PERIODIC REVIEW REPORT
FINAL

McDonalds Restaurant
Facility Site ID#: 99194219
Cleanup Site ID#: 4082

715 Plum Street SE
Olympia, Washington 98501

Southwest Regional Office
TOXICS CLEANUP PROGRAM

February 2019

TABLE OF CONTENTS

1.0 INTRODUCTION

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

Cleanup activities at this Site were completed under the Voluntary Cleanup Program (VCP). The cleanup actions resulted in concentrations of petroleum hydrocarbons remaining at the Site in soil that exceeds MTCA Method A cleanup levels. The MTCA Method A cleanup levels for soil are established under WAC 173-340-740(2). The MTCA Method A cleanup levels for groundwater are established under WAC 173-340-720(3). 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 (NFA) 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)]:

(a) 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.
(b) New scientific information for individual hazardous substances of mixtures present at the Site.
(c) New applicable state and federal laws for hazardous substances present at the Site.
(d) Current and projected Site use.
(e) Availability and practicability of higher preference technologies.
(f) 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 CONDITIONS

2.1 Site History

The McDonald Restaurant Property is located at 715 Plum Street, Olympia, Washington, in Thurston County. The Site is surrounded by commercial properties. A Vicinity Map and a Site Plan are available as Appendix 6.1 and Appendix 6.2, respectively. Following remedial activities, a Restrictive Covenant was recorded for the property on August 25, 1999. The Site received a NFA determination on December 13, 1999.

Previously the property is known to have been used as a bulk heating oil storage facility with four above ground storage tanks (ASTs). The title search indicated that the property was owned by several businesses since 1968. In December 1990, the McDonald Corporation purchased the property from West Star. The four ASTs were removed sometime between 1984 and October 1989, however, the exact date is unknown. The Site currently consists of a McDonald Restaurant and a parking lot. During the early stages of construction of a McDonald's restaurant in 1989, total petroleum hydrocarbons (TPH) contamination was discovered in soils and groundwater at the Site. The exact source of TPH contamination was not known; however, it was assumed that the releases from the ASTs and/or associated piping system may have been the source of TPH impacting the Site soils and groundwater. Approximate locations of ASTs are shown on Figure 1 in Appendix 6.4.

2.2 Site Geology and Hydrogeology

Based on the materials encountered during the soil borings, the Site consisted of fine to medium sand to a depth of approximately 4 feet below ground surface (bgs) underlain by peat to a depth of about 9 feet bgs. From 9 to 15 feet, the maximum depth explored, fine to medium sand was encountered. A similar sequence was found in the northern portion of the Site, except a clay layer was encountered between the sand and peat at a depth of approximately 4 to 5 feet bgs. The groundwater was encountered at depths of 7.5 feet to 8.5 feet bgs. The groundwater flow direction below the Site was found to be in southeasterly direction towards Plum Street (Figure 8, Appendix 6.10).

2.3 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 Tables for each hazardous substance. The table below presents the old and current MTCA Method A cleanup levels.

Table-1: MTCA Method A Soil and Groundwater Cleanup Levels

Chemical	1991 Soil Cleanup Level (mg/kg)	Current Soil Cleanup Level (mg/kg)	1991 Groundwater Cleanup Level (µg/L)	Current Groundwater Cleanup Level (µg/L)
TPH	NA	NA	1000	NA
TPH-Gas	100	100	NA	800/1,000
TPH-Diesel	200	2,000	NA	500
TPH-Oil	200	2,000	NA	500
Benzene	0.5	0.03	5	5
Toluene	40	7	40	1,000
Ethylbenzene	20	6	30	700
Xylenes	20	9	20	1,000
Lead	250	250	5	15

Note: mg/kg: milligrams per kilogram
µg/L: micrograms per liter

2.4 Site Investigations and Remedial Actions

2.4.1 October 1989 Investigation

The Groundwater Technology, Inc. (GTI) drilled four soil borings (SB-1 through SB-4) to a depth of 15 feet bgs at the Site. Soil samples were collected at every five-foot interval and field screed using a photo-ionization detector (PID). Based on the PID results, four soil samples were collected at approximately four feet bgs in borings SB-1, SB-2, and SB-4 and 9 feet bgs in SB-3. These soil samples were analyzed for gasoline, diesel, and oil-range total petroleum hydrocarbons (TPH-G, TPH-D and TPH-O), and benzene, toluene, ethylbenzene and xylenes (BTEX). The TPH-G was detected at 72 milligrams per kilogram (mg/kg) in soil sample from SB-2 and 31 mg/kg in the soil sample from the boring SB-1. Also benzene was detected at 0.04 mg/kg in the soil sample from the boring SB-1. None of the contaminants were detected in any other soil samples. The soil boring locations and soil sample results are available as Appendix 6.3.

2.4.2 Parametrix January 1990 Soil Excavation

Based on the results of GTI investigation and recommendations, Parametrix, excavated an unknown quantity of TPH contaminated soil within an area of approximately 15 feet by 30 feet. During the excavation, stained soil and product sheen seeping into excavation was noticed in the north side wall. To identify the source of the product sheen Test Hole #1 was excavated approximately 15 feet north of the side wall. A drain pipe was discovered in the Test Hole #1 through which the product was draining out. To define the lateral extent of the impacted soils, three more test holes were excavated to the South, East, and North of Test Hole #1. All the test holes were excavated to the depth of the peat layer and sidewall soil samples were collected just above the peat layer. In addition, the drain pipe and the associated stained soil and gravel was removed from the Test Hole #1. All the excavated soil was stockpiled on a plastic sheet. Also

four soil borings (SB-1 through SB-4) were installed around the excavation to determine the extent of soil impact. A total of thirteen soil samples was collected for laboratory analysis including a product sample from the drain pipe in the Test Hole #1. Results of a three-part composite soil sample collected surrounding the drain pipe and a product sample collected from the drain pipe indicated a total petroleum hydrocarbons (TPH) concentration of 9,386 mg/kg and 269,530 mg/kg, respectively. Approximate limits of excavation, approximate locations of Test Holes, and ASTs are available as Appendix 6.4.

2.4.3 Investigations During 1991

During a Site visit on May 22, 1991, Parametrix collected five soil (PS-3 through PS-7) and two water (PS-1 and PS-2) samples from the footing excavations that had been dug at the Site as part of the construction project. Approximately 70 cubic yards of contaminated soil was excavated and stockpiled in two separate piles on plastic sheets. A soil sample collected from one of the stockpiles (PS-3) indicated elevated levels of TPH (3,720 mg/kg). In addition, the results of two groundwater samples (PS-1 and PS-2) showed TPH concentrations of 0.5 mg/L and 1 mg/L, respectively. Soil sampling locations and results are included as Appendix 6.5.

In June 1991, Parametrix installed five groundwater monitoring wells (MW-1 through MW-5) and selected soil samples were analyzed for TPH, TPH-G, TPH-D, TPH-O and BTEX. A TPH concentration of 3,000 mg/kg was detected in a soil sample collected from MW-3. However, all other contaminant concentrations were below the MTCA Method A cleanup levels. Groundwater samples were collected from all five monitoring wells and samples were analyzed for TPH-G, TPH-D, TPH-O, BTEX, and lead. The groundwater sample results indicated the exceedances of lead (35 µg/L to 45 µg/L), benzene (11.8 µg/L to 13.6 µg/L), TPH-G (2,100 µg/L), and/or TPH-D in monitoring wells MW-1, MW-2 and/or MW-4. Groundwater monitoring well locations are available as Appendix 6.7.

In June 1991, Geo-Recon International conducted a geophysical survey in an effort to locate any unidentified underground storage tanks (USTs) at the Site. As a part of this, both electromagnetic (EM) and ground penetrating radar (GPR) techniques were used to identify any unknown USTs. The results identified two anomalies, but none of them positively confirmed the presence of any USTs. Based on the size and depth of the first anomaly, it was concluded that it may be a sump or a buried 55-gallon drum and no explanation was presented for the second anomaly, which was very small in size and shallow. Based on the results it was concluded that no objects had been identified that were indicative of USTs.

In August 1991, Parametrix excavated shallow exploratory trenches and collected a total of eleven soil samples (S-1 through S-11) for laboratory analysis. In addition, two grab water samples (W-1 and W-2) were also collected from the trench excavation. Soil and groundwater samples were analyzed for TPH, TPH-G, TPH-D, TPH-O, and BTEX. Soil samples S-4 and S-7 contained concentrations of TPH-G, TPH-D and BTEX that exceeded the MTCA Method A cleanup levels. The TPH-G and BTEX concentrations in a water sample collected at W-2 exceeded the MTCA Method A cleanup levels. Soil and groundwater sample locations and sample results are available as Appendix 6.5.

2.4.4 Parametrix July 1992 Investigation

A total of 12 exploratory test pits (TP-1 through TP-12) was excavated to better define the distribution of petroleum hydrocarbons in the subsurface. All the test pits were advanced to a depth of approximately 15 feet bgs. Soil samples were collected from each test pit and analyzed for TPH-G, TPH-D, TPH-O, and BTEX. Only TPH-G concentration (480 mg/kg) exceeded in a soil sample collected from the test pit TP-5. All other soil sample results were below the laboratory detection limits. Test pit locations and soil sample results are available as Appendix 6.7.

2.4.5 Soil Remediation

In 1990, an area of 15 feet by 30 feet was excavated within the building construction area. An unknown quantity of contaminated soil was removed and disposed of off-site. In August 1991, approximately 3,000 cubic yards of contaminated soil was excavated and treated off-site prior to its disposal. The results of confirmation soil samples indicated that petroleum concentrations were below the MTCA Method A cleanup levels with the exception of two soil samples collected at the southeast corner (SE-19) and at the western edge (West Edge) of the excavation. The results of soil samples collected at SE-19 and at West Edge locations showed TPH-G and TPH-D and/or benzene exceedances to MTCA Method A cleanup levels. Further excavation in the vicinity of these locations was limited by their proximity to a power pole, electrical utilities and sidewalk. The Table 2 below presents the range of contaminant concentrations detected in the confirmatory soil samples during the excavation at the Site. The approximate extent of excavation, confirmation soil sampling locations, and detailed soil sample results are available as Appendix 6.8.

Table 2: Post-Remediation Residual Soil Sample Results

Analyte	Concentration Range (mg/Kg)	1991 Soil Cleanup Level (mg/Kg)	Current Soil Cleanup Level (mg/Kg)
TPH	1,260 – 5,770	NA	NA
TPH-G	**74** – **220**	100	30[1] / 100[2]
TPH-D	220 – **2,760**	200	2,000
Benzene	ND - **0.91**	0.5	0.03

Note: **bold values:** Above current cleanup level
ND: Nondetect
N/A: Not Applicable
[1]with benzene presence
[2]without benzene presence

2.4.6 Groundwater Remediation

Following the completion of contaminated soil excavation activities, a groundwater remediation system was designed and installed at the Site. The system was designed to remove volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs) from the water recovered from an open excavation. The treatment system included a baffled clarifier tank to remove the suspended solids, an air stripper to remove VOCs, filters to remove any remaining sediments, and two 1,000-pound activated carbon-filled canisters to remove SVOCs. The treated water was discharged into a storm sewer under a temporary permit from the City of Olympia. The groundwater recovery/treatment system was activated on August 23, 1991 and operated for nine weeks. During this period, a total of approximately 1.9 million gallons of water was recovered and treated. Two rounds of grab water samples were collected from the excavation for laboratory analysis. The water sample results indicated that the concentrations of TPH remained above MTCA Method A cleanup levels. A schematic of groundwater recovery/treatment system is available in Appendix 6.9.

