ft	15 ft	15 ft	15 ft	13 ft	8 ft	16 ft
Other Petroleum Compounds											
Naphthalene (mg/kg)	8270D SIM	5	0.77	0.01 U	0.05 U						
Isopropylbenzene (mg/kg)	8270D SIM		0.64	0.05 U	5						
n-Propylbenzene (mg/kg)	8270D SIM		1.1	0.05 U	14						
1,2,4-Trimethylbenzene (mg/kg)	8270D SIM		1.7	0.05 U	71						
1,3,5-Trimethylbenzene (mg/kg)	8270D SIM		1.8	0.05 U	37						
n-Butylbenzene (mg/kg)	8270D SIM		NR	NR	6.2						
sec-Butylbenzene (mg/kg)	8270D SIM		1.1	0.05 U	0.05 U						
tert-Butylbenzene (mg/kg)	8270D SIM		0.05 U	0.05 U	0.05 U						
Isopropyltoluene (mg/kg)	8270D SIM		NR	NR	2.3						
p-Isopropyltoluene (mg/kg)	8270D SIM		1.5	0.05 U	NR						
Other Compounds											
Chlorinated VOCs (mg/kg)			ND	ND	ND						
PCB mixtures (mg/kg)	8260C	1									

Notes:
Bold highlighted font indicates exceedance of most conservative screening level.
 Potential chemicals of concern include gasoline-range organics from Table 830-1 in Model Toxics Control Act.
 mg/kg = milligrams per kilogram
 ft = feet
 MITCA = Model Toxics Control Act
 NR = not reported
 U = analyte was not detected at or above the reported result.
 NWTPH = Northwest total petroleum hydrocarbon method
 WTPH = Washington total petroleum hydrocarbon method
 HCID = hydrocarbon identification analysis

Table 3 - Soil Sample Results at South Gas Station, Pierce County Tax Parcel No. 2030-12-0032, 633 Division Avenue, Tacoma, Washington

Description/Chemical Name	Laboratory Method	Soil, MTCA Method A, Unrestricted Land Use, Table Value (mg/kg)	S1 8/1/1994	S2 8/1/1994	S3 8/1/1994	S4 8/1/1994	S5 8/1/1994	S6 8/1/1994	S7 8/1/1994	S8 8/1/1994	S9 8/1/1994	S10 8/1/1994
Location			Excavation, east wall, Tank 2-4 5 ft	Excavation, bottom, Tank 2 10 ft	Excavation, west wall, Tank 2-4 7 ft	Excavation, south wall, Tank 2-4 7 ft	Excavation, bottom, Tank 3 10 ft	Excavation, Tanks 5-7 Surface	Excavation, bottom, Tank 5 9 ft	Excavation, south wall, Tank 5-7 7 ft	Excavation, east wall, Tank 5-7 7 ft	Excavation, bottom, Tank 6 8 ft
Sample Depth												
Other Petroleum Compounds												
Naphthalene (mg/kg)	8270D SIM	5										
Isopropylbenzene (mg/kg)	8270D SIM											
n-Propylbenzene (mg/kg)	8270D SIM											
1,2,4-Trimethylbenzene (mg/kg)	8270D SIM											
1,3,5-Trimethylbenzene (mg/kg)	8270D SIM											
n-Butylbenzene (mg/kg)	8270D SIM											
sec-Butylbenzene (mg/kg)	8270D SIM											
tert-Butylbenzene (mg/kg)	8270D SIM											
Isopropyltoluene (mg/kg)	8270D SIM											
p-Isopropyltoluene (mg/kg)	8270D SIM											
Other Compounds												
Chlorinated VOCs (mg/kg)	8260C	1										
PCB mixtures (mg/kg)												

Notes:

Bold highlighted font indicates exceedance of most conservative screening level.
Potential chemicals of concern include gasoline-range organics from Table 830-1 in Model Toxics Control Act.

ft = feet

mg/kg = milligrams per kilogram

MTCA = Model Toxics Control Act

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NWTPH = Northwest total petroleum hydrocarbon method

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HCID = hydrocarbon identification analysis

Table 3 - Soil Sample Results at South Gas Station, Pierce County Tax Parcel No. 2030-12-0032, 633 Division Avenue, Tacoma, Washington

Description/Chemical Name	Laboratory Method	Soil, MTCA Method A, Unrestricted Land Use, Table Value (mg/kg)	S11 8/1/1994	S12 8/1/1994	S13 8/1/1994	S14 8/1/1994	S15 8/1/1994	S17 8/2/1994	S18 8/2/1994	S19 8/2/1994	S20 8/2/1994	S21 8/2/1994
Location			Excavation, bottom, Tank 7 8 ft	Excavation, east wall, Tank 5-7 7 ft	Excavation, west wall, Tank 5-7 5 ft	Excavation, bottom, Tank 4 10 ft	Excavation, north wall, Tank 2-4 8 ft	Excavation, bottom, Tank 1 8 ft	Excavation, east wall, Tank 1 6 ft	Excavation, north wall, Tank 1 7 ft	Excavation, west wall, Tank 1 6 ft	Excavation, south wall, Tank 1 7 ft
Sample Depth												
Other Petroleum Compounds												
Naphthalene (mg/kg)	8270D SIM	5										
Isopropylbenzene (mg/kg)	8270D SIM											
n-Propylbenzene (mg/kg)	8270D SIM											
1,2,4-Trimethylbenzene (mg/kg)	8270D SIM											
1,3,5-Trimethylbenzene (mg/kg)	8270D SIM											
n-Butylbenzene (mg/kg)	8270D SIM											
sec-Butylbenzene (mg/kg)	8270D SIM											
tert-Butylbenzene (mg/kg)	8270D SIM											
Isopropyltoluene (mg/kg)	8270D SIM											
p-Isopropyltoluene (mg/kg)	8270D SIM											
Other Compounds												
Chlorinated VOCs (mg/kg)	8260C	1										
PCB mixtures (mg/kg)												

