Second Periodic Review

Custom Built Metals
FSID # 77573648
233 D Street Northwest
Auburn, WA 98071

Prepared by
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Bellevue, WA

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1.0 INTRODUCTION

This document is a review by the Washington State Department of Ecology (Ecology) of post-cleanup site conditions and monitoring data to ensure that human health and the environment are being protected at the Custom Built Metals site (Site). Cleanup at this Site was implemented under the Model Toxics Control Act (MTCA) regulations, Chapter 173-340 Washington Administrative Code (WAC).

Cleanup actions at this Site were through the Voluntary Cleanup Program (VCP) under VCP No. NW0857. The remedy involved the containment of hazardous materials. Concentrations of carcinogenic polycyclic aromatic hydrocarbons (cPAHs) remain in soil at concentrations exceeding MTCA Method A cleanup levels. The MTCA Method A cleanup levels for soil are established under WAC 173-340-740. The MTCA cleanup levels for ground water are established under WAC 173-340-720. It was determined that institutional controls in the form of a restrictive covenant were required for the Site to be eligible for a no further action (NFA) determination due to the continued presence of contaminated soil.

WAC 173-340-420 (2) requires that Ecology conduct a periodic review of a Site every five years under the following conditions:

(a) Whenever the department conducts a cleanup action
(b) Whenever the department approves a cleanup action under an order, agreed order or consent decree
(c) Or, as resources permit, whenever the department issues a no further action opinion;
(d) and one of the following conditions exists:
    1. Institutional controls or financial assurance are required as part of the cleanup
    2. Where the cleanup level is based on a practical quantitation limit
    3. Where, in the department's judgment, modifications to the default equations or assumptions using site-specific information would significantly increase the concentration of hazardous substances remaining at the site after cleanup or the uncertainty in the ecological evaluation or the reliability of the cleanup action is such that additional review is necessary to assure long-term protection of human health and the environment.

When evaluating whether human health and the environment are being protected, the factors the department shall consider include [WAC 173-340-420(4)]:

- The effectiveness of ongoing or completed cleanup actions, including the effectiveness of engineered controls and institutional controls in limiting exposure to hazardous substances remaining at the Site;
- New scientific information for individual hazardous substances or mixtures present at the Site;
- New applicable state and federal laws for hazardous substances present at the Site;
- Current and projected Site and resource uses;
- The availability and practicability of more permanent remedies; and

- The availability of improved analytical techniques to evaluate compliance with cleanup levels.

The Department shall publish a notice of all periodic reviews in the Site Register and provide an opportunity for public comment.

2.0 SUMMARY OF SITE CONDITIONS

2.1 Site History

The former Custom Built Metals Site is located at 233 D Street Northwest in Auburn, Washington and consists of two lots totaling 2.7 acres. The northern lot (Lot 1) is currently occupied by a large warehouse building and asphalt-paved parking area. The southern lot (Lot 2) is currently a laydown and storage area for the Westwater Construction Company, who purchased the property in 2002. Lots 1 and 2 are currently separated by a chain link fence. This fence was constructed in 2002 after the remedial work was completed.

Both lots are bounded to the east by D Street and a storage yard to the west. Lot 2 is bounded by 2nd Street NW to the south and Lot I is bounded by a vacant lot to the northwest and the All New Glass property to the north. A vacant strip of land once used for rail access separates Lot I from the All New Glass property to the north. A vicinity map is available as Appendix 6.1 and a Site plan is available as Appendix 6.2.

2.2 Site Investigation

2.2.1 UST Decommissioning

Two USTs, reportedly containing gasoline and/or diesel, were installed at an unknown date adjacent to the east of the former vehicle repair shop/garage. One of the tanks was removed in 1993 (1,000 gallons) and the second tank (2,000 gallons) was removed by EnCo in 2001. According to the 1993 gasoline UST tank closure report and EnCo's assessment of the gasoline UST in 2001, petroleum hydrocarbon concentrations in soil adjacent to the tanks did not exceed MTCA method A cleanup levels.

2.2.2 2001 Phase II Environmental Site Assessment

Enco conducted a subsurface Phase II Environmental Site Assessment during the summer of 2001 to evaluate the quality of surface soil, subsurface soil, surface water, and shallow groundwater at the Site. Based on previous Site uses and limited prior sampling, samples were collected and analyzed for total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), cadmium, lead, and polycyclic aromatic hydrocarbons (PAHs).

A total of 71 soil samples were collected from 60 test pits and five borings. Approximately 75 percent of the test pit samples and two of the borings were located on Lot 2. These sampling locations included both biased sampling in areas where there was known or suspected contamination, and grid sampling designed to evaluate the Site as a whole. Based on this assessment, EnCo concluded that the most contaminated part of the Site was in the vicinity of two concrete slabs situated near the center of Lot 2. Soils collected from seven test pits in this area contained petroleum hydrocarbons and/or PAHs that exceeded MTCA Method A cleanup levels for unrestricted land use.

Based on the test pit explorations and sampling during the Phase II investigation, Enco concluded that most of the contamination underlying the Site occurs within a widespread, blue-gray soil layer that ranges from 1 to 2 feet below ground surface (bgs).

It was determined that the contaminants resulted from a combination of several land use activities listed below:

- dumping incinerated coal cinders, wood ash, and petroleum hydrocarbon contaminated fill material from on-site and/or off-site sources
- dumping demolished industrial rubble from the former Borden milk condenser factory which burned down in the early 1930's
- historical spills and leaks from vehicle fueling activities related to the removed gasoline and diesel fuel USTs
- historical spills and leaks of petroleum hydrocarbons during the operation of the former vehicle repair shop
- spills and leaks of petroleum hydrocarbons from parked semi-trucks and construction related heavy equipment
- spills from outside storage of drummed petroleum hydrocarbons

The highest contaminant concentrations in soil are available in the table below.