In addition, following deactivation of the above recovery/treatment system, an unknown quantity of contaminated groundwater was recovered from the foundation piling trenches in order to pour piling caps for the building foundation. This water was treated on-site with four 1,000-pound activated carbon-filled canisters prior to its discharge into to the City storm sewer.

2.4.7 Additional Groundwater Monitoring

In January 1992, Parametrix completed the installation of three double-completion groundwater monitoring wells (MW-6S and D, MW-7S and D, MW-8S and D) at the Site. These wells were screened at different elevations within the same boring. All the wells were monitored on a quarterly basis in February, May and August of 1992. All the groundwater samples were analyzed for TPH-G, TPH-D, TPH-O, and BTEX. Only TPH-D concentration was above the MTCA Method A cleanup level of 500 µg/L in MW-8D during February (1,060 µg/L) and May (1,550 µg/L) 1992 sampling events. The groundwater monitoring was discontinued after the August 1992 sampling event. The groundwater monitoring well locations and sample results are included as Appendix 6.10.

2.5 Restrictive Covenant

Following remediation activities, it was determined that institutional controls were necessary for the Site to receive a no further action (NFA) determination due to residual petroleum soil contamination at the Site. A Restrictive Covenant was recorded for the Site in Thurston County on August 25, 1999 and a NFA letter was issued on December 13, 1999. The Restrictive Covenant imposes the following limitations:

> **Section 1:** A portion of the Property contains petroleum hydrocarbon contaminated soil that exceeds Method A Residential Cleanup Levels. This soil is located adjacent to and immediately north of the north end of the existing McDonalds building as shown in Attachment B. In addition, soil in the immediate vicinity of former monitoring well MW-5 may also contain concentrations of petroleum hydrocarbons that exceed Method A Residential Cleanup Levels (see Attachment B). The Owner shall not alter, modify, or remove the existing structure(s) in any manner that may result in the release or exposure

to the environment of that contaminated soil or create a new exposure pathway prior written approval from Ecology. Some examples of activities that are prohibited in the capped areas include: drilling, digging, placement of any objects or use of any equipment which deforms or stresses the surface beyond its load bearing capability, piercing the surface with a rod, spike or similar item, bulldozing or earthwork.

Section 2: 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 3: The Owner of the property must give thirty (30) days 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 4: 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 5: 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 6: 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 related to the Remedial Action.

Section 7: 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.

The Restrictive Covenant is available as Appendix 6.11.

3.0 PERIODIC REVIEW

3.1 Effectiveness of Completed Cleanup Actions

Based upon the Site visit conducted on February13, 2018, the asphalt pavement continues to eliminate exposure pathways (ingestion, direct contact) to the contaminated soils. The McDonalds Restaurant building surrounding area and the parking lot asphalt pavement are in satisfactory condition and no repair, maintenance, or contingency actions are required.

Since the petroleum contaminated soil was left in-place, per Ecology's request the McDonalds Corporation has restarted the groundwater monitoring to assure that the contaminated soil left on the Site is not impacting the groundwater. As a part of this two new groundwater monitoring wells were installed and a total of three monitoring wells (two new and one existing) were sampled. Results of groundwater samples indicated that only TPH-D was detected in one of the monitoring wells at 300 µg/L, which is below the MTCA Method A cleanup up level of 500 µg/L. Groundwater monitoring will continue on a quarterly basis for four rounds after which Ecology will make a determination regarding the future frequency based on the collected groundwater data. A photo log is available as Appendix 6.12.

The Restrictive Covenant for the Site was recorded and is in place. This Restrictive Covenant prohibits activities that will result in the release of contaminants contained as part of the cleanup without Ecology's approval, and prohibits any use of the property that is inconsistent with the Covenant. This Restrictive Covenant serves to assure the long term property use and integrity of the property surface.

3.2 New Scientific Information for Individual Hazardous Substances for 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

3.3.1 Modified Cleanup Levels

Initial cleanup at the Site was governed by Chapter 173-340 WAC (1991 edition). Current WAC 173-340-702(12) (c) provides that,

"A release cleaned up under the cleanup levels determined in (a) or (b) of this subsection shall not be subject to further cleanup action due solely to subsequent amendments to the provision in this chapter on cleanup levels, unless the department determines, on a case-by-case basis, that the previous cleanup action is no longer sufficiently protective of human health and the environment."
Although cleanup levels changed for several compounds as a result of modifications to MTCA in 2013, contamination remains at the Site above the current MTCA Method A cleanup levels and the cleanup action is still protective of human health and the environment. A comparison of cleanup levels from pre-1992 and the current cleanup levels are available in Table-1 under the Cleanup Levels Section 2.3.

MTCA cleanup levels have not changed since the NFA determination was issued for the Site in 2003.

3.4 Current and Projected Site Use

The Site is currently used for commercial purposes. This use is not likely to have a negative impact on the risk posed by hazardous substances contained at the Site.

3.5 Availability and Practicability of Higher Preference Technologies

The remedy implemented included containment of hazardous substances and it continues to be protective of human health and the environment. While higher preference cleanup technologies 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 MTCA Method A cleanup levels. 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 continues to be protective of human health and the environment.

- Soil cleanup levels have not been met at the Site; however, under WAC 173-340-740(6)(f), the cleanup action is determined to comply with cleanup standards, since the long-term integrity of the containment system is ensured and the requirements for containment technologies have been met.

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

Based on this review, the Department of Ecology has determined that the requirements of the Restrictive Covenant are being satisfactorily met and no additional remedial actions are needed 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

RilyGroup. 2018 Third Quarter Groundwater Monitoring Report Olympia McDonalds, 715 Plum Street Southeast, Olympia, Washington 98501. November 12, 2018.

RilyGroup. Well Installation and Quarterly Groundwater Monitoring Work Plan, Olympia McDonalds, 715 Plum Street Southeast, Olympia, Washington 98501. November 12, 2018.

Department of Ecology. No Further Action Determination Letter. 715 Plum Street, Olympia, Washington. December 13, 1999.

Restrictive Covenant. McDonalds Corporation Property at 715 Plum Street, Olympia, Washington. August 8, 1999.

EMCON Northwest, Inc. Site Characterization and Remediation Report, 715 Plum Street, Olympia, Washington. October 23, 1992.

Parametrix, Inc. Letter to Jacquelyn Davis of McDonalds Corporation. RE: Plum Street Site Investigation. June 9, 1991.

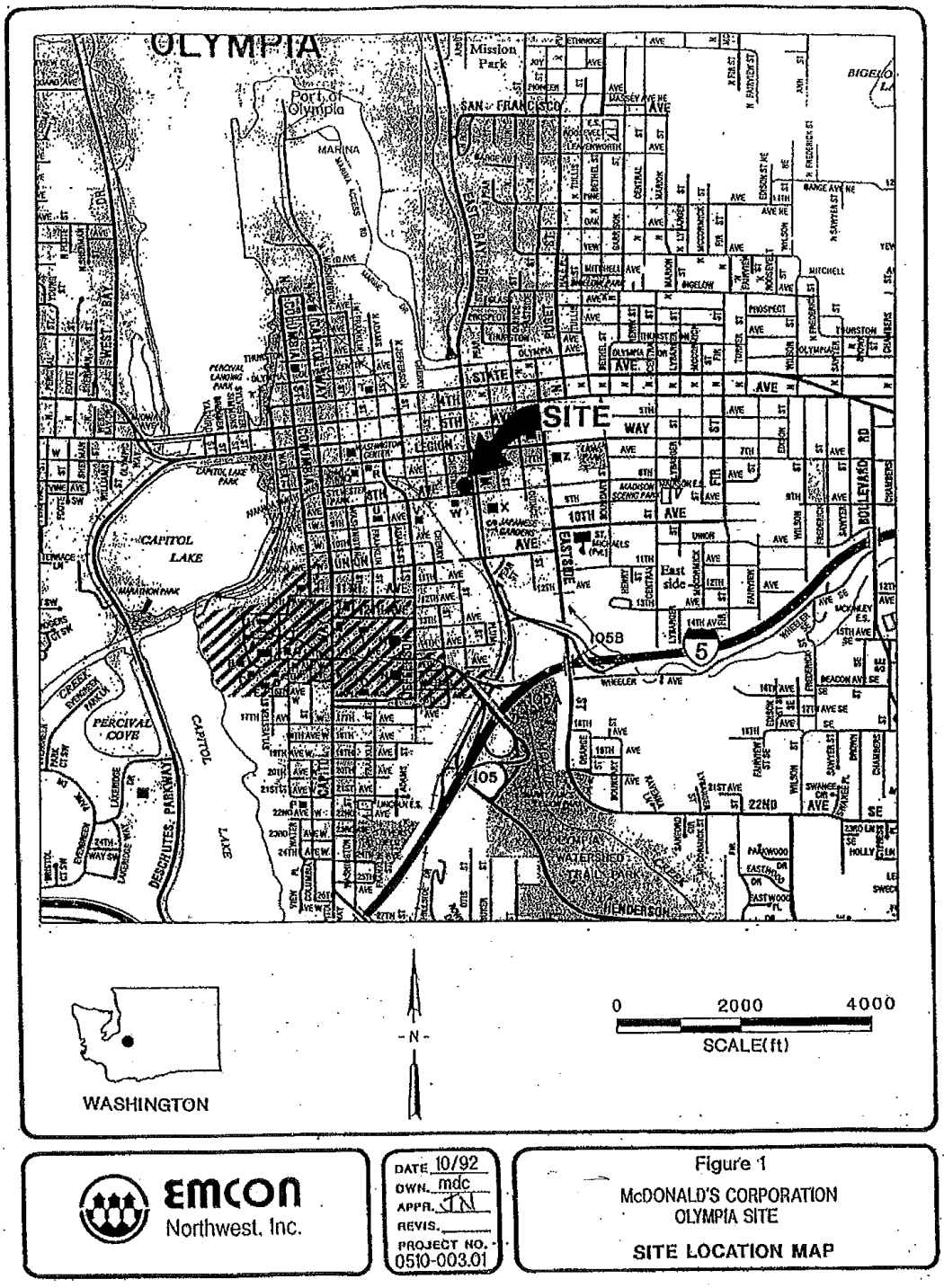
Parmetrix, Inc. Soil Quality Assessment/Remediation, 715 Plum Street Site, Olympia, Washington. January 27, 1990.

Groundwater Technology, Inc. Letter to Iver Bowden of McDonalds Corporation. RE: 715 Plum Street, Olympia, Washington. October 20, 1989.

