SOUND ENVIRONMENTAL STRATEGIES
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Supplemental Subsurface Investigation Report

sound environmental strategies corporation

Property:

TOC Holdings Co.
Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington

Prepared for:

TOC Holdings Co.
2737 West Commodore Way
Seattle, Washington 98199

February 25, 2009

www.soundenvironmental.com

Sound Environmental Strategies Corporation
2400 Airport Way South, Suite 200
Seattle, Washington 98134-2020

Prepared for:

TOC Holdings Co.
2737 West Commodore Way
Seattle, Washington 98199

Supplemental Subsurface Investigation Report
TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington

SES Project No.: 0440-041-04

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February 25, 2009

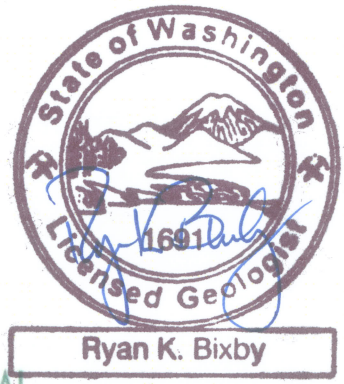

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TABLE OF CONTENTS

FIGURES

TABLE OF CONTENTS (continued)

TABLES

APPENDICES

1.0 INTRODUCTION

Sound Environmental Strategies Corporation (SES) has prepared this Supplemental Subsurface Investigation Report for TOC Holdings Co. to document the results of the supplemental subsurface investigation activities conducted by SES in May and September 2008 at the TOC Holdings Co. Facility No. 01-443, located at 4910 Leary Avenue Northwest in Seattle, Washington (herein referred to as the Property) (Figure 1). The supplemental subsurface investigation conducted by SES was performed in accordance with the Washington State Model Toxics Control Act (MTCA) Cleanup Regulation, as established in Chapter 173-340 of the Washington Administrative Code (WAC 173-340), revised November 2007.

As established in WAC 173-340(200), the "Site" is defined by the full lateral and vertical extent of contamination that has resulted from the former operation of a retail gasoline service station on the Property. The primary objective of the supplemental subsurface investigation was to further evaluate the source and extent of chemicals of concern (COCs) in soil and groundwater beneath Site, as well as to investigate the magnetic anomaly observed within 17th Avenue Northwest (Figure 2). Based on the information gathered to date, the Site extends beneath the Property and portions of the adjacent rights-of-way (ROWs), including Leary Avenue Northwest and 17th Avenue Northwest. The COCs include gasoline-range petroleum hydrocarbons (GRPH); oil-range petroleum hydrocarbons; diesel-range petroleum hydrocarbons (DRPH); 1,2-dichloroethane (EDC); and benzene, toluene, ethylbenzene, and total xylenes (BTEX).

2.0 BACKGROUND

This section describes Property features and background information and provides a summary of previous investigations conducted on the Property. A brief summary of the geology and hydrogeology is also included.

2.1 PROPERTY DESCRIPTION AND BACKGROUND

The Property is located at 4910 Leary Avenue Northwest in the Ballard neighborhood of Seattle, Washington, as shown on Figure 1. Although the Property was most recently occupied by The Station Bistro and Cocktail Lounge, it operated as a retail gasoline and automotive service station between 1922 and 1964. The Property operated as Bill's Tire Exchange, an automobile and tire service center, between 1979 and 2001, at which point the Property was vacated. In 2001, an underground storage tank (UST) containing waste oil was removed from the Property; two gasoline USTs and approximately 800 cubic yards of petroleum-contaminated soil (PCS) were removed in 2003.

2.2 SURROUNDING PROPERTY DESCRIPTION AND BACKGROUND

The adjoining property to the north is currently occupied by an automobile service and repair facility; however, sources such as historical maps, reverse city directories, and aerial photographs indicate that the use of this adjoining property has been primarily dedicated to automotive repair and sales for much of the last 50 years (Figure 3). The property to the southwest is currently occupied by a storage warehouse and automobile service facility; the property to the southeast was historically occupied by an automobile repair and service station, including retail gasoline sales; and the property to the northwest is currently occupied by a vacant automobile service garage.

2.3 GEOLOGY AND HYDROGEOLOGY

Soil beneath the Site primarily consists of fill material, which is composed of medium dense silty fine sand with some fine to medium gravel to depths of approximately 10 to 12 feet below ground surface (bgs). The fill is underlain by glacial till consisting of very dense, silty sand with variable gravel content.

SES' 2008 subsurface investigation activities included the installation of five additional 2-inch-diameter monitoring wells (MW06 through MW10). Groundwater has historically been encountered at depths between 9 and 12 feet bgs in the completed monitoring wells (Table 1). Monitoring wells MW01A, MW02, MW03, MW04, and MW08 are screened between 15 and 35 feet bgs; MW05A is screened between 20 and 36 feet bgs; and monitoring wells MW06, MW07, MW09, and MW10 are screened between 10 and 20 feet bgs. Shallow groundwater beneath the Site flows toward the west-southwest (Figure 4).

2.4 PREVIOUS INVESTIGATIONS

In November 2000, GeoEngineers Inc. (GeoEngineers) conducted a site assessment on the Property to evaluate the environmental condition of soil and groundwater beneath the former lubrication bay. Analytical results from soil and groundwater samples collected from depths between 1.5 and 3.5 feet bgs, revealed concentrations of COCs below their applicable MTCA Method A cleanup level. GeoEngineers concluded that no indications of widespread environmental contamination beneath the former lubrication bay were evident and that no further environmental assessment activities appeared warranted beneath the bay (GeoEngineers 2001a).