Highest Reported Concentrations of Contaminants in Soil

Parameter	Location	Sample #	Depth Below Ground Surface	Highest Concentration (mg/Kg)	2001 MTCA Method A Cleanup Action Level (mg/Kg)
Petroleum Hydrocarbons					
Diesel Fuel	Westwater	92A	1.25′	**8,400**	**2,000**
Gasoline	Westwater	100A	3′	**130**	**30**
Heavy Oil	CBM	26A	1.5′	**18,000**	**2,000**
Heavy Metals - Total					
Cadmium	Westwater	6A	1′	**11.0**	**2.0**
Chromium III	Westwater	6A	1′	39.0	**2,000**
Lead	Westwater	64A	1.5′	**1,300**	**250**
PAHs					
Sum of Carcinogenic PAHs	Westwater	4A	1′	**226**	**0.10**
PCBs					
A1254	Westwater	69B	2′	0.20	**1.0**
VOCs					
Benzene	Westwater	100A	3′	**0.29**	**0.03**
Ethylbenzene	Westwater	92A	1.25′	1.1	**6.0**
Naphthalene	Westwater	63A	1′	**88**	**5.0**
Toluene	Westwater	6A	1′	3.9	**7.0**
Xylenes - Total	Westwater	92A	1.25′	6.0	**9.0**

2.3 Cleanup Levels and Points of Compliance

2.3.1 Cleanup Levels

WAC 173-340-704 states that MTCA Method A may be used to establish cleanup levels at sites that have few hazardous substances, are undergoing a routine cleanup action, and where numerical standards are available for all indicator hazardous substances in the media for which the Method A cleanup level is being used.

MTCA Method A cleanup levels for unrestricted land use were determined to be appropriate for this Site. The cleanup actions conducted at the Site were determined to be 'routine', few hazardous substances were found at the Site, and numerical standards were available in the MTCA Method A table for each hazardous substance.

2.3.2 Ground Water Point of Compliance

For groundwater, the point of compliance is the point or points where the groundwater cleanup levels must be attained for a site to be in compliance with the cleanup standards. The groundwater standard point of compliance is established throughout the Site from the uppermost levels of the saturated zone extending vertically to the lowest most depth which could potentially be affected by the Site.

2.3.3 Soil Point of Compliance

For soil, the point of compliance is the area where the soil cleanup levels shall be attained. For soil cleanup levels based on the protection of groundwater, as they are for this Site, the point of compliance is established as soils throughout the Site.

2.4 Remedial Activities

2.4.1 2001 Remedial Excavation

Remediation of the Custom Built Metals property was initiated in August 2001, and completed in early January 2002. The remedial work primarily involved excavation, onsite stockpiling, testing, and transporting of contaminated soil to a licensed off-site treatment facility. Stockpiled soils that did not exceed MTCA Method A cleanup criteria were subsequently used as Site fill.

Soil contaminated with heavy oil and/or metals occupied a relatively large area in the center and northwestern portions of Lot 2. This contamination extended from the ground surface to as deep as about 5 feet, and ranged from 6 inches to 5 feet thick. In contrast, the areas of gasoline and diesel contamination on Lot 2 were relatively small, and situated near the center of the property. cPAHs were the most widespread soil contaminant, occurring in three areas that collectively occupied about a third of Lot 2, and extended into Lot 1. The PAHs were present primarily in a blue-gray soil layer that ranged in depth from 2 inches to 2 feet bgs.

Contamination was excavated and stockpiled onsite. Soils were screened for excavation using olfactory and visual evidence. Once the obvious contamination was removed, vertically and horizontally aligned soil samples were collected from sidewalls and bottoms of excavations or

trenches until laboratory test results reported contamination levels below MTCA Method A cleanup levels.

The February 2002 remediation report indicated that all contamination encountered by the explorations and excavations had been removed. However, it also indicated that there might be contamination beneath the warehouse building, the adjoining ramp, and possibly the asphalt parking area (all located on Lot 1). The property owner chose not to sample these locations, so contamination was not confirmed. That report also mentioned the possibility that contamination may remain beneath active utilities and in a part of Lot 2 where heavy metal girders were placed. Based on their review of this report, Ecology issued a NFA letter for the remediated parts of the property, but indicated that additional work would be required to obtain a NFA determination for areas where contamination remained.

In October 2002, Shannon and Wilson advanced additional soil borings at the Site beneath the warehouse building and asphalt parking lot. Total cPAHs were detected at concentrations up to 1.070 mg/kg, exceeding the MTCA Method A cleanup level of 0.1 mg/kg. It was determined that these areas could not be excavated without risking significant structural damage to Site buildings and infrastructure. This residual contamination was only located on Lot 1.

2.4.2 Groundwater Quality

Three shallow groundwater monitoring wells were installed as part of the Phase II subsurface investigation work to evaluate the Site's groundwater quality and to characterize the depth to groundwater and the groundwater gradient. One of these wells (MW-3) was installed on Lot 2, and the other two (MW-1 and MW-2) were installed on Lot 1. Based on water level measurements during the Phase II investigation, groundwater was approximately 7 feet bgs, and had a gentle flow gradient toward the northwest at the time the measurements were taken.

The three groundwater samples collected from the wells did not exceed MTCA cleanup criteria, although analysis of the sample from MW-1 detected low concentrations of xylenes (2.8 ug/L) and three isomers of dichlorobenzene (from 6.4 to 17 ug/L, respectively). Water samples were also collected from six test pits. Only one of these samples detected contamination; Test Pit PD-20 contained 7,160 ug/L of heavy oil. This elevated concentration appears to have been the result of mixing with contaminated soil in the excavation rather than groundwater contamination because no contamination was detected a short distance downgradient in monitoring well MW-3.

The highest contamination concentrations detected in groundwater are available in the table below.