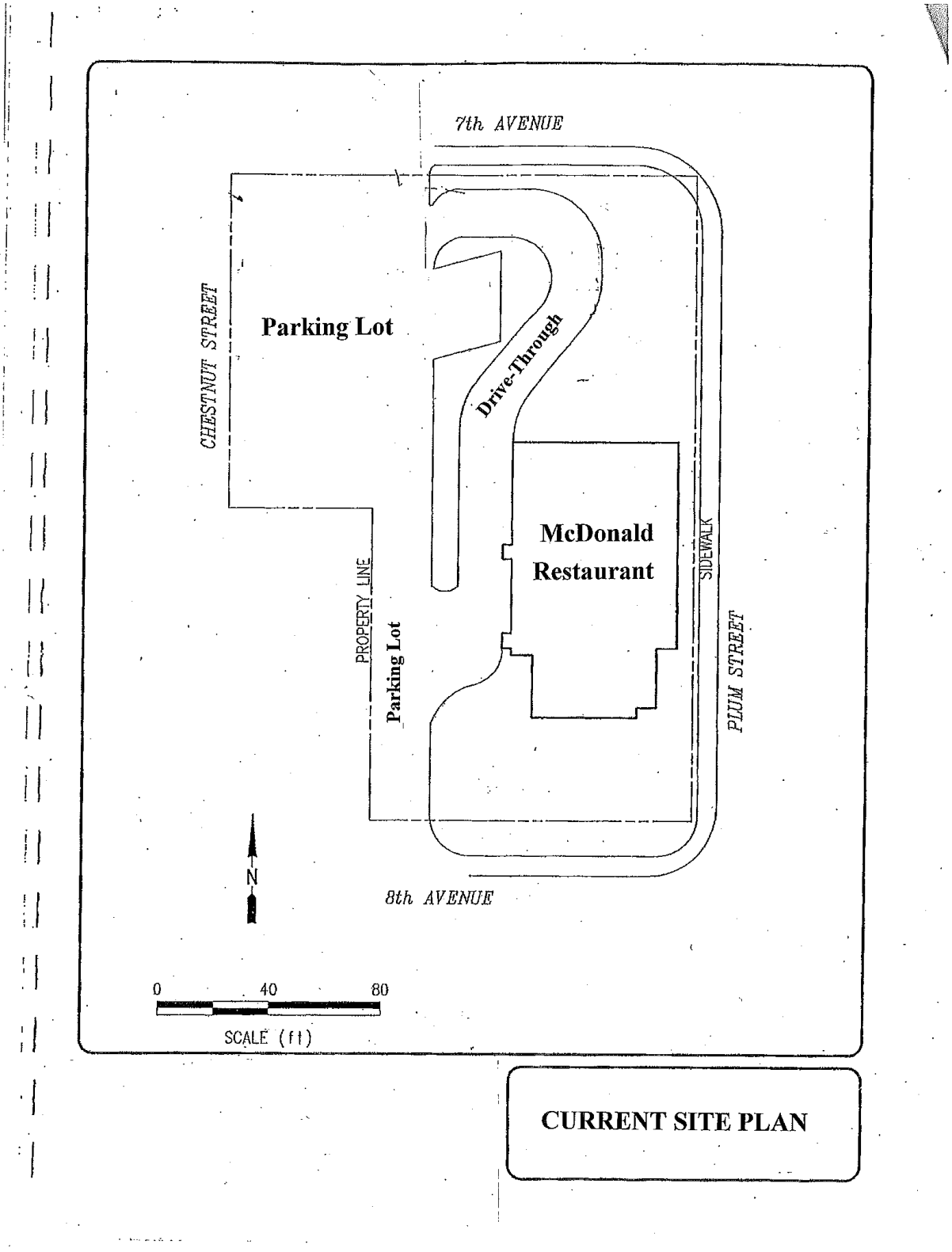
Department of Ecology. Site Visit. February 13, 2018.

6.0 APPENDICES

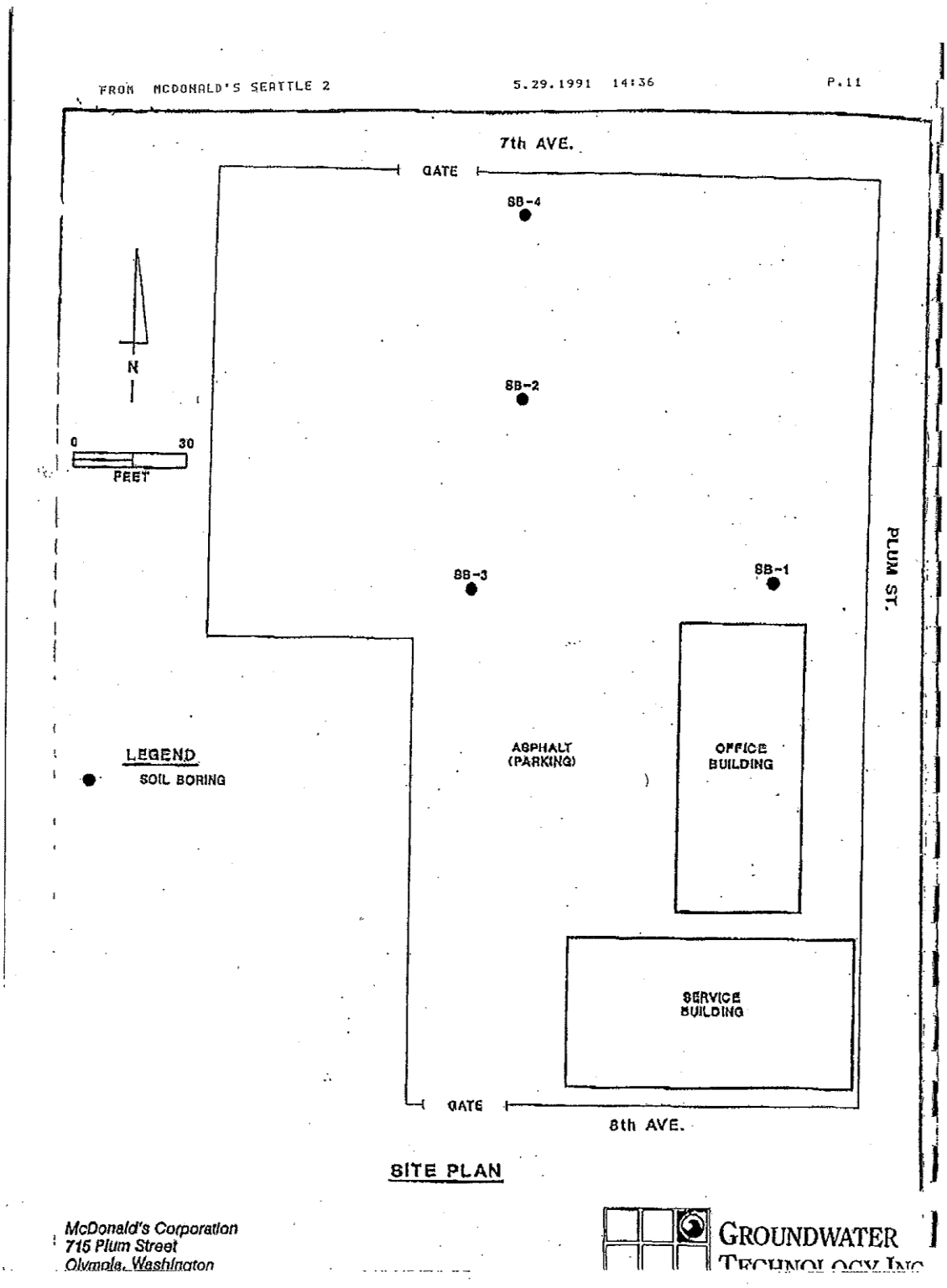
6.1 Vicinity Map



6.2 Current Site Plan



6.3 October 1989 Investigation: Soil Sampling Locations and Results



10/20/89 12:08 FAX 415 826 0720 GT ENVIRONMENTAL --- GTI RENTON 0001

GTEL ENVIRONMENTAL LABORATORIES, INC.
Northwest Region
4080 Pike Lane
Concord, CA 94520
(415) 685-7852
(800) 544-3422 from inside California
(800) 423-7143 from outside California

10/19/89 sp Page 1 of 1
WORK ORD#:C910160
CLIENT: MARK WINTERB
GROUNDWATER TECHNOLOGY, INC.
19266-66TH AVE.S. SUITE L-109
KENT, WA 98032
PROJECT#: 201-899-5005-1
LOCATION: OLYMPIA, WA

SAMPLED: 10/05/89 BY: D. HRABORSKY
RECEIVED: 10/06/89
ANALYZED: 10/16/89 BY: K. PATTON

MATRIX: Soil
UNITS: mg/Kg (ppm)

PARAMETER	MDL	SAMPLE # I.D.	01 SB-1A	02 SB-2A	03 SB-3B	04 SB-4A
Benzene	0.025		0.04	<0.025	<0.025	<0.025
Toluene	0.5		<0.5	<0.5	<0.5	<0.5
Ethylbenzene	0.5		<0.5	<0.5	<0.5	<0.5
Xylenes	0.5		<0.5	<0.5	<0.5	<0.5
Total BTEX	0.5		<0.5	<0.5	<0.5	<0.5
Misc. Hydrocarbons (C4-C12)	1		31	72	<1	<1
Total Petroleum Hydrocarbons as Gasoline	1		31	72	<1	<1

MDL = Method Detection Limit; compound below this level would not be detected.
Results rounded to two significant figures.

METHOD: Modified EPA 5030/8020/8015

FROM MCDONALD'S SEATTLE 2 5.29.1991 14:40 P.17

OCT 1 5 RECT

Date of Report: October 10, 1989
Date Submitted: October 5, 1989
Project: 201-899-5005

RESULTS OF ANALYSES OF ENVIRONMENTAL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS
BY IR (EPA METHOD 418.1)

Sample #		Total Petroleum Hydrocarbons (ppm)
SB-1A	Soil	<5.0
SB-2A	Soil	158
SB-3B	Soil	<5.0
SB-4A	Soil	67.2
Quality Assurance		
Method Blank		<5.0
SB-4A (Duplicate)		74.1

enviros

6.4 January 1990 Investigation: Soil Excavation, Sampling Locations and Results

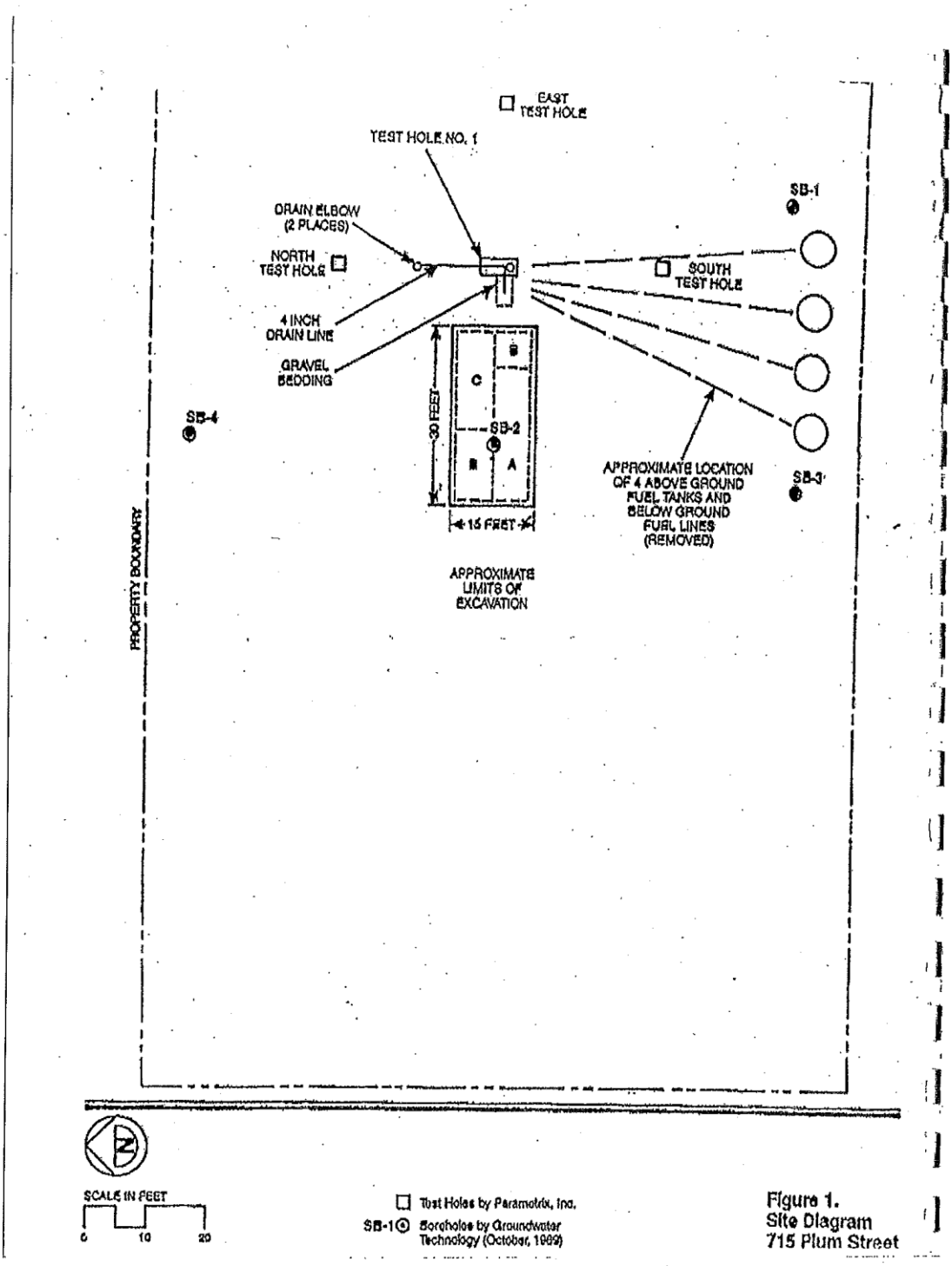


Figure 1.
Site Diagram
715 Plum Street

SPECTRA Laboratories, Inc.