In March 2001, GeoEngineers removed one 125-gallon waste oil UST from the northeast corner of the Property and one hydraulic hoist that was located within the existing building. Analytical results from soil samples collected during the excavation activities indicated that PCS was present beneath both the waste oil UST and the hydraulic hoist. Although the PCS beneath the hydraulic hoist reportedly was removed during excavation activities, limitations due to the proximity of the UST excavation to the foundation footing prevented the complete removal of PCS from the UST excavation area. To maintain structural stability of the existing building foundation, a limited amount of PCS in the vicinity of the former UST was left in place (GeoEngineers 2001b).

Investigation activities conducted in June 2001, December 2001, and January 2002, as summarized in a Subsurface Assessment Report (GeoEngineers 2002), included the advancement of eleven push-probe borings (G1 through G11), the advancement of one hollow-stem auger soil boring (B1), and the installation of five groundwater monitoring wells (MW01 through MW05) (Figure 2). Analytical testing of soil samples collected from borings G1 through G11 indicated that petroleum impacts were present but limited to shallow soil in the southern portion of the Property, isolated areas near the southeast corner of the building, and along the western boundary of the Property. Groundwater samples collected from wells MW01 through MW04 in January 2002 did not contain COCs at concentrations above the laboratory reporting limits, and the concentration of GRPH detected in groundwater collected from well MW05 was below the applicable MTCA Method A cleanup level. GeoEngineers implemented a groundwater monitoring program in January 2002.

In July and August 2004, GeoEngineers performed a UST removal and remedial excavation at the Property, which included the removal of one 500-gallon gasoline UST, one 650-gallon

gasoline UST, the associated fuel delivery system, and 1,193 tons (approximately 800 cubic yards) of PCS from the southern portion of the Property (Figure 2). Prior to excavation activities, wells MW01 and MW05 were abandoned in place due to their location within the proposed excavation area. Soil analytical results from the final limits of the UST excavation indicated that the PCS was excavated and removed from the Property; however, PCS along the east and west sidewalls could not be overexcavated without threatening the structural stability of the adjoining Leary Avenue Northwest and 17th Avenue Northwest ROWs and was subsequently left in place (GeoEngineers 2004).

In November and December 2004, GeoEngineers installed two monitoring wells (MW01A and MW05A) as replacements to those that were decommissioned during the remedial excavation and UST removal in 2004 and collected groundwater from each of the wells. The newly installed monitoring wells were positioned within 5 feet of the original wells (MW01 and MW05). Groundwater collected from monitoring well MW03 contained concentrations of EDC in excess of the applicable MTCA Method A cleanup level, and groundwater samples collected from monitoring well MW04 contained concentrations of EDC below the applicable MTCA Method A cleanup level. Additionally, elevated concentrations of EDC were detected in monitoring well MW03 over the previous ten groundwater monitoring events. GeoEngineers opined that the EDC did not originate from the Property and may have been influenced by a leaky sewer line in Leary Avenue Northwest. EDC has not been detected in any soil samples collected from the Property, nor was it used as an additive in gasoline during the period that gasoline sales occurred at the Property (GeoEngineers 2005a).

In March and June 2005, GeoEngineers performed an assessment of possible sources of EDC in the vicinity of the Property. Although the findings of their investigation were inconclusive, GeoEngineers identified eight potential sources of EDC within a 2-block radius and 40 potential sources within 0.5 miles. Evidence cited by GeoEngineers suggests that the EDC contamination is likely a regional issue and is not associated with activities historically conducted at the Property (GeoEngineers 2005b).

In October 2005, SES performed a subsurface investigation to assess whether the magnetic anomaly identified beneath the 17th Avenue Northwest ROW was acting as a source of the EDC detected in groundwater beneath the adjacent Leary Avenue Northwest ROW. Six soil borings (P01 through P06) were advanced on the Property and adjoining ROWs during the investigation. Soil borings P01 and P02 were advanced within 5 feet to the north and south of the magnetic anomaly, respectively. Soil borings P03 through P06 were advanced to the west and southwest of the magnetic anomaly in a hydrologically downgradient position. An elevated concentration of GRPH was detected in soil collected from boring P06 at a depth of 16 feet bgs, and benzene was detected in excess of the MTCA Method A cleanup level in boring P02 at a depth of 16 feet bgs. Oxygenates (including EDC) were not present in detectable concentrations in any of the soil samples submitted for analysis, which suggests that the apparent anomaly was not acting as a source of the EDC contamination (SES 2005).

SES has been conducting semi-annual groundwater monitoring events on the Property since 2007, the results of which are summarized in Table 1.

3.0 SUPPLEMENTAL SUBSURFACE INVESTIGATION

The following subsections describe the field activities conducted to meet the objective of the supplemental subsurface investigations conducted by SES in May and September 2008.

3.1 FIELD PROGRAM

The scope of work associated with the supplemental subsurface investigation included the following:

- Prepare a health and safety plan in accordance with MTCA and Part 1910.120 of Title 29 of the Code of Federal Regulations prior to initiating field activities.
- Perform a utility locate at the proposed boring and excavation locations using a private utility location service and contact the One-Call Center for utility location.
- Advance five soil borings (B02 through B06) at off-Property locations and submit select soil samples for laboratory analysis.
- Complete borings B02 through B06 as 2-inch-diameter monitoring wells (MW06 through MW10, respectively).
- Survey the elevation of the tops of casings of monitoring wells MW06 through MW10 into the existing well network.
- Perform a limited subsurface exploration in the vicinity of a magnetic anomaly identified beneath the 17th Avenue Northwest ROW.
- Prepare this report.

A detailed description of the supplemental subsurface investigation field activities is provided in the following subsections.

