GROUNDWATER TECHNOLOGY, INC.
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October 20, 1989

Mr. Iver Bowden
McDonald's Corporation
10220 NE Points Drive
Kirkland, WA 98033

RE: 715 Plum Street, Olympia, Washington

Dear Mr. Bowden:

This letter presents the worksteps and findings of environmental assessment work conducted by Groundwater Technology, Inc. (GTI) at the above-referenced site (See attached Site Plan). The work was performed in accordance with our proposal dated September 21, 1989. In brief, the scope of work consisted of drilling four soil borings, collecting soil samples for laboratory analysis and investigating governmental agency records.

On October 5, 1989, four soil borings (designated SB-1 through SB-4) were drilled at the site using truck-mounted, hollow-stem auger drilling equipment. The borings were drilled at the locations indicated on the attached site plan. The borings were drilled to a depth of 15 feet below grade. A geologist supervised the drilling and maintained a continuous log of the materials encountered (see attached Drill Logs). The materials encountered in borings SB-1 through SB-3 consisted of fine to medium sand to a depth of approximately 4 feet below grade underlain by peat to a depth of about 9 feet below grade. From 9 to 15 feet, the maximum depth explored, fine to medium sand was encountered. A similar sequence was found in boring SB-4, except a clay layer was encountered between the sand and peat at a depth of approximately 4 to 5 feet. Groundwater was encountered in all the borings at depths of 7.5 to 8.5 feet below grade. The borings were backfilled with cement grout and the drill cuttings were placed in DOT approved storage drums, pending the results of the laboratory analyses.

Soil samples were collected during drilling at five-foot intervals using a split-barrel sampler. The collected soil samples were examined for evidence of apparent contamination and screened for volatile organic compounds using a Photo-Ionization Detector (PID). The specific sampling intervals and PID readings are shown on the attached Drill Logs. Hydrocarbon odors were detected in the soils above the groundwater in all of the borings

and a hydrocarbon sheen was noted on the groundwater from boring SB-2.

The soil sample obtained at approximately four (4) feet below grade in borings SB-1, SB-2 and SB-4 and the sample from approximately 9 feet in boring SB-3 were submitted for laboratory analysis of benzene, toluene, ethylbenzene, xylenes (BTEX), and total petroleum hydrocarbons (TPH) as gasoline, using Environmental Protection Agency (EPA) Method 8020/8015 and TPH using EPA Method 418.1.

The laboratory analyses detected TPH as gasoline at a concentration of 72 parts per million (ppm) in the sample from boring SB-2 and 31 ppm in the sample from boring SB-1. A benzene concentration of 0.04 ppm was detected in the sample from boring SB-1. No BTEX concentrations were detected in the samples from borings SB-2, SB-3 and SB-4, and no TPH as gasoline concentrations were detected in the sample from boring SB-3 and SB-4. The method detection limits (MDL's) are 0.25 parts per million (ppm) for benzene, 0.5 ppm for toluene, ethylbenzene and xylenes, and 1.0 ppm for TPH as gasoline. TPH concentrations of 158 and 67.2 ppm were detected using EPA Method 418.1 in the samples from borings SB-2 and SB-4 respectively. No TPH were detected by EPA Method 418.1 in the sample from boring SB-1 or SB-3 (Method detection limit is 5.0 ppm). The laboratory reports are attached.

Currently, the WDOE draft clean-up levels for soil are 200 ppm for TPH and 0.66 ppm for benzene. For the sample from boring SB-2 the combined concentration of TPH as gasoline (72 ppm) and TPH detected using EPA Method 418.1 (158 ppm) is 230 ppm. The combined levels for the samples from the other boring are all less than 200 ppm.

Records maintained by the Washington Department of Ecology (WDOE) and the Olympia Fire Department (OFD) were investigated for any potential environmental problems, both past and present (ie: reported product releases). Two relevant files maintained by the WDOE, the Underground Storage Tank (UST) Inventory list and the Hazardous Waste Investigations and Clean-up Program (HWICP) list, were checked during the records investigation.

According to WDOE personnel, no record of the site exists on either the UST inventory or HWICP list. The WDOE does not maintain a listing of above ground storage tanks which are known to have existing at the site.