5013 Pacific Hwy. E. #12 • Tacoma, WA 98424 • (206) 922-5120

December 18, 1989

Parametrix, Inc.
13020 Northup Way, Suite 8
Bellevue, WA 98005

Attn: Joe Hicker

Sample ID: N. Testhole - 2'
Desc: Soil
Date Taken: 12-14-89
Site: Westar Industrial
Project 95-1008-01
Spectra #29609

Hydrocarbons, Modified 8015	<1 ppm
Total Petroleum Hydrocarbons, ppm	11

BTX, ppm

Benzene	<0.01
Toluene	<0.01
Ethyl Benzene	<0.01
Para Xylene	<0.01
Meta Xylene	<0.01
Ortho Xylene	<0.01

Total Petroleum Hydrocarbons testing performed by EPA Method 418.1
BTX testing performed by EPA Method 8020

SPECTRA LABORATORIES, INC.

Steven G. Hibbs, Chemist

SPECTRA Laboratories, Inc.

5013 Pacific Hwy. E. #12 • Tacoma, WA 98424 • (206) 922-5120

December 18, 1989

Parametrix, Inc.
13020 Northup Way, Suite 8
Bellevue, WA 98005

Attn: Joe Hicker

Sample ID: Stockpile Composite
Desc: Soil
Date Taken: 12-14-89
Site: Westar Industrial
Project 95-1008-01
Spectra #29610

Hydrocarbons, ppm by Modified 8015	9,835
Total Petroleum Hydrocarbons, ppm	9,386

BTX, ppm

Benzene	17.5
Toluene	33.7
Ethyl Benzene	5.83
Para Xylene	30.9
Meta Xylene	22.4
Ortho Xylene	39.8

Total Petroleum Hydrocarbons testing performed by EPA Method 418.1
BTX testing performed by EPA Method 8020

SPECTRA LABORATORIES, INC.

Steven G. Hibbs, Chemist

6.5 Parametrix June 1991 Investigation: Sampling Locations and Results

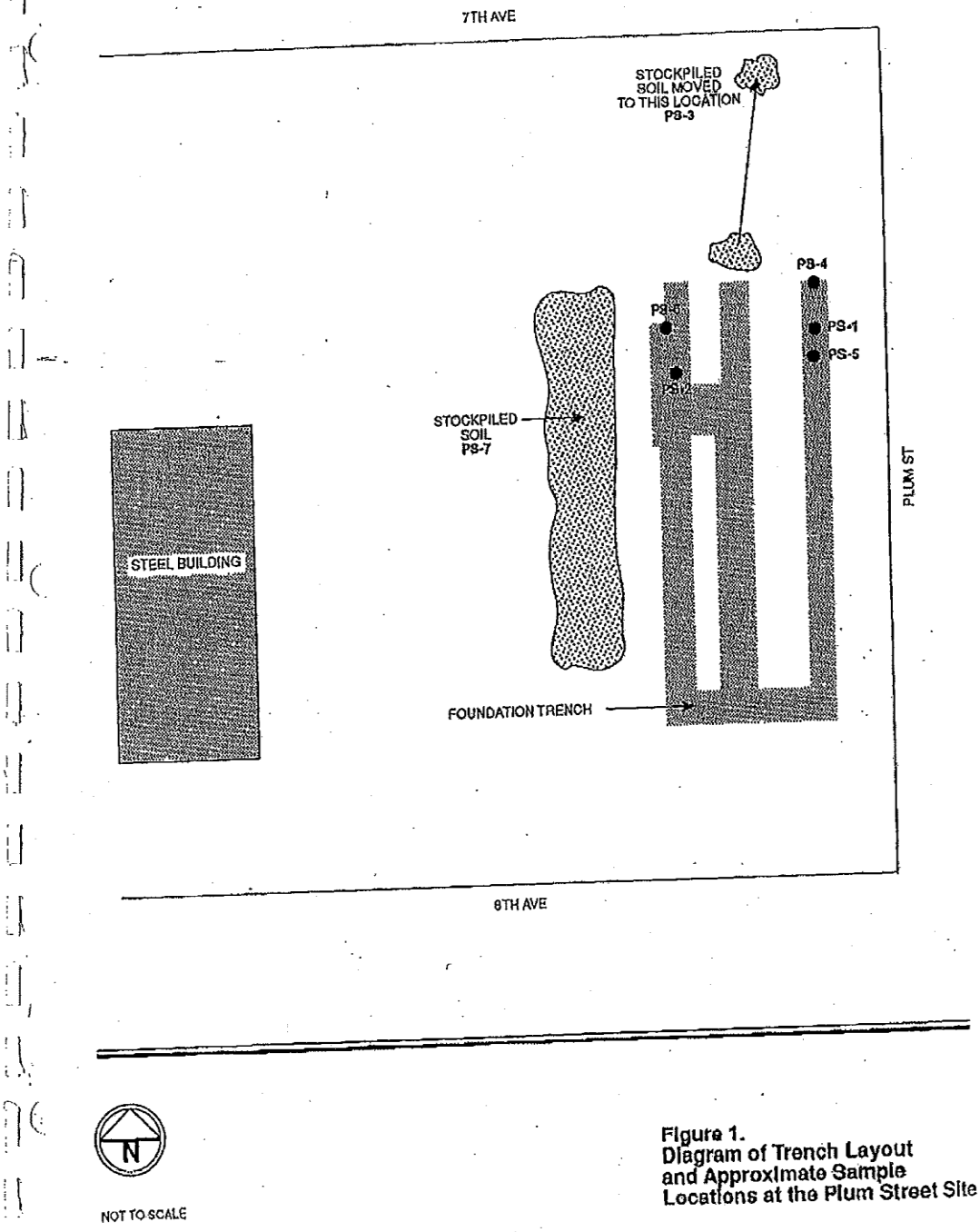


Figure 1.
Diagram of Trench Layout and Approximate Sample Locations at the Plum Street Site

FROM MCDONALD'S SEATTLE 2

SPECTRA Laboratories, Inc.

2221 Ross Way • Tacoma, WA 98421 • (206) 272-4850

May 23, 1991

Parametrix, Inc.
13020 Northup, Suite 8
Bellevue, WA 98005
Customer #81933

Project #55-0000-00
Site: MacDonalds Plum St.
Date Taken: 5-22-91
RUSH

Attn: Jeff Neuner

Spectra #	ID	Total Petroleum Hydrocarbons	Hydrocarbons by Modified 8015
56167	PS-1 Water	0.5 mg/L	<1 mg/L
56168	PS-2 Water	1.0 mg/L	<1 mg/L
56169	PS-3 Soil	3,160 ppm	3,720 ppm
56170	PS-4 Soil	109 ppm	25 ppm
56171	PS-5 Soil	60 ppm	<1 ppm
56172	PS-6 Soil	837 ppm	1,236 ppm
56173	PS-7 Soil	603 ppm	731 ppm

Total Petroleum Hydrocarbon testing performed by EPA Method 418.1

Hydrocarbon contamination detected by modified 8015 appears to be similar to #1 diesel fuel.

SPECTRA LABORATORIES, INC.

Steven G. Hibbs, Chemist

6.6 Parametrix August 1991 Investigation: Soil Sampling Locations and Results

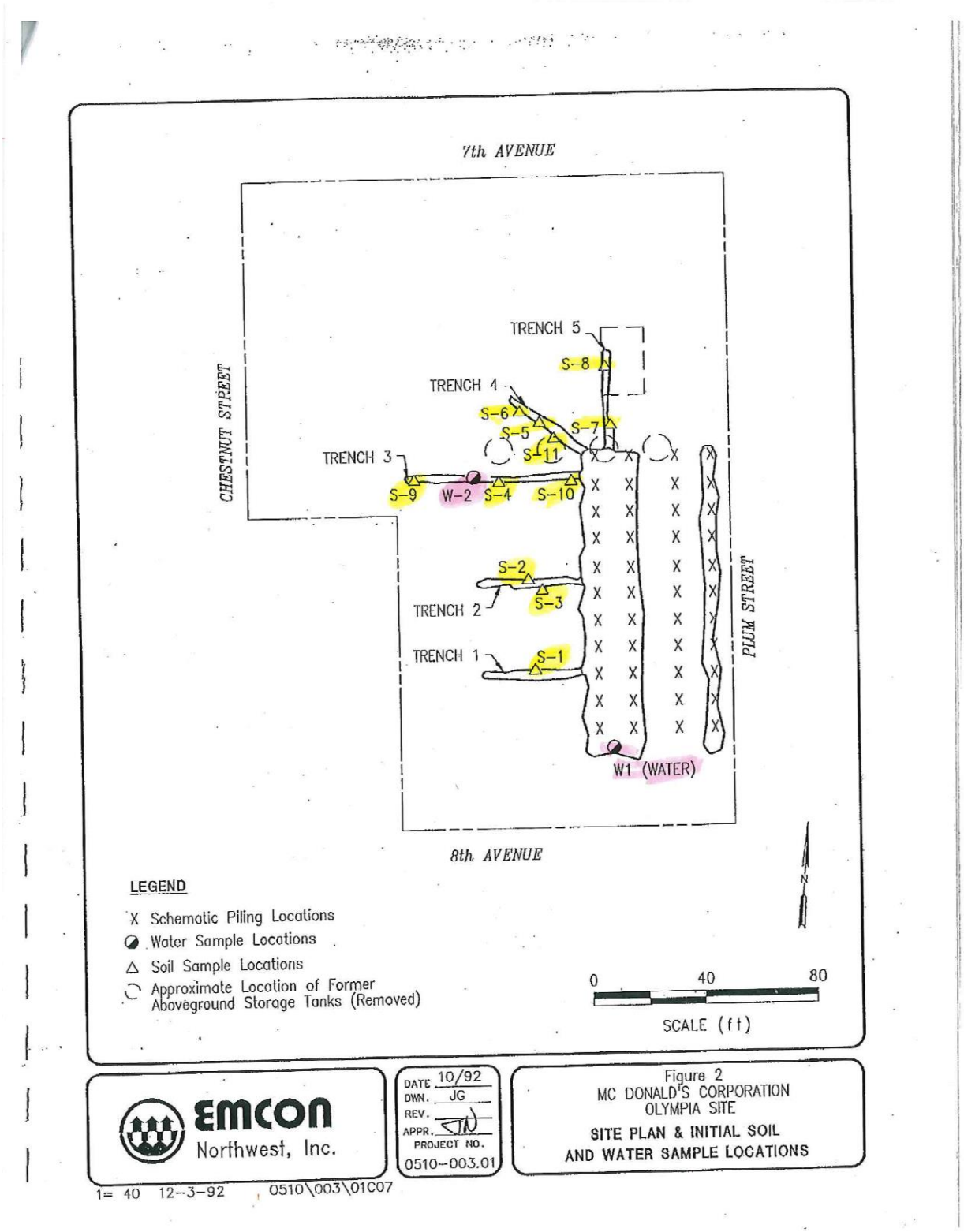


Table 1

Summary of Analytical Data - Soil
McDonald's — Olympia, Washington
Initial Site Visit Samples