3.2 FIELD ACTIVITIES

The activities conducted as part of this supplemental subsurface investigation were performed on May 1, May 2, and September 23, 2008. Drilling activities were conducted under the supervision of an SES geologist. Prior to investigation activities, a private utility location survey was conducted by Underground Detection Services of Seattle, Washington. Drilling services were provided by Cascade Drilling Inc, of Woodinville, Washington. Excavation activities were performed by Custom Backhoe & Dump Truck Service, Inc. of Bellevue, Washington.

3.3 SOIL SAMPLE COLLECTION

Five soil borings were advanced beneath Leary Avenue Northwest and 17th Avenue Northwest to a maximum depth of 35 feet bgs (Figure 2). Discrete soil samples were collected from each boring using a Dames and Moore sampler advanced through the hollow-stem augers. The soil was classified using the Unified Soil Classification System. Soil characteristics, including moisture content, relative density, texture, and color, were recorded on the boring logs, which are provided in Appendix A. The depths at which changes in soil lithology were observed and where groundwater was first encountered are also included on the boring logs. Selected portions of recovered soil core samples were placed in a plastic bag so the presence or absence of volatile organic compounds could be quantified using a photoionization detector (PID). Soil core samples selected for laboratory chemical analysis were placed into laboratory-prepared glassware in accordance with United States Environmental Protection Agency (EPA) Method 5035A guidelines.

Selected soil samples were field-labeled, placed on ice in a cooler, and delivered to Friedman & Bruya, Inc. of Seattle, Washington, under standard chain-of-custody protocols for laboratory analysis. The samples were tested for DRPH by Northwest Total Petroleum Hydrocarbon (NWTPH) Method NWTPH-Dx; GRPH by NWTPH Method NWTPH-Gx; total lead by EPA Method 200.8; and BTEX and oxygenates (including 1,2-dibromoethane [EDB], EDC, and methyl tertiary-butyl ether [MTBE]) by EPA Method 8260B. The soil analytical results are provided in Table 2 and are also summarized in Figure 5. Laboratory analytical results are attached to this report as Appendix B.

3.4 MONITORING WELL INSTALLATION

Each of the soil borings was completed as a 2-inch-diameter monitoring well (MW06 through MW10). Screen intervals were determined based on historical depth-to-water measurements that range from approximately 9 to 13 feet bgs. Although monitoring wells MW06, MW07, MW09, and MW10 were screened from 10 to 20 feet bgs, monitoring well MW08 was screened from 15 to 35 feet bgs to establish continuity with pre-existing wells. The new monitoring wells were completed to the Washington State Department of Ecology (Ecology) standards for resource protection wells as specified in WAC 173-160.

The monitoring wells were developed with the use of a 1-inch-diameter steel slug and plastic bailer. Monitoring well development consisted of surging and purging the wells until a minimum of five submerged well volumes were removed and the groundwater no longer appeared turbid.

Non-dedicated field sampling equipment was cleaned and decontaminated between uses and prior to leaving the Property. Soil cuttings, purge water, and decontamination water were contained on the Property in labeled 55-gallon drums pending waste profiling and proper disposal.

The monitoring well locations and elevations were surveyed by SES to calculate the top of casing elevations to an accuracy of 0.01 feet using an arbitrary benchmark with an assumed elevation of 100.00 feet and incorporated into the existing well network.

3.5 GROUNDWATER MONITORING AND SAMPLING

Upon SES' arrival at the Property on September 23, 2008, all ten monitoring wells (MW01A, MW02, MW03, MW04, MW05A, and MW06 through MW10) were opened, and water levels were permitted to equilibrate with atmospheric pressure for a minimum of 15 minutes before groundwater level measurements were obtained. Groundwater levels were measured to an accuracy of 0.01 feet using an electronic water level meter. Purging and sampling of each monitoring well was performed using a peristaltic pump and dedicated polyethylene tubing at flow rates ranging from 100 to 300 milliliters per minute. The tubing intake was placed approximately 2 to 3 feet below the surface of the groundwater, or mid-screen, in each monitoring well. During purging, water quality was monitored using a HORIBA U-22 water quality meter equipped with a flow-through cell. The water quality parameters that were monitored and recorded included temperature, pH, specific conductance, dissolved oxygen, and oxidation-reduction potential. Each monitoring well was purged until all five water quality parameters stabilized.

Following purging, groundwater samples were collected from the pump outlet tubing located upstream of the flow-through cell and placed directly into laboratory-prepared sample containers. The containers were placed on ice in a cooler and transported to Friedman & Bruya, Inc. under standard chain-of-custody protocols for laboratory analysis. The groundwater samples were submitted for analysis of DRPH by NWTPH Method NWTPH-Dx; GRPH by NWTPH Method

NWTPH-Gx; and BTEX, EDB, EDC, and MTBE by EPA Method 8260B. Purge water generated during the monitoring event was placed in an appropriately labeled 30-gallon steel drum and temporarily stored on the Property pending receipt of analytical data and proper disposal. Results of this groundwater monitoring event are summarized below and presented in SES' Second Semester 2008 Groundwater Monitoring Report.

3.6 MAGNETIC ANOMALY INVESTIGATION

In response to Ecology's concern that an apparent magnetic anomaly identified beneath 17th Avenue Northwest may be a source of COCs beneath the Site, SES oversaw a limited excavation in the vicinity of the anomaly on September 23, 2008 (Figure 2). The excavation was performed by Custom Backhoe & Dumptruck Service, Inc. under the supervision of an SES environmental scientist. The excavation was approximately 3.5 feet by 3 feet wide at the ground surface and extended to a total depth of approximately 5 feet. Metallic objects or other potential sources of the magnetic anomaly were not encountered in the course of the excavation activities, and no evidence of impacts such as petroleum odors or stains were observed.