Highest Reported Concentration of Contaminants in Groundwater

Parameter	Location	Concentration (µg/L)	2001 MTCA Method A Cleanup Action Level (µg/L)
Petroleum Hydrocarbons			
Heavy Oil	20A – Ditch Water	**7,160**	500
VOCs			
m-Dichlorobenzene	MW-1 - Well	6.4	Not listed
o-Dichlorobenzene	MW-1 - Well	17	Not listed
p-Dichlorobenzene	MW-1 - Well	11	Not listed
Xylenes - Total	MW-1 - Well	2.8	**1,000**

During a five-year periodic review conducted by Ecology in 2008, it was determined that the Site had never met groundwater monitoring requirements that typically accompany containment remedies. It was required that four consecutive quarters of groundwater monitoring be conducted at the Site. If contamination was not detected above MTCA Method A cleanup levels during four consecutive quarters, the Site would be eligible for a no further action (NFA) determination.

In 2009, plans were developed to conduct a year of quarterly groundwater monitoring and sampling on three shallow groundwater wells in order to keep the NFA determination active for the Site. Groundwater samples were analyzed for TPH for diesel, oil and gasoline; benzene, toluene, ethylbenzene, and xylenes (BTEX); polychlorinated biphenyls (PCBs) (A1254); lead and cadmium; cPAHs; and naphthalene.

Two additional groundwater monitoring wells, MW-4 and MW-5 were installed on Lot 1 in December 2008. These monitoring wells (MW-4 and MW-5) were positioned near the northern inside edge of the warehouse to provide monitoring locations downgradient of the Site, and specifically downgradient of the areas inside the warehouse and loading ramp where residual contamination was expected to remain.

Four quarterly groundwater sampling events were completed at the Site in 2009. No contaminants of concern were detected above MTCA Method A cleanup levels with the exception of a single occurrence of dissolved lead in MW-1. Dissolved lead was detected slightly above the MCTA Method A cleanup criterion in MW-1 during the second quarter sampling event. Dissolved lead was not detected in either of the following two quarters or in monitoring wells MW-4 and MW-5, which are both downgradient of MW-1.

In 2011, four additional quarterly groundwater sampling events were conducted at the Site in response to a letter from Ecology requiring groundwater confirmation monitoring as part of the NFA determination issued by Ecology in 2010. Analytical results from these four sampling events did not detect any of the contaminants of concern at the Site above MTCA Method A cleanup levels.

It was determined that one additional groundwater monitoring event would be conducted in five years in conjunction with the second periodic review for the Site. This additional monitoring event was conducted in August 2018. No potential contaminants of concern were detected in the samples collected during this event with the exception of total lead in one well (MW-2). The detected concentration for total lead was below its MTCA Method A cleanup criteria and the associated dissolved lead sample from that same well was non-detect.

Groundwater data for the Site is available as Appendix 6.3.

2.5 Site Closure

It was determined that the Site would be eligible for a NFA determination if institutional controls were implemented to prevent future exposure to contaminated soils remaining at the Site. In June 2003, a restrictive covenant was filed for the portion of the property where residual contamination was located underneath the existing warehouse building and adjoining ramp. The covenant only applied to Lot 1. Residual contamination does not remain above MTCA Method A cleanup levels on Lot 2.

A partial sufficiency NFA was issued for the Site in 2008. This NFA required further action to address groundwater contamination at the Site. Following groundwater monitoring in 2008, a complete NFA was issued for the Site in 2010. This NFA determination required continued quarterly groundwater monitoring every other year until the periodic review scheduled in 2015. The NFA letter also stated that following the first year of confirmation monitoring where the result is non-detect for all the wells, the property owner may petition Ecology for an early review to either modify the monitoring frequency or discontinue monitoring and abandon the wells on Site.

In June 2012, though there were detections of contaminants of concern in Site Wells, the property owner submitted a groundwater monitoring report to Ecology to petition for discontinuation of groundwater monitoring at the Site. As discussed in section 2.4.2, it was determined that one additional groundwater monitoring event would be conducted. This event was conducted in August 2018, and it is the opinion of this review that groundwater monitoring can be discontinued at this time. Section 3.1.2 contains further discussion of groundwater conditions at the Site.

The restrictive covenant recorded with the King County Auditor's office for the Site in 2003 is available as Appendix 6.4.

3.0 PERIODIC REVIEW

3.1 Effectiveness of completed cleanup actions

3.1.1 Soil and Direct Contact

Based upon the Site visit conducted on April 16, 2018, the Site is occupied by Accurate Industries and All New Glass. Lot 2 does not contain residual contamination and is occupied by Aluminum and Bronze Fabricators. Both lots continue to be used for industrial purposes. There are no retail sales from the Site.

The northern portion of the Site defined as Lot 1 is occupied by Accurate Industries and All New Glass and is entirely paved or covered by building foundations. The southern portion of the Site, defined as Lot 2, is now occupied by a warehouse constructed by Aluminum and Bronze Fabricators, a metal manufacturing facility. The paved Site surface cover at Lot 1 appear in excellent condition. The impermeable Site surfaces and restricted access continue to eliminate direct exposure pathways (ingestion, contact) to contaminated soils.

Institutional controls in the form of a restrictive covenant were implemented in 2003. The restrictive covenant requires that Site structures be maintained, and restricts any activities that will interfere with the integrity of the remedial action or create new exposure pathways to cPAH contaminated soils remaining beneath the building on Lot 1.

A photo log is available as Appendix 6.5.

3.1.2 Ground Water

Confirmational groundwater monitoring was conducted for four consecutive quarters in 2008-2009, four consecutive quarters in 2011-2012, and one event in 2018. During these sampling events, the only detection exceeding MTCA Method A cleanup levels was lead during a single event in MW-1. This well was immediately developed and resampled, and the detection could not be repeated.

Based on the four quarterly groundwater sampling events which concluded in February 2012, groundwater at the Site had met MTCA Method A cleanup levels since the property was remediated and groundwater was initially sampled in 2001. Analytical results indicate that no contaminants of concern were detected in Site groundwater samples at concentrations that exceeded MTCA Method A cleanup levels.