The OFD was contacted to determine if they maintained any records regarding the site. According to Dan Doles of the OFD, routine inspections of the above ground tanks at the site were conducted twice annually through 1981. No report of any problems was found during review of the inspection records. Records since 1981 through the present show that n responses by the OFD have been made at the site.

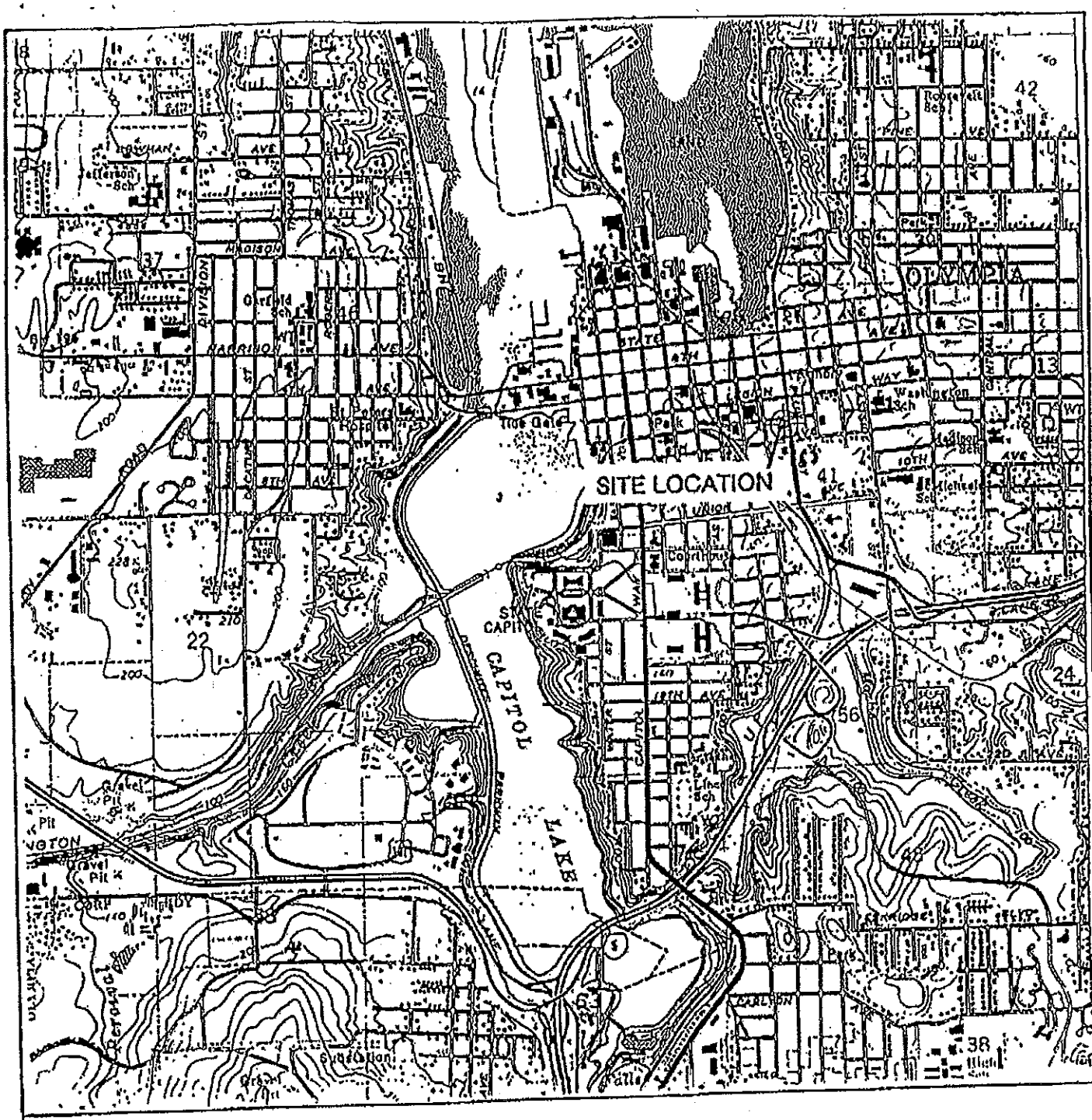
If you have questions or require additional information, please contact us.

Sincerely,
GROUNDWATER TECHNOLOGY, INC.