Approximately 1.68 tons of excavated soil was removed from the Property for disposal at Cemex Soil Remediation of Everett, Washington. The excavation was backfilled with controlled-density fill and finished to grade in accordance with City of Seattle specifications.

Because soil samples had been collected from borings advanced in the immediate vicinity of the excavation area in the course of the subsurface investigation conducted in 2005 (Figure 2), no additional samples were collected during the 2008 excavation.

4.0 RESULTS

The following sections summarize the results of the supplemental subsurface investigation conducted at the Site in May and September 2008. Analytical results are presented in Figures 5 and 6 and in Tables 1 and 2. Laboratory analytical reports are included as Appendix B.

4.1 GROUNDWATER

Groundwater levels measured on September 23, 2008 ranged from 11.49 feet (monitoring well MW04) to 13.20 feet (monitoring well MW06) below the top of the monitoring well casings (Table 1). Groundwater elevations were contoured using the water level measurements collected on September 23, 2008 (Figure 4, Table 1). The groundwater contours indicate a groundwater flow direction to the west-southwest with a gradient of 0.016 feet per foot between monitoring wells MW01A and MW04 (Figure 4). Laboratory analytical results from the monitoring event indicated the following (Figure 6, Table 1):

- The concentrations of GRPH and DRPH in the groundwater sample collected from monitoring well MW09 exceeded their respective MTCA Method A cleanup levels. Monitoring well MW09 is located to the south of the Property in a crossgradient hydrologic position.
- Concentrations of benzene exceeding the MTCA Method A cleanup level were detected in the groundwater samples collected from monitoring wells MW09 and MW10. Monitoring wells MW09 and MW10 are located to the south of the Property in a crossgradient hydrologic position.

- Concentrations of EDC exceeding the MTCA Method A cleanup level were detected in the groundwater samples collected from monitoring wells MW03, MW04, and MW08. Each of these three wells is situated to the west of the Property in the vicinity of the sewer line that extends beneath the Leary Avenue Northwest ROW.
- GRPH, benzene, and EDC were not detected in the groundwater samples collected from wells located on the Property (MW01A and MW05A) or within the 17th Avenue Northwest ROW (MW02). A trace concentration of DRPH was present in the groundwater sample collected from monitoring well MW05A.

4.2 SOIL

Soil samples from borings B02 through B06 were selected for analysis based on field indications of potential contamination, including visual and olfactory notations, PID readings, and/or the location of the sample proximate to the soil-groundwater interface. A summary of the analytical results of the soil samples is provided below (Figure 5; Table 2):

- GRPH was detected at a concentration in excess of the MTCA Method A cleanup level in soil collected from boring B06 at a depth of 13.5 feet bgs. Boring B06 is located to the south of the Property in a crossgradient hydrologic position.
- The remaining soil samples collected from B02 through B06 contained concentrations of COCs below their respective laboratory reporting limit and/or MTCA Method A cleanup level.

4.3 DATA QUALITY REVIEW

SES reviewed laboratory quality control data provided with the Friedman & Bruya, Inc. reports to evaluate the usability of the analytical results. SES reviewed the accuracy and precision of data in addition to sample holding times, laboratory method blanks, and laboratory method detection limits, where applicable. All laboratory quality control data were within laboratory quality control limits. The analytical results for all soil and groundwater samples are considered to be usable for the purposes intended. Copies of the laboratory analytical reports are provided in Appendix B.

5.0 CONCLUSIONS

Based on observations made during the excavation within the Leary Avenue Northwest ROW, there does not appear to be a UST or other magnetic anomaly at that location that is acting as a potential source of the contamination present beneath the Site. Soil samples collected from several borings advanced within the Leary Avenue Northwest ROW were found to contain elevated concentrations of EDC. Acknowledging the fact that EDC has not been detected in soil or groundwater samples collected from borings or wells located on the Property, the EDC appears to have originated from an off-Property source such as the sewer line that extends beneath the Leary Avenue Northwest ROW. Similarly, the elevated concentrations of petroleum hydrocarbons that were detected in soil and groundwater samples collected from areas to the south of the Property appear to be the result of a release at the gasoline station that formerly operated to the east-southeast of the Property (Figures 2 and 3).

6.0 REFERENCES

GeoEngineers, Inc. (GeoEngineers). 2001a. *Site Assessment, Report Bill's Tires (Property 01-443) 4910 Leary Avenue Northwest, Seattle, Washington.* April 4.

_____. 2001b. *UST Removal Site Assessment, Time Oil Property 01-443 4910 Leary Avenue Northwest, Seattle, Washington.* May 17.

_____. 2002. *Subsurface Assessment Report, Bill's Tires (Property 01-443) 4910 Leary Avenue Northwest, Seattle, Washington.* April 2.

_____. 2004. *UST Removal and Remedial Excavation Report, Time Oil Property 01-443 4910 Leary Avenue Northwest, Seattle, Washington.* October 25.

_____. 2005a. *Groundwater Monitoring and Monitoring Well Installation Report – November and December 2004, Bill's Tires (Property 01-443) 4910 Leary Avenue Northwest, Seattle, Washington.* February 10.