It is apparent that residual concentrations of TPH and PAHs remaining in soil at concentrations exceeding MTCA Method A cleanup levels are not impacting groundwater at the Site. The NFA determination letter issued by Ecology in 2010 states that following the first year of confirmation monitoring where the result is non-detect for all the wells, the property owner may petition Ecology for an early review to either modify the monitoring frequency or discontinue monitoring and abandon the wells on Site. Though contaminants of concern were detected slightly above

laboratory PQLs, they have remained below MTCA Method A cleanup levels since active remediation was completed in 2001.

It is the opinion of this periodic review that Ecology's requirement for groundwater monitoring at the Site in the 2010 NFA determination can be modified to eliminate the groundwater monitoring requirement. Empirical groundwater monitoring data has demonstrated that residual soil contamination at the Site does not pose a threat to groundwater.

3.1.3 Institutional Controls

Institutional controls are required at the Site per the NFA determination issued by Ecology in 2010. These institutional controls have been successfully implemented through the recording of a restrictive covenant in 2003. The restrictive covenant successfully prohibits or limits activities that may interfere with the integrity of engineered controls or result in exposure to hazardous substances.

3.2 New scientific information for individual hazardous substances or mixtures present at the Site

Cleanup levels at the Site were based on regulatory standards rather than calculated risk for chemicals and/or media. These standards were sufficient to be protective of Site-specific conditions.

3.3 New applicable state and federal laws for hazardous substances present at the Site

Cleanup levels at the Site are based on regulatory standards. There are no new relevant state or federal standards applicable to the Site.

3.4 Current and projected Site use

The Site is an active industrial facility. This use is not likely to have a negative impact on the risk posed by hazardous substances contained at the Site as long as the Site surface is actively maintained.

3.5 Availability and practicability of more permanent remedies

The remedy implemented included containment of hazardous substances, and it continues to be protective of human health and the environment. While more permanent remedies may be available, they are still not practicable at this Site.

3.6 Availability of improved analytical techniques to evaluate compliance with cleanup levels

The analytical methods used at the time of the remedial actions were capable of detection below cleanup levels for contaminants of concern at the Site. The presence of improved analytical techniques would not affect decisions or recommendations made for the Site.

4.0 CONCLUSIONS

- The cleanup actions completed at the Site appear to be protective of human health and the environment.

- The restrictive covenant for the property is in place and continues to be effective in protecting public health from exposure to hazardous substances and protecting the integrity of the cleanup action.

- Groundwater monitoring was conducted for four consecutive quarters in 2008-2009, four consecutive quarters in 2011-2012, and one event in 2018. No contaminants of concern exceeded MTCA Method A cleanup levels, with the exception of dissolved lead in one groundwater monitoring well during one of the 2009 sampling events. Since that time, there has been six groundwater monitoring events where lead concentrations were well below the MTCA Method A cleanup level. It is the opinion of this periodic review that groundwater monitoring can be discontinued at the Site at this time.

Based on this review, the Department of Ecology has determined that no additional remedial actions are required by the property owner at the Site at this time. It is the property owner's responsibility to continue to inspect the Site to assure that the integrity of the cap is maintained.

4.1 Next Review

The next review for the Site will be scheduled five years from the date of this periodic review. In the event that additional cleanup actions or institutional controls are required, the next periodic review will be scheduled five years from the completion of those activities.

5.0 REFERENCES

Shannon and Wilson, Inc. *Subsurface Phase II Environmental Site Assessment.* August 15, 2002.

EnCo Environmental Corporation. *Soil Remediation by Removal.* February 14, 2002.

Shannon and Wilson, Inc. *Custom-Bilt Metals Facility Remediation.* October 9, 2002.

T.P.D Auburn. *Restrictive Covenant.* July 10, 2003.

Ecology. *Partial Sufficiency and Further Action Determination Letter.* August 25, 2008.

Shannon and Wilson, Inc. *Groundwater Sampling and Monitoring Well Installation Report* March 19, 2010.

Ecology. *No Further Action Determination Letter.* April 20, 2010.

Shannon and Wilson, Inc. *Request for Discontinuation of Groundwater Monitoring.* June 19, 2012.