Notes:

Bold highlighted font indicates exceedance of most conservative screening level.
Potential chemicals of concern include gasoline-range organics from Table 830-1 in Model Toxics Control Act.

ft = feet

mg/kg = milligrams per kilogram

MTCA = Model Toxics Control Act

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Table 3 - Soil Sample Results at South Gas Station, Pierce County Tax Parcel No. 2030-12-0032, 633 Division Avenue, Tacoma, Washington

Description/Chemical Name	Laboratory Method	Soil, MTCA Method A, Unrestricted Land Use, Table Value (mg/kg)	S22 8/2/1994 (Soil was Excavated)	S23 8/2/1994	S24 8/2/1994	S25 8/2/1994	O1 8/1/1994	O2 8/1/1994	O3 8/1/1994	O4 8/1/1994	O5 8/1/1994	O6 8/2/1994
Location			Excavation, pump island (Removed)	Excavation, pump island	Excavation, west wall, pump island	Excavation, bottom, pump island	Tank 2 Overburden	Tank 3 Overburden	Tank 1 Overburden	Tank 5-8 Overburden	Tank 5-8 Overburden	Tank 1 Overburden
Sample Depth			2 ft	3 ft	3 ft	5 ft						
Other Petroleum Compounds												
Naphthalene (mg/kg)	8270D SIM	5										0.005 U
Isopropylbenzene (mg/kg)	8270D SIM											
n-Propylbenzene (mg/kg)	8270D SIM											
1,2,4-Trimethylbenzene (mg/kg)	8270D SIM											
1,3,5-Trimethylbenzene (mg/kg)	8270D SIM											
n-Butylbenzene (mg/kg)	8270D SIM											
sec-Butylbenzene (mg/kg)	8270D SIM											
tert-Butylbenzene (mg/kg)	8270D SIM											
Isopropyltoluene (mg/kg)	8270D SIM											
p-Isopropyltoluene (mg/kg)	8270D SIM											
Other Compounds												
Chlorinated VOCs (mg/kg)	8260C	1										0.01 U
PCB mixtures (mg/kg)												0.1 U

Notes:

Bold highlighted font indicates exceedance of most conservative screening level.
Potential chemicals of concern include gasoline-range organics from Table 830-1 in Model Toxics Control Act.

ft = feet

mg/kg = milligrams per kilogram

MTCA = Model Toxics Control Act

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NWTPH = Northwest total petroleum hydrocarbon method

WTPH = Washington total petroleum hydrocarbon method

HCID = hydrocarbon identification analysis

Exhibit D

CAP INTEGRITY AND GROUNDWATER MONITORING PLAN

The Grantor shall maintain the building cap in accordance with Section 2.a, and shall not modify or remove the existing structure over the area designated as a cap, as illustrated in Exhibit C, without written authorization from Ecology. There are no inspection requirements for the building cap on the Property. The presence and condition of the pavement cap in the right-of-way will be observed during five-year periodic reviews.

The Grantor shall maintain MW-11 as an observation point in accordance with Section 2.c. MW-11 shall be sampled at a 24-month interval following receipt of Ecology's no further action (NFA) opinion letter to confirm the effectiveness of the building cap. As mandated by the Model Toxic Control Act, long-term compliance monitoring is required if containment is the selected cleanup action for a site or a portion of a site. The compliance monitoring plan must be prepared as per the requirements of WAC 173-340-820 and must contain the elements of WAC 173-340-410(3). The plan must require submittal of groundwater samples for the analysis of volatile organic compounds by EPA Method 8260 and total petroleum hydrocarbons by Methods NWTPH-Gx and NWTPH-Dx, or equivalent. Sample results shall be submitted to the Department of Ecology through the Environmental Information Management (EIM) database. A groundwater monitoring report must be submitted to Ecology after each sampling event.

Groundwater samples will be collected following "Technical Guidance on Low Flow Purging and Sampling" (Nielson, 2002). Groundwater will be pumped from the middle portion of the water column in the well at a rate of less than 1.0 L/min. A water level indicator will be used to monitor the elevation of groundwater during pumping of the well to mitigate drops in the water level during pumping and sampling. A calibrated multi-parameter water meter will be used with a flow cell for monitoring groundwater (temperature, pH, specific conductance, dissolved oxygen, turbidity, and oxidation-reduction potential) during the pumping and sampling process (Appendix A).

The Department of Ecology will perform a five-year periodic review of the Site in accordance with Section 173-340-420, Washington Administrative Code of the Model Toxics Control Act.

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