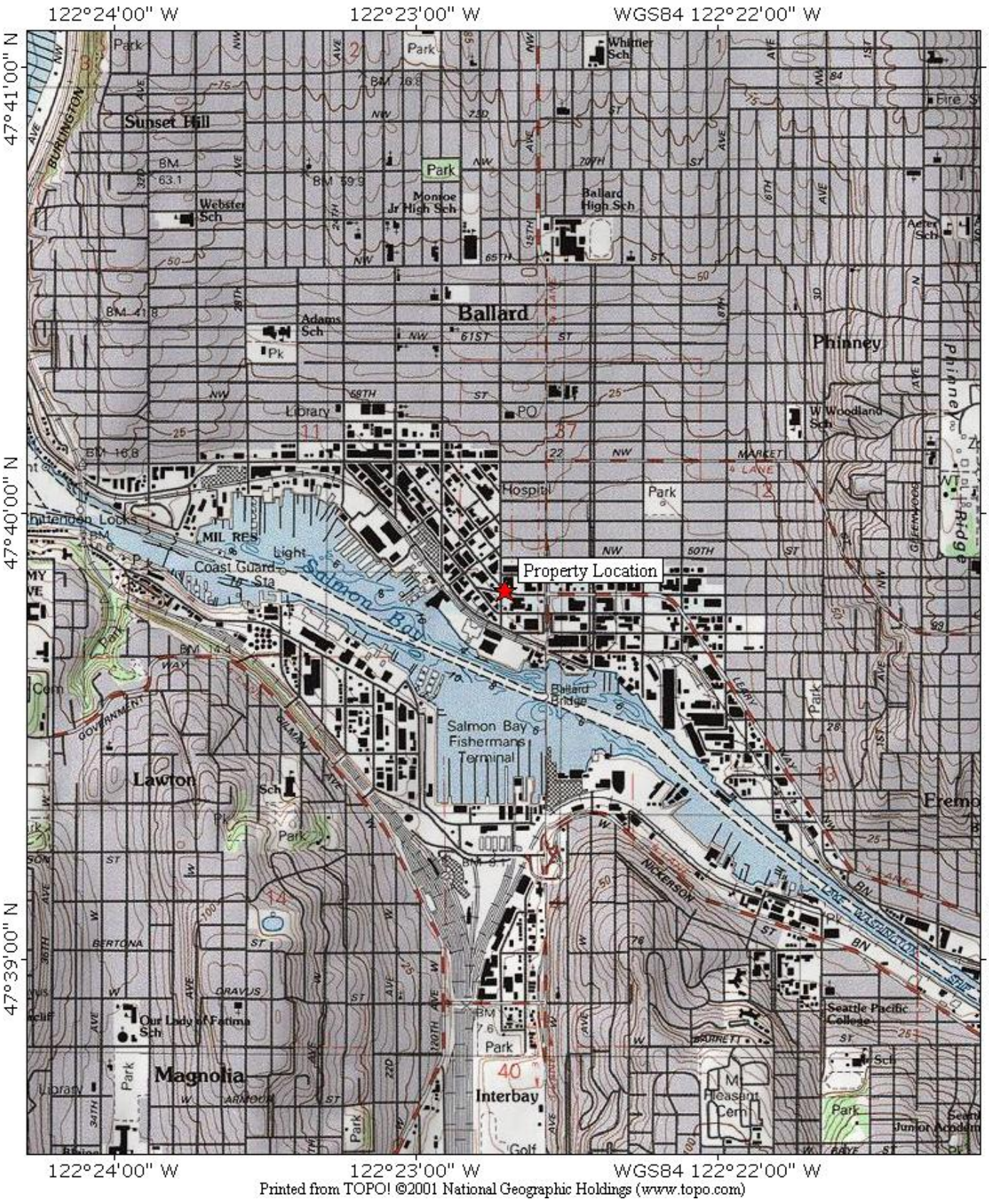
_____. 2005b. *Groundwater Monitoring and Neighborhood EDC Assessment Report – March and June 2005, Bill's Tires (Property 01-443) 4910 Leary Avenue Northwest, Seattle, Washington.* July 29.

Sound Environmental Strategies Corporation (SES). 2005. *Subsurface Investigation Report, Time Oil Company Facility No.01-443 - Bill's Tire 4910 Leary Avenue Northwest, Seattle, Washington.* December 19.

7.0 LIMITATIONS

The findings and conclusions documented in this report have been prepared for the specific application to this project and have been developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in the area. Soil sampling was conducted at widely spaced boring locations and depths, and a potential always remains for unknown, unidentified, or unforeseen subsurface contamination to exist on portions of the Site that were not accessed in the course of this investigation. No warranty, expressed or implied, is made. This report is intended for the exclusive use of TOC Holdings Co.

FIGURES



SOUND ENVIRONMENTAL STRATEGIES www.soundenvironmental.com	N	Date: January 30, 2008 Drawn By: J. Cheng Chk By: R. Bixby SES Project No.: 0440-041 File ID: 01-443_to_fig1	TOC Holdings Co. Facility No. 01-443 4910 Leary Avenue Northwest Seattle, Washington	**FIGURE 1** Property Location Map

12/15/2008

LEGEND

- B02/ MW06 — SOIL BORING/MONITORING WELL
- MW01 — ABANDONED MONITORING WELL
- P01 — PUSH-PROBE SOIL BORING (SES OCTOBER 2005)
- FORMER EXCAVATION AREA
- PROPERTY BOUNDARY
- UST — UNDERGROUND STORAGE TANK
- S20 — UST EXCAVATION SOIL SAMPLE (GEOENGINEERS 2004)

LEARY AVENUE NORTHWEST

B02/ MW06

MW04

P06

B04/ MW08

B03/ MW07

P05

MW03

P04

P03

SIDEWALK

S6

S7

MW05

MW05A

SIGN

S3

S5

S8

S2

S4

S9

FORMER SERVICE ISLAND

S10

S1

S12

S13

S14

S11

FORMER USTs

EXISTING BUILDING

HYDRAULIC HOIST

LUBRICATION BAY

S20

S21

S18

SUMP

S17

S16

MW01A

MW01

SIDEWALK

MW02

B06/ MW10

B05/ MW09

P02

P01

REPORTED MAGNETIC ANOMALY

TELEPHONE POLE

LIMITS OF FORMER USED OIL UST EXCAVATION

17TH AVENUE NORTHWEST

FORMER GASOLINE SERVICE STATION PROPERTY

N

REFERENCE: FIGURE 3, GEOENGINEERS, JUNE 2005

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DATE: 12/15/08
DRAWN BY: JQC
CHECKED BY: RKB
CAD FILE: 01-443_ 2008SSI_EL