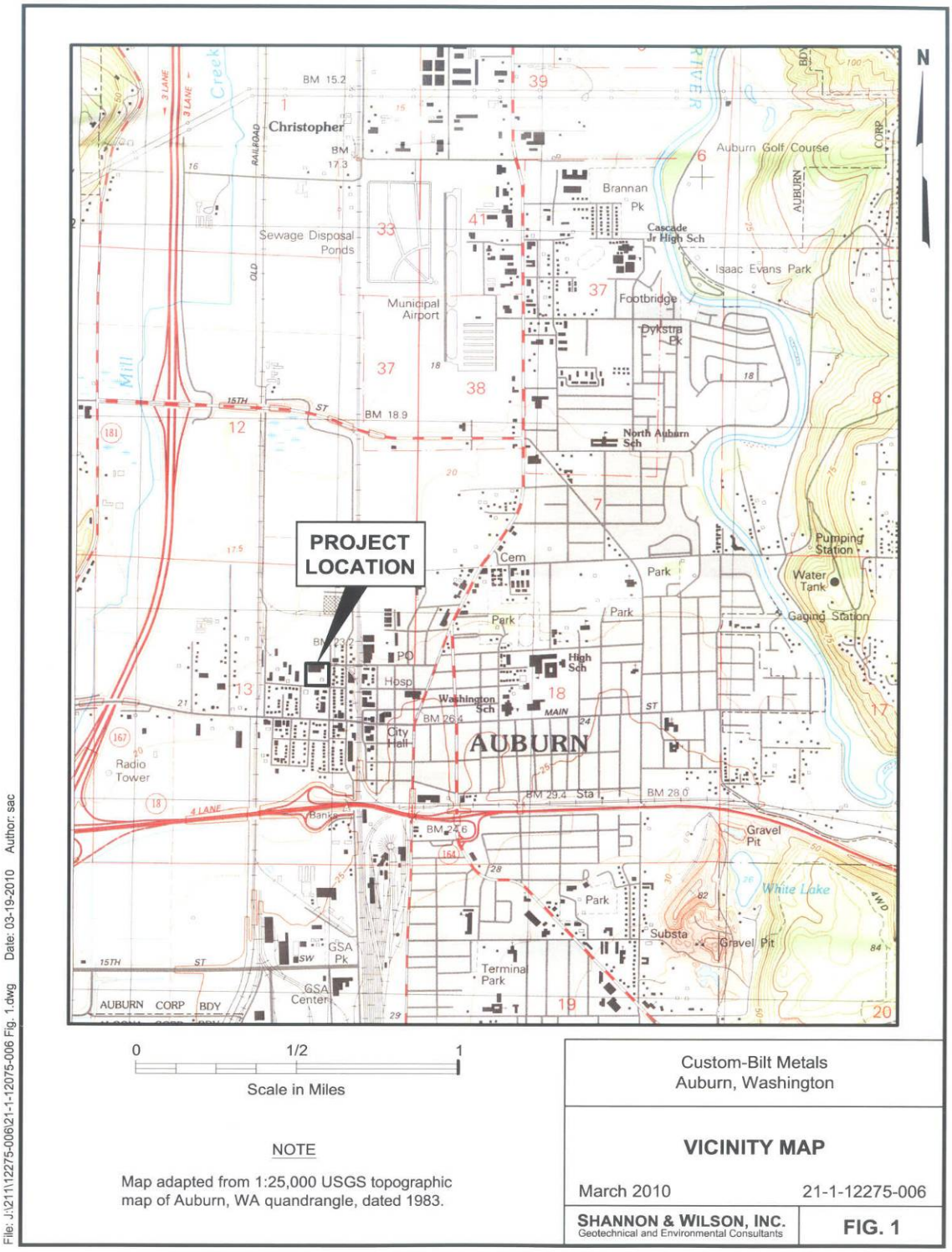
Ecology. *Periodic Review.* August 1, 2012.

Shannon and Wilson, Inc. *Letter Report, Results of the Five-Year Groundwater Sampling.* October 22, 2018.

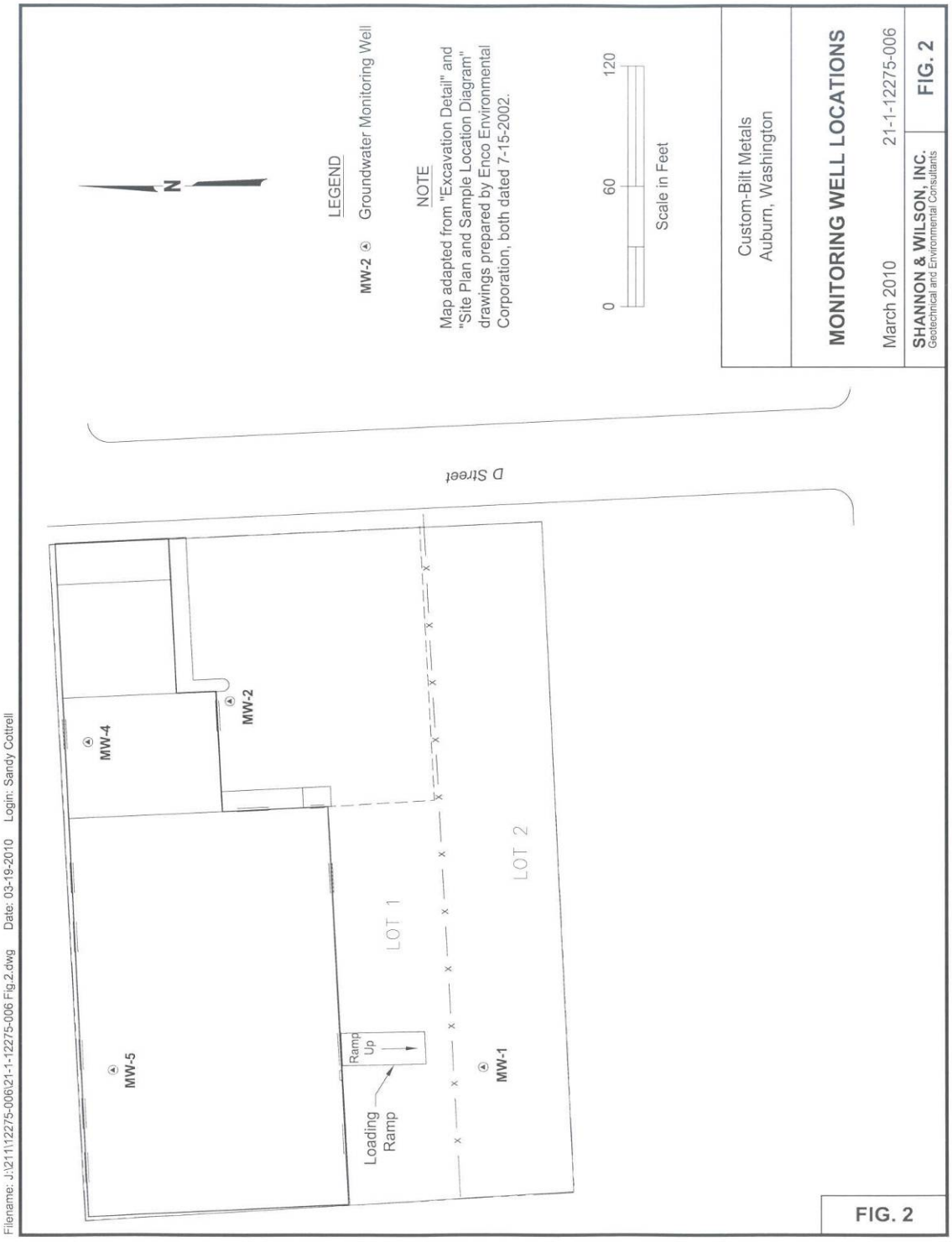
Ecology. *Site Visit.* April 16, 2018.