Mark B. Winters

Mark B. Winters
Geologist

Enclosures



SITE LOCATION MAP

North

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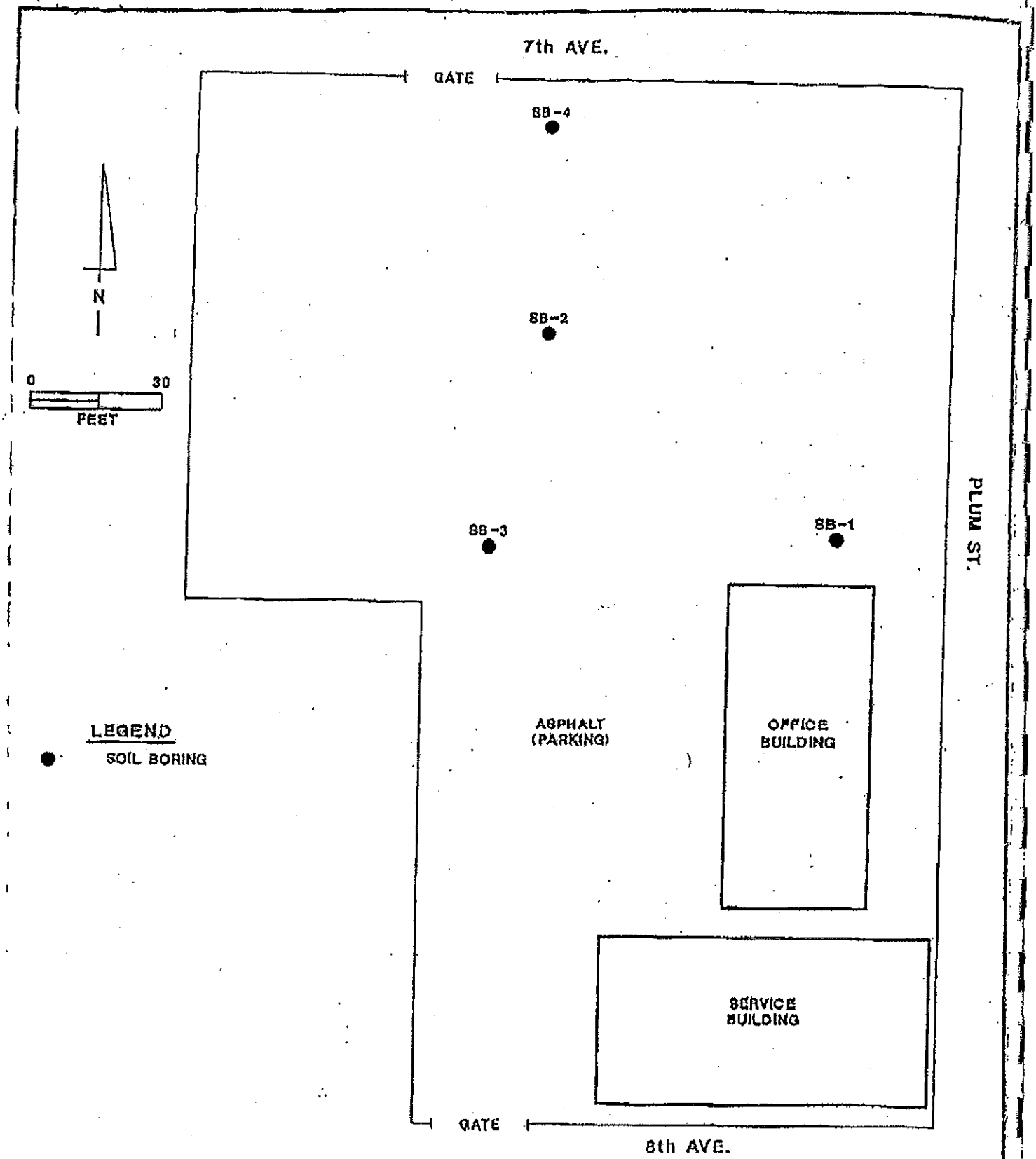
McDonald's Corporation
715 Plum Street
Olympia, Washington

GROUNDWATER TECHNOLOGY, INC.



SITE PLAN

McDonald's Corporation
715 Plum Street
Olympia, Washington

GROUNDWATER TECHNOLOGY INC