Sample I.D.	Collection Date	Benzene[1] (mg/kg)	Toluene[1] (mg/kg)	Ethylbenzene[1] (mg/kg)	Total Xylenes[1] (mg/kg)	TPH as Gasoline[2] (mg/kg)	TPH as Diesel[3] (mg/kg)	TPH as Oil[3] (mg/kg)	TPH-IR[4] (mg/kg)	TCLP for Benzene[5] (mg/l)
S-1	6/3/91	--	--	--	--	--	--	--	ND	--
S-2	6/3/91	--	--	--	--	--	--	--	ND	--
S-3	6/3/91	--	--	--	--	--	--	--	--	--
S-4	6/3/91	73.4	519	209	1,710	5,340	2,200	ND	2,400	0.19
S-5	6/3/91	ND	ND	ND	ND	ND	ND	ND	ND	--
S-6	6/3/91	--	--	--	--	--	--	--	ND	--
S-7	6/3/91	15.7	33.7	78.9	476	1,940	3,000	ND	6,630	0.02
S-8	6/3/91	--	--	--	--	--	--	--	ND	--
S-9	6/3/91	--	--	--	--	--	--	--	360	--
S-10	6/3/91	--	--	--	--	--	--	--	430	--
S-11	6/3/91	--	--	--	--	--	--	--	1,550	--
MTCA[6] Method A Cleanup Level - Soil		0.5	40	20	20	100	200	200	200	

NOTE: ND Indicates analyte not detected at or above Method Reporting Limit
-- Indicates analysis not performed on this sample
Shading indicates concentrations exceed MTCA Method A Cleanup Levels

1 Benzene, toluene, ethylbenzene, and total xylenes (BTEX) by EPA Method 8020
2 Volatile fuel hydrocarbons (TPH as Gasoline) by EPA Method 5030/8020
3 Semivolatile fuel hydrocarbons (TPH as Diesel or Other Hydrocarbon) by EPA Method 3550/8015 Modified
4 Total petroleum hydrocarbons (TPH-IR) by EPA Method 418.1
5 Toxicity Characteristic Leaching Procedure (TCLP) by EPA Method 1311
6 Chapter 173-340 WAC, "The Model Toxics Control Act Cleanup Regulations, Method A Cleanup Limits." Amended February 1991. Caution on misusing Method A tables. Method A tables have been developed for specific purposes. They are intended to provide conservative cleanup levels for sites undergoing routine cleanup actions or those sites with relatively few hazardous substances. The tables may not be appropriate for defining cleanup levels at other sites. For these reasons, the values in these tables should not automatically be used to define cleanup levels that must be met for financial, real estate, insurance coverage or placement, or similar transactions or purposes. Exceedances of the values in these tables do not necessarily trigger requirements for cleanup action under this chapter.

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Table 2

Summary of Analytical Data — Water
McDonald's — Olympia, Washington
Initial Site Visit Samples

Sample I.D.	Collection Date	Benzene[1] (µg/l)	Toluene[1] (µg/l)	Ethylbenzene[1] (µg/l)	Total Xylenes[1] (µg/l)	TPH as Gasoline[2] (µg/l)
W-1	6/3/91	ND	ND	ND	ND	ND
W-2	6/3/91	1,000	320	820	4,300	12,000
MTCA[3] Method A Cleanup Level - Ground Water		5	40	30	20	1,000

NOTE: ND Indicates analyte not detected at or above Method Reporting Limit

1 Benzene, toluene, ethylbenzene, and total xylenes (BTEX) by EPA Method 8020
2 Volatile fuel hydrocarbons (TPH as Gasoline) by EPA Method 5030/8015 Modified
3 Chapter 173-340 WAC, "The Model Toxics Control Act Cleanup Regulations, Method A Cleanup Limits." Amended February 1991. Caution on misusing Method A tables. Method A tables have been developed for specific purposes. They are intended to provide conservative cleanup levels for sites undergoing routine cleanup actions or those sites with relatively few hazardous substances. The tables may not be appropriate for defining cleanup levels at other sites. For these reasons, the values in these tables should not automatically be used to define cleanup levels that must be met for financial, real estate, insurance coverage or placement, or similar transactions or purposes. Exceedances of the values in these tables do not necessarily trigger requirements for cleanup action under this chapter.

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6.7 Parametrix July 1992 Investigation: Test Pits and Monitoring Well Locations and Soil Sample Results

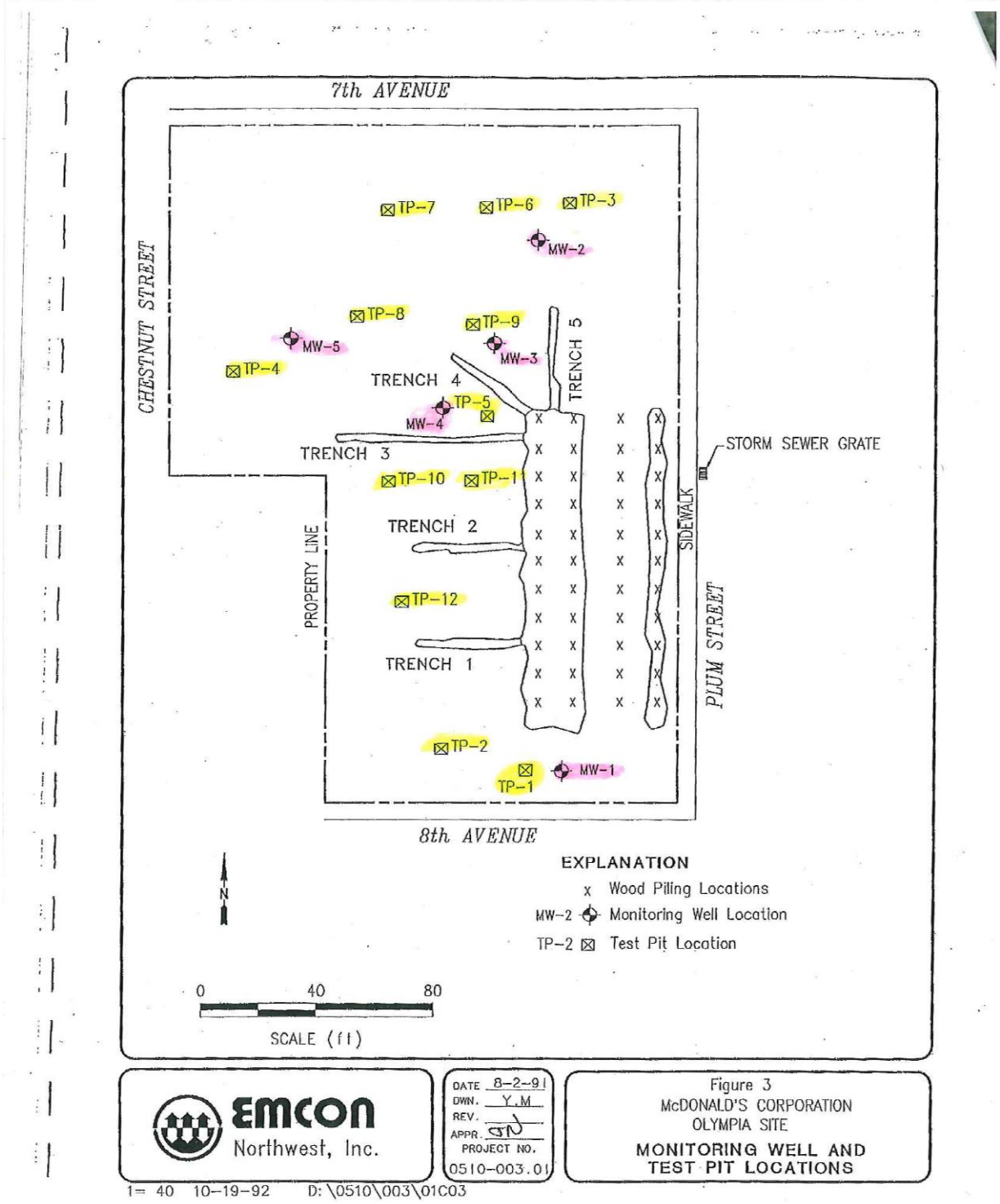

Table 3

Summary of Analytical Data – Soil
McDonald's – Olympia, Washington
Monitoring Wells MW-1 through MW-5

Sample I.D.	Collection Date	Benzene[1] (mg/kg)	Toluene[1] (mg/kg)	Ethylbenzene[1] (mg/kg)	Total Xylenes[1] (mg/kg)	TPH as Gasoline[2] (mg/kg)	TPH as Diesel[3] (mg/kg)	TPH as Oil[3] (mg/kg)	TPH-IR[4] (mg/kg)	Total Lead[5] (mg/kg)
MW-1,S-1	6/26/91	ND	ND	ND	ND	ND	ND	50	82	ND
MW-1,S-2	6/26/91	ND	0.05	ND	ND	ND	ND	ND	51	ND
MW-1,S-3	6/26/91	ND	ND	ND	ND	ND	ND	ND	45	ND
MW-1,S-4	6/26/91	ND	ND	ND	ND	ND	ND	150	62	ND
MW-1,S-5	6/26/91	ND	ND	ND	ND	ND	ND	ND	73	ND
MW-1,S-6	6/26/91	ND	ND	ND	ND	ND	ND	180	74	ND
MW-2,S-1	6/26/91	ND	0.08	ND	ND	ND	20	100	100	ND
MW-2,S-2	6/26/91	*<0.5	*<0.5	*<0.5	*<0.5	**<100	300	1,160	1,530	ND
MW-2,S-3	6/26/91	*<0.5	*<0.5	*<0.5	*<0.5	**<50	100	1,000	750	ND
MW-2,S-4	6/26/91	ND	ND	ND	ND	ND	70	440	440	ND
MW-3,S-1	6/26/91	ND	ND	ND	ND	ND	ND	ND	26	ND
MW-3,S-2	6/26/91	ND	ND	ND	ND	*2	60	ND	150	ND
MW-3,S-3	6/26/91	*<0.5	*<0.5	*<0.5	*<0.5	*<10	ND	1,380	1,200	ND
MW-3,S-4	6/26/91	*<0.5	*<0.5	*<0.5	*<0.5	*<10	ND	1,930	3,000	ND
MW-4,S-1	6/26/91	0.05	0.11	0.15	2.32	**47	150	ND	95	ND
MW-4,S-2	6/26/91	ND	0.18	0.26	5.58	*330	350	40	450	ND
MW-4,S-3	6/26/91	0.29	0.33	1.39	17.1	*390	260	50	440	ND

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Table 3

Summary of Analytical Data - Soil
(Continued)

Sample I.D.	Collection Date	Benzene[1] (mg/kg)	Toluene[1] (mg/kg)	Ethylbenzene[1] (mg/kg)	Total Xylenes[1] (mg/kg)	TPH as Gasoline[2] (mg/kg)	TPH as Diesel[2] (mg/kg)	TPH as Oil[3] (mg/kg)	TPH-IR[4] (mg/kg)	Total Lead[5] (mg/kg)
MW-5,S-2	6/26/91	ND	ND	ND	ND	ND	ND	ND	68	ND
MW-5,S-3	6/26/91	ND	0.07	ND	ND	ND	ND	40	120	21
MW-5,S-4	6/26/91	ND	ND	ND	ND	ND	ND	678	460	ND
MTCA[6] Method A Cleanup Level - Soil		.5	40	20	20	100	200	200	200	250

NOTE: ND Indicates analyte not detected at or above Method Reporting Limit
-- Indicates analysis not performed on this sample
* "Elevated MRL because of the low percent solids in the sample received." As reported by Columbia Analytical Services, Inc.
** "This value is high because of the presence of diesel in the weathered gasoline area of the chromatogram, and because the method mandates that the diesel in this part of the chromatogram be quantified as gasoline." As reported by Columbia Analytical Services, inc.
Shading indicates concentrations exceed MTCA Method A Cleanup Levels for soil

1 Benzene, toluene, ethylbenzene, and total xylenes (BTEX) by EPA Method 8020
2 Volatile fuel hydrocarbons (TPH as Gasoline) by EPA Method 5030/8015 Modified
3 Semivolatile fuel hydrocarbons (TPH as Diesel or Oil) by EPA Method 3550/8015 Modified
4 Total petroleum hydrocarbons (TPH-IR) by EPA Method 418.1
5 Total Lead by EPA Method 6010
6 Chapter 173-340 WAC, "The Model Toxics Control Act Cleanup Regulations, Method A Cleanup Limits." Amended February 1991. Caution on misusing Method A tables. Method A tables have been developed for specific purposes. They are intended to provide conservative cleanup levels for sites undergoing routine cleanup actions or those sites with relatively few hazardous substances. The tables may not be appropriate for defining cleanup levels at other sites. For these reasons, the values in these tables should not automatically be used to define cleanup levels that must be met for financial, real estate, insurance coverage or placement, or similar transactions or purposes. Exceedances of the values in these tables do not necessarily trigger requirements for cleanup action under this chapter.