6.0 APPENDICES

6.1 Vicinity Map



6.2 Site Plan


N
LEGEND
MW-2 Groundwater Monitoring Well
NOTE
Map adapted from "Excavation Detail" and "Site Plan and Sample Location Diagram" drawings prepared by Enco Environmental Corporation, both dated 7-15-2002.
0
60
120
Scale in Feet
Custom-Bilt Metals
Auburn, Washington
MONITORING WELL LOCATIONS
March 2010
21-1-12275-006
SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants
FIG. 2
D Street
MW-4
MW-2
MW-5
MW-1
LOT 1
LOT 2
Ramp Up
Loading Ramp
FIG. 2
Filename: J:\21\12275-006\21-1-12275-006 Fig.2.dwg Date: 03-19-2010 Login: Sandy Cottrell

6.3 Groundwater Monitoring Data

TABLE 3
HISTORICAL GROUNDWATER ANALYTICAL RESULTS
2008 - 2012

Well Number	Sample Number	Sample Date	Petroleum (mg/L)		Gasoline (µg/L)	BTEX (µg/L)				Total Metals (µg/L)			Dissolved Metals (µg/L)		PCBs (µg/L)	Total cPAHs (µg/L)	Naphthalene (µg/L)	VOCs [^] (µg/L)
			Oil	Diesel		Benzene	Toluene	Ethylbenzene	Xylenes	Lead	Cadmium		Lead	Cadmium				1,1,1-trichloroethane
GROUNDWATER RESULTS																		
MW-1**	MW-1-GW-1	11/7/2008	0.59	<0.25	<400	<4.0	<4.0	<4.0	<4.0	--	--	33	<4.0	<4.0	<0.048	0.01	<0.095	--
MW-1	MW-1-GW-112608	11/26/2008	<0.40	<0.25	--	--	--	--	--	--	--	<1.0	--	--	--	--	--	--
MW-1	MW-1-GW-2	4/15/2009	<0.38	<0.24	<400	<4.0	<4.0	<4.0	<4.0	--	--	20	<4.0	<4.0	<0.47	0.01	<0.095	--
MW-1	MW-1-GW-3	7/28/2009	<0.46	<0.29	<100	<1.0	<1.0	<1.0	<1.0	--	--	<1.0	<4.0	<4.0	<0.48	0.01	<0.095	--
MW-1	MW-1-GW-4	10/9/2009	<0.40	<0.25	<100	<1.0	<1.0	<1.0	<1.0	--	--	<1.0	<4.0	<4.0	<0.48	0.01	<0.097	--
MW-1	MW-1-GW-1:11	5/5/2011	<0.41	<0.26	<100	<0.20	<1.0	<0.20	<0.60	<1.1	<4.4	--	--	--	<0.047	0.01	<0.095	--
MW-1	MW-1-GW-2:11	8/10/2011	<0.41	<0.26	<100	<0.20	<1.0	<0.20	<0.60	<1.0	<4.0	--	--	--	<0.048	0.01	<0.096	--
MW-1	MW-1-GW-3:11	11/17/2011	<0.41	<0.26	<100	<0.20	<1.0	<0.20	<0.60	<1.1	<4.4	--	--	--	<0.048	0.01	<0.095	--
MW-1	MW-1-GW-4:12	2/28/2012	<0.41	<0.26	<100	<0.20	1.4	<0.20	<0.60	<1.0	<0.40	--	--	--	<0.048	0.01	<0.095	--
MW-4	MW-4-GW-1	1/9/2009	<0.40	<0.25	<100	<0.20	<1.0	<0.20	<0.20	--	--	<1.0	<4.0	<4.0	<0.48	0.01	<0.095	<0.20
MW-4	MW-4-GW-2	4/15/2009	<0.38	<0.24	<100	<1.0	<1.0	<1.0	<1.0	--	--	<1.0	<4.0	<4.0	<0.48	0.01	<0.095	--
MW-4	MW-4-GW-3	7/28/2009	<0.46	<0.29	<100	<1.0	<1.0	<1.0	<1.0	--	--	<1.0	<4.0	<4.0	<0.48	0.01	<0.095	--
MW-4	MW-4-GW-4	10/9/2009	<0.40	<0.25	<100	<1.0	<1.0	<1.0	<1.0	--	--	<1.0	<4.0	<4.0	<0.47	0.01	<0.095	--
MW-4	MW-4-GW-1:11	5/5/2011	<0.41	<0.26	<100	<0.20	<1.0	<0.20	<0.60	<1.1	<4.4	--	--	--	<0.047	0.01	<0.095	--
MW-4	MW-4-GW-2:11	8/10/2011	<0.41	<0.26	<100	<0.20	<1.0	<0.20	<0.60	<1.0	<4.0	--	--	--	<0.048	0.01	<0.096	--
MW-4	MW-4-GW-3:11	11/17/2011	<0.42	<0.26	<100	<0.20	<1.0	<0.20	<0.60	<1.1	<4.4	--	--	--	<0.047	0.01	<0.095	--
MW-4	MW-4-GW-4:12	2/12/2012	<0.41	<0.26	<100	<0.20	<1.0	<0.20	<0.60	<1.0	<0.40	--	--	--	<0.048	0.01	<0.095	--
MW-5	MW-5-GW-1	1/9/2009	<0.40	<0.25	<100	<0.20	<1.0	<0.20	<0.20	--	--	<1.0	<4.0	<4.0	<0.47	0.01	<0.095	0.27
MW-5	MW-5-GW-2	4/15/2009	<0.38	<0.24	<100	<1.0	<1.0	<1.0	<1.0	--	--	<1.0	<4.0	<4.0	<0.48	0.01	<0.096	--
MW-5	MW-5-GW-3	7/28/2009	<0.45	<0.28	<100	<1.0	<1.0	<1.0	<1.0	--	--	<1.0	<4.0	<4.0	<0.48	0.01	<0.095	--
MW-5	MW-5-GW-4	10/9/2009	<0.40	<0.25	<100	<1.0	<1.0	<1.0	<1.0	--	--	<1.0	<4.0	<4.0	<0.47	0.01	<0.095	--
MW-5	MW-5-GW-1:11	5/5/2011	<0.41	<0.26	<100	<0.20	<1.0	<0.20	<0.60	<1.1	<4.4	--	--	--	<0.049	0.01	<0.095	--
MW-5	MW-5-GW-2:11	8/10/2011	<0.41	<0.26	<100	<0.20	<1.0	<0.20	<0.60	<1.0	<4.0	--	--	--	<0.048	0.04	<0.096	--
MW-5	MW-5-GW-3:11	11/17/2011	<0.41	<0.25	<100	<0.20	<1.0	<0.20	<0.60	<1.1	<4.4	--	--	--	<0.048	0.01	<0.095	--
MW-5	MW-5-GW-4:12	2/28/2012	<0.41	<0.26	<100	<0.20	1.1	<0.20	<0.60	<1.0	<0.40	--	--	--	<0.047	0.01	<0.095	--
MW-5	MW-5-GW-4:12A	2/28/2012	--	--	--	--	--	--	--	--	--	--	--	--	--	0.01	<0.095	--
MTCA Method A			500	500	1,000	5	1000	700	1,000	15	5	15	5	5	0.1	0.1 [(1)]	160	200