PROJECT NAME: TOC HOLDINGS CO. FACILITY 01-443
SES PROJECT NUMBER: 0440-041
STREET ADDRESS: 4910 LEARY AVENUE NORTHWEST
CITY, STATE: SEATTLE, WASHINGTON

REGION:

0 5 10 20 40
APPROXIMATE SCALE IN FEET

FIGURE 2
EXPLORATION LOCATION PLAN

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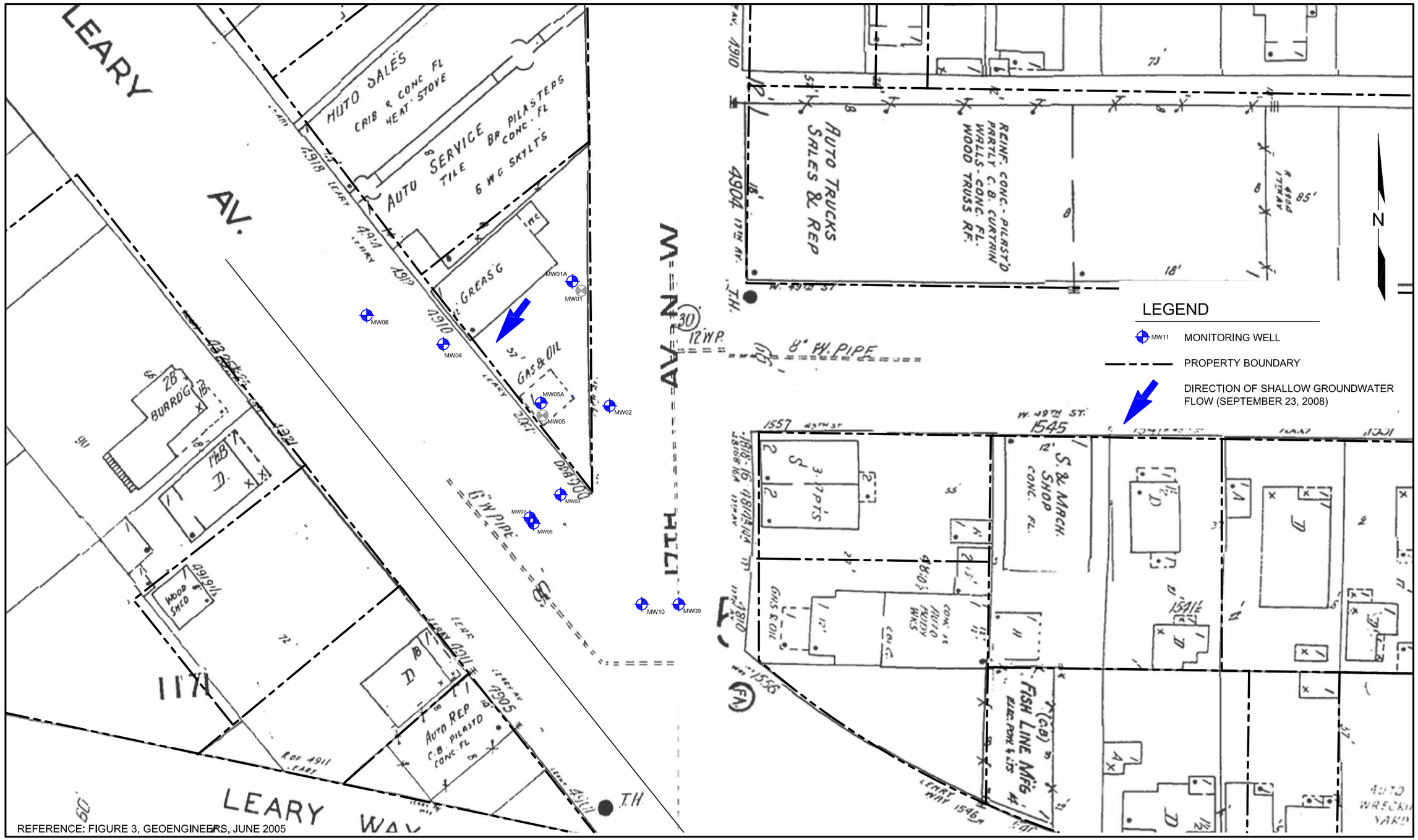
05/14/2008



REFERENCE: FIGURE 3, GEOENGINEERS, JUNE 2005

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DATE:	05/14/08
DRAWN BY:	JQC
CHECKED BY:	RKB
CAD FILE:	01-443_ 2008SSI_HO

PROJECT NAME:	TOC HOLDINGS CO. FACILITY 01-443
SES PROJECT NUMBER:	0440-041
STREET ADDRESS:	4910 LEARY AVENUE NORTHWEST
CITY, STATE:	SEATTLE, WASHINGTON

REGION:

0 5 10 20 40

APPROXIMATE SCALE IN FEET

FIGURE 3

1950 SANBORN MAP UNDERLAY

P:\0440 TOC Holdings Co\01-443 Ballard\Technical\CAD\2008SSI\01-443_2008SSI_HO_F.dwg

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05/06/2008

LEARY AVENUE NORTHWEST

MW06
(85.91')

86.00'

86.00'

85.75'

86.25'

86.50'

86.50'

MW04
(86.73')

86.75'

MW08
(86.88')

86.75'

MW07
(86.81')

86.75'

86.50'

MW03
(86.18')

SIDEWALK

EXISTING BUILDING

87.00'