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6.8 Soil Remediation: Approximate Extent of Excavation, Confirmation Soil Sampling Locations, and Results

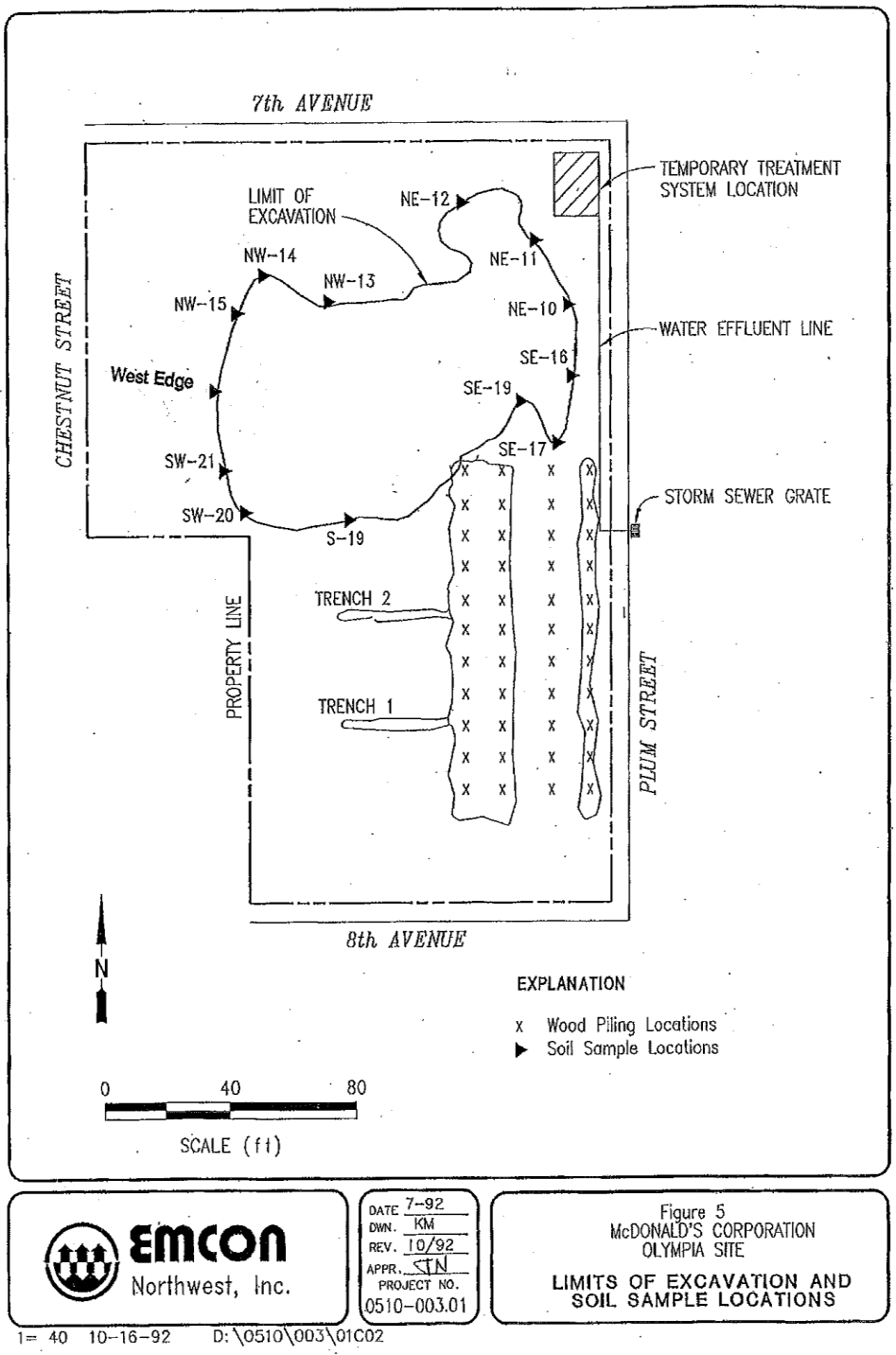

Table 7

Summary of Analytical Data - Soil
McDonald's - Olympia, Washington
Excavation Confirmation Samples

Sample I.D.	Date Collected	Benzene[1] (mg/kg)	Toluene[1] (mg/kg)	Ethylbenzene[1] (mg/kg)	Total Xylenes[1] (mg/kg)	TPH as Gasoline[2] (mg/kg)	TPH as Diesel[3] (mg/kg)	TPH as Other[3] (mg/kg)	TPH-IR[4] (mg/kg)
West Edge	8/15/91	0.91	1.45	3.50	14.1	1,730*	6,660	1,260	5,770
WDT-1	8/20/91	ND	ND	ND	ND	3	ND	ND	--
NE-11	8/21/91	ND	ND	ND	ND	4	54	96	--
NE-10	8/22/91	ND	ND	ND	ND	5	ND	ND	--
NE-12	8/22/91	ND	ND	ND	ND	ND	ND	ND	--
NW-13	8/22/91	ND	ND	ND	ND	ND	ND	ND	--
NW-14	8/22/91	ND	ND	ND	ND	ND	ND	ND	--
NW-15	8/23/91	ND	ND	ND	ND	ND	33	ND	--
SE-16	8/26/91	ND	ND	ND	ND	5	1,460	ND	--
SE-17	8/26/91	ND	ND	ND	ND	74*	210	ND	--
SE-18	8/26/91	ND	ND	ND	0.09	220*	2,760	40	--
S-19	8/26/91	ND	ND	ND	ND	9*	ND	ND	--
SW-20	8/26/91	ND	ND	ND	ND	5*	ND	ND	--
SW-21	8/26/91	ND	ND	ND	ND	4*	40	80	--
MTCA Method A Cleanup Level - Soil		.5	40	20	20	100	200	200	200

NOTE: ND Indicates analyte not detected at or above Method Reporting Limit
-- Indicates analysis not performed on this sample
* Indicates "The fuel fingerprint chromatogram does not match gasoline product, but more closely matches mineral spirits or highly weathered gasoline." As reported by Columbia Analytical Services, Inc.
Shading indicates concentration exceeds MTCA Method A Cleanup Levels for soil

[1] Benzene, toluene, ethylbenzene, and total xylenes (BTEX) by EPA Method 8020
[2] Volatile fuel hydrocarbons (TPH as Gasoline) by EPA Method 5030/8015 Modified
[3] Semivolatile fuel hydrocarbons (TPH as Diesel or Other) by EPA Method 3550/8015 Modified
[4] Total Petroleum Hydrocarbons (TPH-IR) by EPA Method 418.1