Notes:
(1) Sum of the toxic equivalency factor (TEF) for each carcinogenic polycyclic aromatic hydrocarbon. Calculated as the detected concentration times the TEF, or as the method detection limit (if analyte is not detected) times the TEF.
** Results rejected due to inadequate sample preparation.
Bold text indicates a detected analyte.
Shaded text indicates concentration exceeds state cleanup criterion.
^ = Only detected volatile organic compounds (VOCs) are summarized on this table.
-- = not tested
< = less than
BTEX = benzene, toluene, ethylbenzene, and xylenes
cPAHs = carcinogenic polycyclic aromatic hydrocarbons
mg/L = milligrams per liter
µg/L = micrograms per liter
MTCA = Washington Model Toxics Control Act
PCBs = polychlorinated biphenyls

TABLE 2
GROUNDWATER ANALYTICAL RESULTS
August 2018

Well Number	Sample Number	Sample Date	Petroleum (mg/L)		Gasoline (µg/L)	BTEX (µg/L)				Total Metals (µg/L)		Dissolved Metals (µg/L)		PCBs (µg/L)	Total cPAHs (µg/L)	Naphthalene (µg/L)
			Oil	Diesel		Benzene	Toluene	Ethylbenzene	Xylenes	Lead	Cadmium	Lead	Cadmium			
GROUNDWATER RESULTS																
MW-2	MW-2-GW-08222018	8/22/2018	<0.41	<0.26	<100	<1.0	<1.0	<1.0	<1.0	2.3	<4.4	<1.0	<4.0	<0.047	0.01	<0.11
MW-4	MW-4-GW-08222018	8/22/2018	<0.41	<0.26	<100	<1.0	<1.0	<1.0	<1.0	<1.1	<4.4	<1.0	<4.0	<0.048	0.01	<0.11
MW-5	MW-5-GW-08222018	8/22/2018	<0.44	<0.27	<100	<1.0	<1.0	<1.0	<1.0	<1.1	<4.4	<1.0	<4.0	<0.049	0.01	<0.11
MTCA Method A			500	500	1,000	5	1,000	700	1,000	15	5	15	5	0.1	0.1 [1]	160

Notes:
[1] Sum of the toxic equivalency factor (TEF) for each carcinogenic polycyclic aromatic hydrocarbon. Calculated as the detected concentration times the TEF, or as the method detection limit (if analyte is not detected) times the TEF.
Bold text indicates a detected analyte.
< = less than
BTEX = benzene, toluene, ethylbenzene, and xylenes
cPAHs = carcinogenic polycyclic aromatic hydrocarbons
µg/L = micrograms per liter
mg/L = milligrams per liter
PCBs = polychlorinated biphenyls

6.4 Restrictive Covenant

CONFORMED COPY

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RYAN COV 25.00
PAGE 001 OF 006
07/10/2003 10:49
KING COUNTY, WA

COPY

RETURN ADDRESS:

David H. Oswald, Esq.
Ryan, Swanson & Cleveland, PLLC
1201 Third Avenue, Suite 3400
Seattle, WA 98101-3034

COVERSHEET TO
RESTRICTIVE COVENANT

GRANTOR(S):	T.P.D. AUBURN; STATE OF WASHINGTON
GRANTEE(S):	PUBLIC
ABBREVIATED LEGAL DESCRIPTION:	Portion Lots 1, 2, 3 & 10, Block B, Lunn's Garden Tracts to Auburn, Vol. 10, Pg. 33 (See Page 5 for full legal description)
ASSESSOR'S TAX PARCEL NO.:	446340-0071-08

[347561.01]

T.P.D. Auburn
825 Central Ave. S.
Kent, WA 98032

RESTRICTIVE COVENANT

This declaration of Restrictive Covenant is made pursuant to RCW 70.105D.030(1)(f and g), and WAC 173-340-440 by T.P.D. Auburn, its successors and assigns, and the Washington State Department of Ecology, its successors and assigns.

Legal Description: See Exhibit A

Tax Parcel I.D. #: 446340-0071-08

RESTRICTIVE COVENANT

T.P.D. Auburn, property at 23 D St. NW, Auburn, WA

This Declaration of Restrictive Covenant is made pursuant to RCW 70.105D.030(1)(f) and (g) and WAC 173-340-440 by T.P.D. Auburn (a California general partnership), its successors and assigns, and the State of Washington Department of Ecology, its successors and assigns (hereafter "Ecology").