HYDRAULIC HOIST

LUBRICATION BAY

MW05

MW05A
(87.05')

SIGN

87.25'

FORMER SERVICE ISLAND

86.75'

MW10
(86.77')

87.50'

SUMP

87.00'

MW01A
(87.72')

LIMITS OF FORMER USED OIL UST EXCAVATION

87.25'

MW09
(87.26')

87.25'

87.25'

87.50'

MW02
(87.33')

SIDEWALK

MW01

TELEPHONE POLE

17TH AVENUE NORTHWEST

N

LEGEND

- MW04 — MONITORING WELL
- MW01 — ABANDONED MONITORING WELL
- FORMER EXCAVATION AREA
- PROPERTY BOUNDARY
- UST — UNDERGROUND STORAGE TANK
- SHALLOW GROUNDWATER FLOW DIRECTION (SEPTEMBER 23, 2008)
- 0.25-FOOT-INTERVAL GROUNDWATER CONTOUR
- (86.73') — GROUNDWATER ELEVATION

REFERENCE: FIGURE 3, GEOENGINEERS, JUNE 2005

SOUND ENVIRONMENTAL STRATEGIES
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DATE: 11/25/08
DRAWN BY: JQC
CHECKED BY: RKB
CAD FILE: 01-443_2008SSI_CM

PROJECT NAME: TOC HOLDINGS CO. FACILITY NO. 01-443
SES PROJECT NUMBER: 0440-041
STREET ADDRESS: 4910 LEARY AVENUE NORTHWEST
CITY, STATE: SEATTLE, WASHINGTON

REGION:

0 5 10 20 40
APPROXIMATE SCALE IN FEET

FIGURE 4
GROUNDWATER CONTOUR MAP
(SEPTEMBER 23, 2008)

P:\0440 TOC Holdings Co\01-443 Ballard\Technical\CAD\2008SSI\01-443_2008SSI_CM_F.dwg

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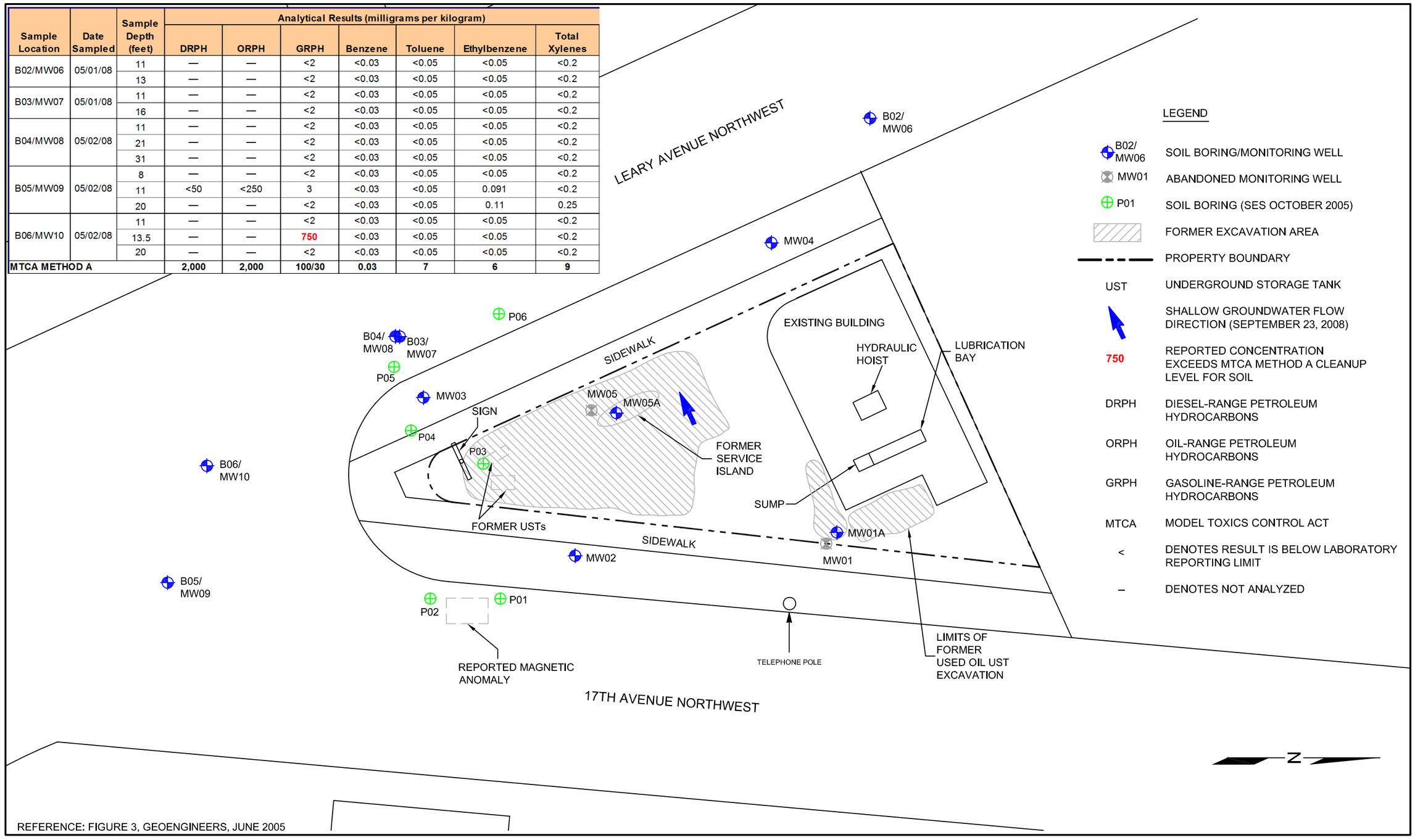
12/15/2008