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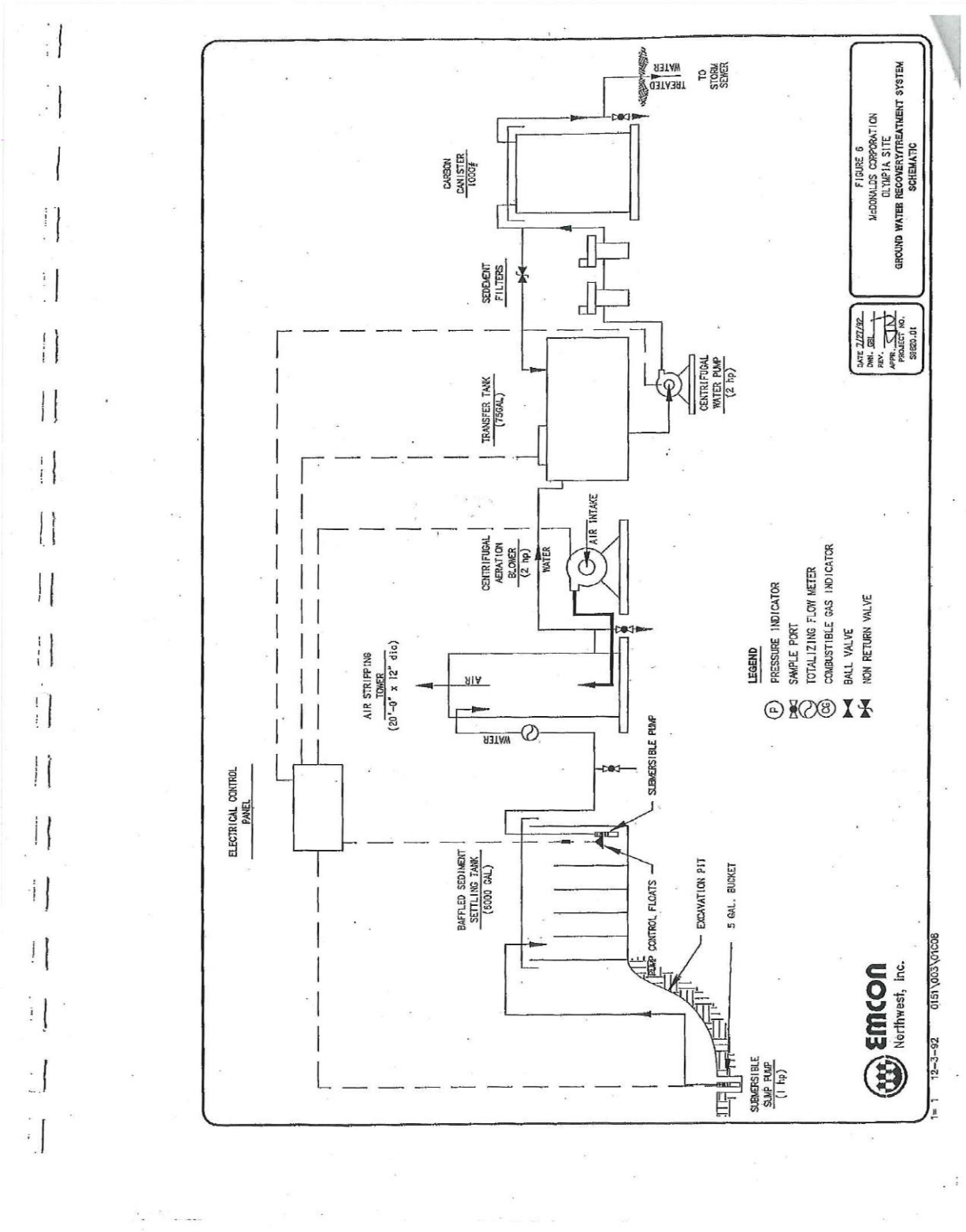
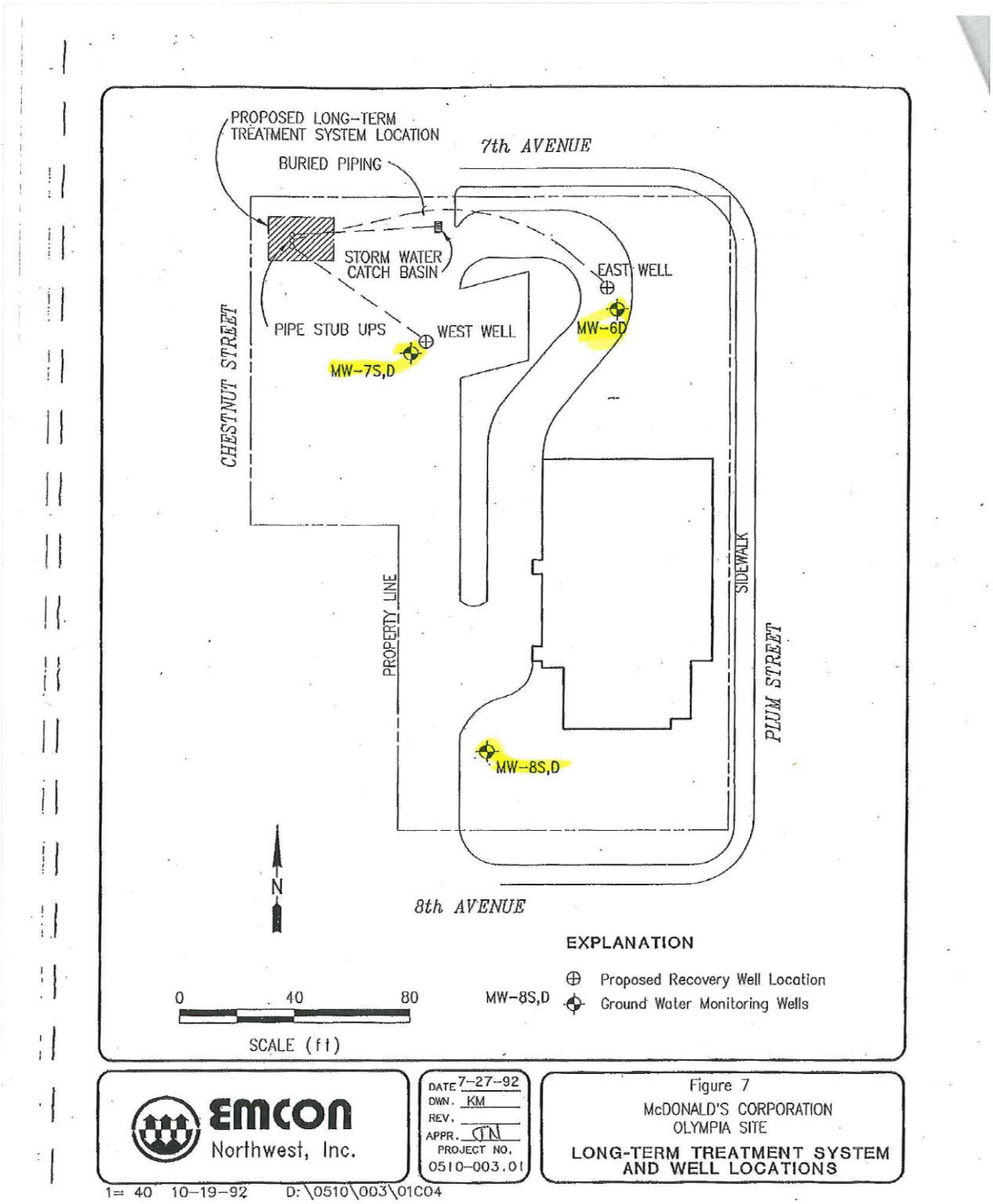
6.9 Groundwater Recovery / Treatment System



6.10 Additional Groundwater Monitoring: Monitoring Well Locations and Groundwater Sample Results



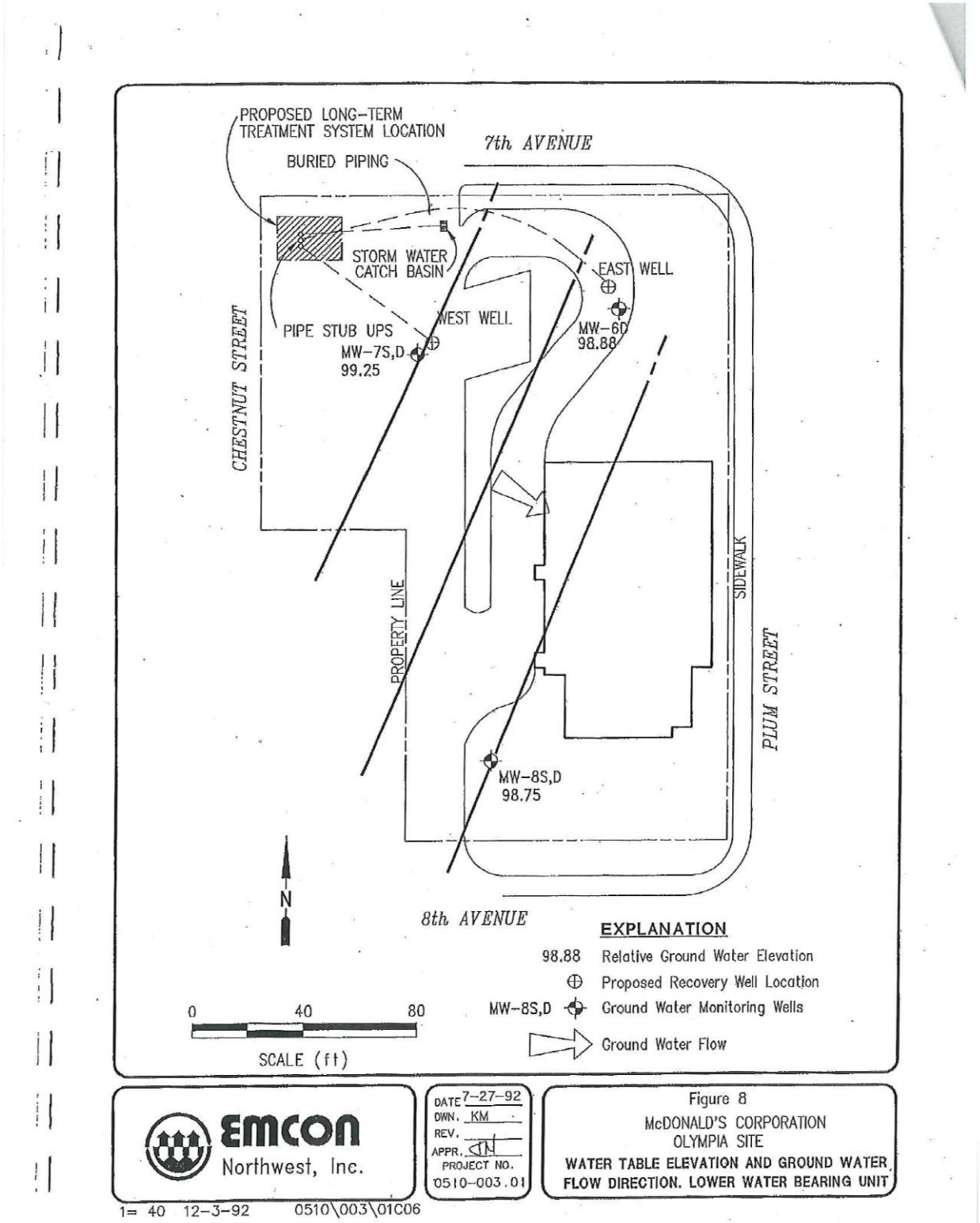

PROPOSED LONG-TERM TREATMENT SYSTEM LOCATION
BURIED PIPING
7th AVENUE
STORM WATER CATCH BASIN
EAST WELL
WEST WELL
PIPE STUB UPS
MW-7S,D
99.25
MW-6D
98.88
CHESTNUT STREET
PROPERTY LINE
SIDEWALK
PLUM STREET
MW-8S,D
98.75
N
8th AVENUE
EXPLANATION
98.88 Relative Ground Water Elevation
Proposed Recovery Well Location
MW-8S,D Ground Water Monitoring Wells
Ground Water Flow
0 40 80
SCALE (ft)
EMCON Northwest, Inc.
DATE 7-27-92
DWN. KM
REV.
APPR. SN
PROJECT NO. 0510-003.01
Figure 8
McDONALD'S CORPORATION
OLYMPIA SITE
WATER TABLE ELEVATION AND GROUND WATER FLOW DIRECTION. LOWER WATER BEARING UNIT
1= 40 12-3-92 0510\003\01C06

Table 9

Summary of Analytical Data - Ground Water
McDonald's - Olympia, Washington
Quarterly Sampling Events

Sample I.D.	Well I.D.	Sample Collection Date	Benzene[1] (µg/l)	Toluene[1] (µg/l)	Ethylbenzene[1] (µg/l)	Total Xylenes[1] (µg/l)	TPH as Gasoline[2] (µg/l)	TPH as Diesel[3] (µg/l)	TPH as Other[3] (µg/l)
MCD-0224-01	MW-6D	2/24/92	ND	ND	ND	ND	ND	ND	ND
MCD-0224-03	MW-7S	2/24/92	ND	ND	ND	1	ND	ND	ND
MCD-0224-04	MW-7D	2/24/92	ND	ND	ND	ND	ND	ND	ND
MCD-0224-56	MW-7D (Duplicate)	2/24/92	ND	ND	ND	ND	ND	ND	ND
MCD-0224-05	MW-8S	2/24/92	ND	ND	ND	ND	ND	347*	ND
MCD-0224-055	MW-8S (Duplicate)	2/24/92	ND	ND	ND	ND	ND	349*	ND
MCD-0224-06	MW-8D	2/24/92	ND	ND	ND	ND	ND	1,060*	ND
UNO-0527-01	MW-6D	5/27/92	ND	ND	ND	ND	ND	ND	ND
UNO-0527-02	MW-7D	5/27/92	ND	ND	ND	ND	ND	ND	ND
UNO-0527-03	MW-7S	5/27/92	ND	ND	ND	ND	ND	--	--
UNO-0527-04	MW-8D	5/27/92	ND	12	ND	ND	ND	460*	ND
UNO-0527-05	MW-8S	5/27/92	ND	6	ND	3	220	1,550*	ND
UNO-0527-06	MW-6D (Duplicate)	5/27/92	ND	ND	ND	ND	ND	ND	ND
MCD 0817-01	MW-7S	8/17/92	ND	ND	ND	ND	ND	ND	ND
MCD-0817-02	MW-7D	8/17/92	ND	ND	ND	ND	ND	ND	ND
MCD-0817-03	MW-6D	8/17/92	ND	ND	ND	ND	ND	ND	ND
MCD-0817-04	MW-8S	8/17/92	ND	33	ND	ND	80*	350**	ND
MCD-0817-05	MW-8D	8/17/92	ND	2	ND	ND	ND	150**	ND
MCD-0817-06	MW-8S (Duplicate)	8/17/92	--	--	--	--	--	--	--
MTCA Method A Cleanup Level - Ground Water			5	40	30	20	1,000	1,000	1,000

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Table 9

Summary of Analytical Data - Ground Water
(Continued)

General Notes:

ND Indicates analyte not detected at or above Method Reporting Limit
-- Indicates analysis not performed on this sample
Shading indicates reported concentrations exceeds MTCA Method A Cleanup Level for ground water

February Sampling Event Notes:

* Indicates "This chromatogram does not resemble diesel, but since a portion elutes in the diesel range, it is quantified as diesel" as reported by Columbia Analytical Services, Inc.