An independent remedial action (hereafter "Remedial Action") occurred at the property that is the subject of this Restrictive Covenant. The Remedial Action conducted at the property is described in the following document[s]:

a) Geotech Consultants, Inc., October 15, 1993, Closure Report: Underground Storage Tank, 233 D Street NW, Auburn, Washington.

b) Enco Environmental Corporation, 2001, Subsurface Phase II Environmental Site Assessment, Custom-Bilt Metals, 233 D Street NW, Auburn, Washington.

c) Enco Environmental Corporation, Fevruary 12, 2002, Soil Remediation by Removal, Custom-Bilt Metals, 233 D Street NW, Auburn, Washington.

d) Shannon & Wilson, Inc., October 9, 2002, Independent Remedial Action Report, Addendum, Lot 2, Custom-Bilt Metals, 233 D Street NW, Auburn, Washington.

e) Shannon & Wilson, Inc., December 18, 2002, Letter Report to Mr. Grant Yang documenting the results of environmental sampling under building on Lot 1, Custom-Bilt Metals, 233 D Street NW, Auburn, Washington.

These documents are on file at Ecology's NWRO.

This Restrictive Covenant is required because the Remedial Action resulted in residual concentrations of total carcinogenic polycyclic aromatic hydrocarbons, as well as the following individual carcinogenic polycyclic aromatic hydrocarbons: benzo(a)anthracene, chrysene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, indeno(1,2,3-c,d)pyrene, and benzo(g,h,i)perylene, which exceed the Model Toxics Control Act Method A Residential Cleanup Levels for soil established under WAC 173-340-740.

The undersigned, T.P.D. Auburn, is the fee owner of real property (hereafter "Property") in the County of King, State of Washington, that is subject to this Restrictive Covenant. The Property is legally described in Exhibit A to this Restrictive Covenant and made a part hereof by

reference.

T.P.D. Auburn makes the following declaration as to limitations, restrictions, and uses to which the Property may be put and specifies that such declarations shall constitute covenants to run with the land, as provided by law and shall be binding on all parties and all persons claiming under them, including all current and future owners of any portion of or interest in the Property (hereafter "Owner").

Section 1. A portion of the Property contains soil contaminated with slightly elevated concentrations of total carcinogenic polycyclic aromatic hydrocarbons, as well as the following individual carcinogenic polycyclic aromatic hydrocarbons: benzo(a)anthracene, chrysene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, indeno(1,2,3-c,d)pyrene, and benzo(g,h,i)perylene. These contaminated soils are located under the south-central part of the warehouse building, and may also be present under a concrete ramp adjoining the south side of the warehouse. The Owner shall not alter, modify, or remove the existing structures in any manner that may result in the release or exposure to the environment of that contaminated soil or create a new exposure pathway without prior written approval from Ecology.

Section 2. Any activity on the Property that may interfere with the integrity of the Remedial Action and continued protection of human health and the environment is prohibited.

Section 3. Any activity on the Property that may result in the release or exposure to the environment of a hazardous substance that remains on the Property as part of the Remedial Action, or create a new exposure pathway, is prohibited without prior written approval from Ecology.

Section 4. The Owner of the property must give thirty (30) day advance written notice to Ecology of the Owner's intent to convey any interest in the Property. No conveyance of title, easement, lease, or other interest in the Property shall be consummated by the Owner without adequate and complete provision for continued monitoring, operation, and maintenance of the Remedial Action.

Section 5. The Owner must restrict leases to uses and activities consistent with the Restrictive Covenant and notify all lessees of the restrictions on the use of the Property.

Section 6. The Owner must notify and obtain approval from Ecology prior to any use of the Property that is inconsistent with the terms of this Restrictive Covenant. Ecology may approve any inconsistent use only after public notice and comment.

Section 7. The Owner shall allow authorized representatives of Ecology the right to enter the Property at reasonable times for the purpose of evaluating the Remedial Action; to take samples, to inspect remedial actions conducted at the property, and to inspect records that are related to the Remedial Action.

Section 8. The Owner of the Property reserves the right under WAC 173-340-440 to record an instrument that provides that this Restrictive Covenant shall no longer limit use of the Property or be of any further force or effect. However, such an instrument may be recorded only if Ecology, after public notice and opportunity for comment, concurs.

T.P.D. Auburn

by _____

Its PARTNER

Dated: 6/25/03

STATE OF WA)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that George Poppen is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the General Partner of T.P.D. AUBURN, to be the free and voluntary act of such general partnership, for the uses and purposes mentioned in the in the instrument.

WITNESS my hand and official seal hereto affixed this 25 day of June 2003, 2003.

LAURA F. CROKER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 2-19-07

Laura F. Croker
(Print name) _____
Notary Public in and for the State of
WA
My appointment expires 2/19/07.

EXHIBIT A

A PORTION OF LOTS 1, 2, 3 AND 10, BLOCK "B", LUNN'S GARDEN TRACTS TO AUBURN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 33, IN KING COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., KING COUNTY, WASHINGTON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 87°58'52" WEST, ALONG THE SOUTH LINE THEREOF, 33 FEET; THENCE NORTH 03°45'30" WEST, 166.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 03°45'30" WEST, 173.50 FEET, TO THE SOUTHERLY LINE OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY; THENCE NORTH 86°46'06" EAST, ALONG SAID SOUTHERLY LINE 336.31 FEET, TO THE EASTERLY LINE OF SAID LOT 10; THENCE SOUTH 03°05'54" EAST, ALONG SAID EASTERLY LINE, 170.41 FEET; THENCE SOUTH 86°14'30" WEST, 334.33 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS LOT 1 OF CITY OF AUBURN LOT LINE ADJUSTMENT NO. LLA-01-0012, RECORDED UNDER RECORDING NO. 20010723001875.)

SITUATE IN THE CITY OF AUBURN, COUNTY OF KING, STATE OF WASHINGTON.

6.5 Photo log

Photo 1: South Side of building – from the east

Photo 2: Loading Dock – from the northeast

Photo 3: Monitoring Well Inside Facility – from the west

Photo 4: Monitoring Well Inside Facility – from the south