[1] Benzene, toluene, ethylbenzene, and total xylenes (BTEX) by EPA Method 8020
[2] Volatile fuel hydrocarbons (TPH as Gasoline) by EPA Method 5030/8015 Modified
[3] Semivolatile fuel hydrocarbons (TPH as Diesel or Other) by EPA Method 3550/8015 Modified

May Sampling Event Notes:

* Indicates "This sample does not resemble diesel" As reported by Columbia Analytical Services, Inc.

[1] Benzene, toluene, ethylbenzene,and total xylenes (BTEX) by EPA Method 8020
[2] TPH as gasoline by Ecology Method WTPH-G
[3] TPH as diesel or other by Ecology Method WTPH-D

August Sampling Event Notes:

* Indicates "The presence of gasoline was not confirmed by the characteristic TPH gasoline fingerprint" as reported by Columbia Analytical Services, Inc.
** Indicates "The presence of diesel was not confirmed by the characteristinc TPH diesel fingerprint" as reported by Columbia Analytical Services, Inc.

[1] Benzene, toluene, ethylbenzene,and total xylenes (BTEX) by EPA Method 8020
[2] TPH as gasoline by Ecology Method WTPH-G
[3] TPH as diesel or other by Ecology Method WTPH-D

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6.11 Restrictive Covenant

Olympia, WA
046-0220

RESTRICTIVE COVENANT
McDONALD'S CORPORATION PROPERTY AT
715 PLUM STREET, OLYMPIA, WASHINGTON

7
FIRST AMERICAN TITLE
INSURANCE COMPANY 806302

This Declaration of Restrictive Covenant is made pursuant to RCW 70.105D.030(1)(f) and (g) and WAC 173-340-440 by McDonald's Corporation, 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]: Site Characterization and Remediation Report, 715 Plum Street, Olympia, Washington, Prepared for McDonald's Corporation, October 23, 1992. This document is on file at Ecology's Southwest Regional Office.

This Restrictive Covenant is required because the Remedial Action resulted in residual concentrations of petroleum hydrocarbons which exceed the Model Toxics Control Act Method A Residential Cleanup Level for soil established under WAC 173-340-740.

The undersigned, McDonald's Corporation is the fee owner of real property (hereafter "Property") in the County of Thurston, State of Washington, that is subject to this Restrictive Covenant. The Property is legally described in Attachment A of this restrictive covenant and made a part hereof by reference.

McDonald's Corporation 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.

COURTESY RECORDING ONLY. No liability assumed by First American Title for accuracy or validity of this instrument or for any condition of title.

10-27-00 P03:36 IN

FIRST AMERICAN TITLE COV $12.00

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Page: 1 of 5
08/25/1999 10:25A
Thurston Co, WA

a. A portion of the Property contains petroleum hydrocarbon contaminated soil that exceeds Method A Residential Cleanup Levels. This soil is located adjacent to and immediately north of the north end of the existing McDonalds building as shown in Attachment B. In addition, soil in the immediate vicinity of former monitoring well MS-5 may also contain concentrations of petroleum hydrocarbons that exceed Method A Residential Cleanup Levels (see Attachement B). The Owner shall not alter, modify, or remove the existing structure[s] 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. Some examples of activities that are prohibited in the capped areas include: drilling, digging, placement of any objects or use of any equipment which deforms or stresses the surface beyond its load bearing capability, piercing the surface with a rod, spike or similar item, bulldozing or earthwork.

Section 2. 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 3. 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 maintenance of the Remedial Action.

Section 4. 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 5. 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 6. 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 7. 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.

McDONALD'S CORPORATION

7-13-99

Catherine A. Griffin Date signed
Assistant Vice-President

McDONALD'S CORPORATION A DELAWARE CORPORATE SEAL DELAWARE

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Page: 2 of 5
08/25/1999 10:25A
Thurston Co, WA
FIRST AMERICAN TITLE COV $12.00

LEGAL DESCRIPTION

A tract of land situated in the southeast quarter of Section 14, Township 18 North, Range 2 West, Willamette Meridian, Thurston, County, Washington, said tract of land being more particularly described as follows:

Lots 3, 4 and 5 of Block 16 of Swans Addition to the City of Olympia in the southeast quarter of Section 14, Township 18 North, Range 2 West, Willamette Meridian, Thurston County, Washington, as recorded in Volume 1 of Plats, Page 37, together with the vacated south 20 feet of 7th Avenue adjoining said lots on the north, as vacated by Ordinance No. 138; excepting therefrom the south 10 feet of said lots for alley as created by Ordinance No. 138. Together with the north one-half of vacated alley adjoining said lots on the south, as vacated by Ordinance No. 2914.

Also together with Lots 6 and 7, Block 16 of Swans Addition to the City of Olympia in the southeast quarter of Section 14, Township 18 North, Range 2 West, Willamette Meridian, Thurston County, Washington, as recorded in Volume 1 of Plats, Page 37; together with the south 10 feet of vacated alley adjoining said lots on the north, as vacated by Ordinance No. 138; together with the south one-half of vacated alley adjoining said lots on the north, as vacated by Ordinance No. 2914.

Also known as:

A tract of land situated in the southeast quarter of Section 14, Township 18 North, Range 2 West, Willamette Meridian, Thurston, County, Washington, being more particularly described as follows:

Beginning at a City of Olympia monument in the intersection of 7th Avenue and Plum Street; thence South 85°55'15" West, 24.00 feet; thence South 04°04'54" East, 36.00 feet to a 5/8" iron rod at the northeast corner of Lot 5, Block 16 of "Swans Addition to the City of Olympia" and the TRUE POINT OF BEGINNING; thence South 85°55'15" West along the south line of 7th Avenue 180.17 feet to a 1/2" iron pipe; thence South 04°04'25" East, 124.93 feet; thence North 85°55'16" East, 60.06 feet; thence South 04°04'37" East, 124.93 feet to a 1/2" iron rod at the southwest corner of Lot 7, Block 16 of Swans Addition, said point being on the north line of 8th Avenue; thence North 85°55'15" East along the north line of 8th Avenue 120.14 feet to a point on the west line of Plum Street; thence North 04°04'54" West along the west line of Plum Street 249.86 feet to the TRUE POINT OF BEGINNING.

Situate in Thurston County, State of Washington.

ATTACHMENT "A"

FIRST AMERICAN TITLE COV $12.00

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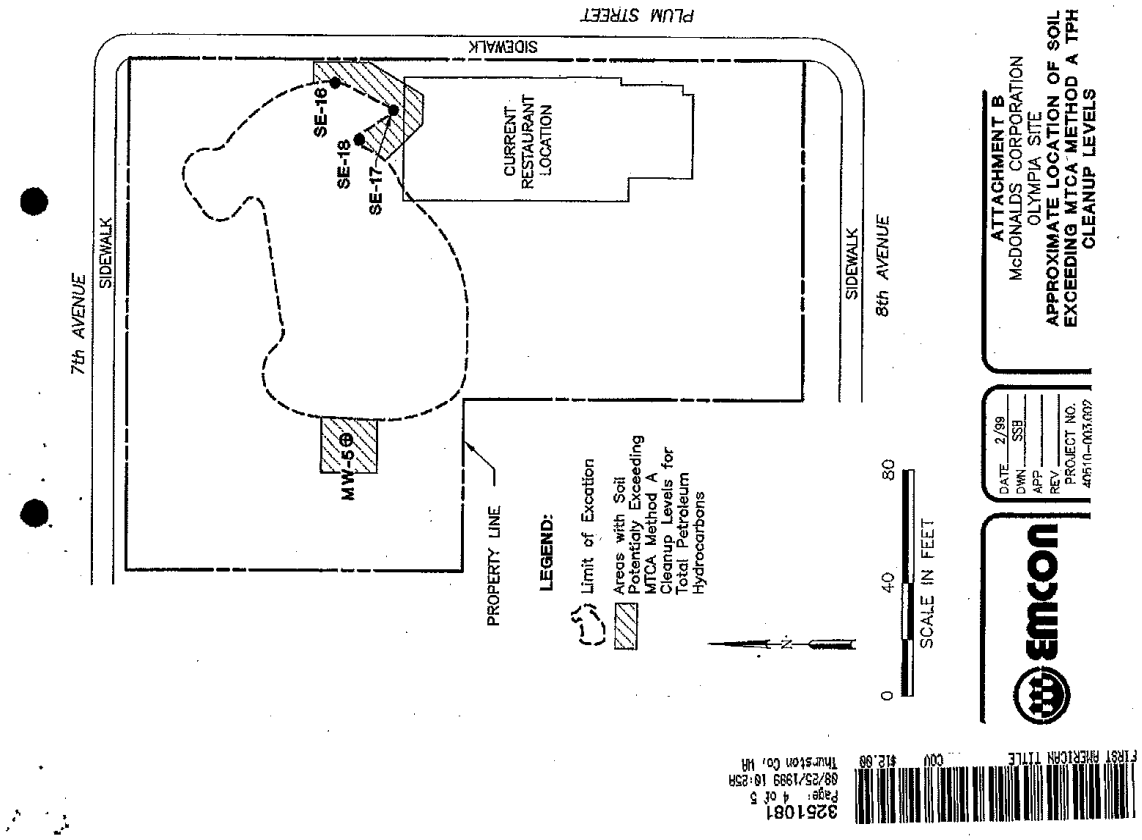
Thurston Co, WA


PLUM STREET
SIDEWALK
7th AVENUE
SIDEWALK
8th AVENUE
SIDEWALK
SE-16
SE-18
SE-17
CURRENT RESTAURANT LOCATION
MW-5B
PROPERTY LINE
LEGEND:
Limit of Excation
Areas with Soil Potentialy Exceeding MTCA Method A Cleanup Levels for Total Petroleum Hydrocarbons
N
0
40
80
SCALE IN FEET
ATTACHMENT B
McDONALDS CORPORATION
OLYMPIA SITE
APPROXIMATE LOCATION OF SOIL EXCEEDING MTCA METHOD A TPH CLEANUP LEVELS
DATE 2/99
DWN SSB
APP
REV
PROJECT NO. 40510-003.002
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McDONALD'S
(ACKNOWLEDGMENT)

I, **Sheryle Valles**, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that **Catherine A. Griffin, Assistant Vice President of McDonald's Corporation**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such **Assistant Vice President** appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such **Assistant Vice President** and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal 13th day of July, 1999.

OFFICIAL SEAL
SHERYLE VALLES
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/19/00

Notary Public

My commission expires September 19, 2000.

FIRST AMERICAN TITLE COU $12.00

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6.12 Photo Log

Photo 1: Previous Investigation and Cleanup Area, Current McDonalds Restaurant Building and Parking Lot - from the Southwest

Photo 2: Current Parking Lot, McDonalds Restaurant Building and Previous Cleanup Area – from the South

Photo 3: Current McDonalds Restaurant Drive-In, Eastern Portion/Edge of Previous Cleanup Area and the Area of Residual Contaminated Soil Left on the Site – from the North

Photo 4: Approximate Location of Previous Four Above Ground Storage Tanks and Previous Eastern Portion of Cleanup Area – from the South

Photo 5: Current Parking Lot, Western Portion of Previous Cleanup Area and Area of Residual Contaminated Soil Left on the Site – from the Northwest

Photo 6: Western Edge of the Previous Cleanup Area and Area of Residual Contaminated Soil Left on the Site – from the Southeast