Sample Location	Date Sampled	Sample Depth (feet)	Analytical Results (milligrams per kilogram)						
			DRPH	ORPH	GRPH	Benzene	Toluene	Ethylbenzene	Total Xylenes
B02/MW06	05/01/08	11	—	—	<2	<0.03	<0.05	<0.05	<0.2
		13	—	—	<2	<0.03	<0.05	<0.05	<0.2
B03/MW07	05/01/08	11	—	—	<2	<0.03	<0.05	<0.05	<0.2
		16	—	—	<2	<0.03	<0.05	<0.05	<0.2
B04/MW08	05/02/08	11	—	—	<2	<0.03	<0.05	<0.05	<0.2
		21	—	—	<2	<0.03	<0.05	<0.05	<0.2
		31	—	—	<2	<0.03	<0.05	<0.05	<0.2
B05/MW09	05/02/08	8	—	—	<2	<0.03	<0.05	<0.05	<0.2
		11	<50	<250	3	<0.03	<0.05	0.091	<0.2
		20	—	—	<2	<0.03	<0.05	0.11	0.25
B06/MW10	05/02/08	11	—	—	<2	<0.03	<0.05	<0.05	<0.2
		13.5	—	—	750	<0.03	<0.05	<0.05	<0.2
		20	—	—	<2	<0.03	<0.05	<0.05	<0.2
MTCA METHOD A			2,000	2,000	100/30	0.03	7	6	9



REFERENCE: FIGURE 3, GEOENGINEERS, JUNE 2005

SOUND ENVIRONMENTAL STRATEGIES
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DATE: 12/15/08
DRAWN BY: JQC
CHECKED BY: RKB
CAD FILE: 01-443_ 2008SSI_SD

PROJECT NAME: TOC HOLDINGS CO. FACILITY 01-443
SES PROJECT NUMBER: 0440-041
STREET ADDRESS: 4910 LEARY AVENUE NORTHWEST
CITY, STATE: SEATTLE, WASHINGTON

REGION:

0 5 10 20 40
APPROXIMATE SCALE IN FEET

FIGURE 5
SOIL ANALYTICAL RESULTS
(MAY 1 AND 2, 2008)

P:\0440 TOC Holdings Co\01-443 Ballard\Technical\CAD\2008SSI\01-443_2008SSI_SD_F.dwg

LEARY AVENUE NORTHWEST

MW06	GRPH	Benzene	EDC
09/23/08	<100	<1	<1

MW06

MW04	GRPH	Benzene	EDC
03/15/07	<100	<1	4.8
09/21/07	<100	<1	11
01/15/08	<100	<1	9.7
09/23/08	<100	<1	14

MW04

MW03	GRPH	Benzene	EDC
03/15/07	190	1.5	30
09/21/07	110	<1	33
01/15/08	<100	<1	23
09/23/08	<100	<1	24

MW05A	GRPH	Benzene	EDC
03/15/07	<100	<1	<1
09/21/07	<100	<1	<1
01/15/08	<100	<1	<1
09/23/08	<100	<1	<1

MW07	GRPH	Benzene	EDC
09/23/08	<100	<1	<1

MW08 MW07

MW08	GRPH	Benzene	EDC
09/23/08	<100	<1	13

MW03

SIDEWALK

MW05 MW05A

SIGN

FORMER SERVICE ISLAND

EXISTING BUILDING

HYDRAULIC HOIST

LUBRICATION BAY

SUMP

MW10

MW10	GRPH	Benzene	EDC
09/23/08	<100	5.7	1.1

MW09

MW09	GRPH	Benzene	EDC
09/23/08	8,700	12	<1

SIDEWALK

MW02

MW02	GRPH	Benzene	EDC
03/15/07	<100	<1	<1
09/21/07	<100	<1	<1
01/15/08	<100	<1	<1
09/23/08	<100	<1	<1

MW01 MW01A

LIMITS OF FORMER USED OIL UST EXCAVATION

TELEPHONE POLE

MW01A	GRPH	Benzene	EDC
03/15/07	<100	<1	<1
09/21/07	<100	<1	<1
01/15/08	<100	<1	<1
09/23/08	<100	<1	<1

17TH AVENUE NORTHWEST

LEGEND

- MW04 — MONITORING WELL
- MW01 — ABANDONED MONITORING WELL
- FORMER EXCAVATION AREA
- PROPERTY BOUNDARY
- UST — UNDERGROUND STORAGE TANK
- EDC — 1,2-DICHLOROETHANE
- GRPH — GASOLINE-RANGE PETROLEUM HYDROCARBONS
- MTCA A — MODEL TOXICS CONTROL ACT METHOD A CLEANUP LEVELS FOR GROUNDWATER
- SHALLOW GROUNDWATER FLOW DIRECTION (SEPTEMBER 23, 2008)
- 24 — **RED** DENOTES CONCENTRATION (MICROGRAMS PER LITER) THAT EXCEEDS MTCA METHOD A CLEANUP LEVEL FOR GROUNDWATER
- < — NOT DETECTED AT CONCENTRATION ABOVE LABORATORY REPORTING LIMIT

MTCA Method A Cleanup Levels		
GRPH	Benzene	EDC
800/1,000	5	5

N

REFERENCE: FIGURE 3, GEOENGINEERS, JUNE 2005

SOUND ENVIRONMENTAL STRATEGIES
SOUNDENVIRONMENTAL.COM

DATE: 11/25/08
DRAWN BY: JQC
CHECKED BY: RKB
CAD FILE: 01-443_2008SSI_GD

PROJECT NAME: TOC HOLDINGS CO. FACILITY 01-443
SES PROJECT NUMBER: 0440-041
STREET ADDRESS: 4910 LEARY AVENUE NORTHWEST
CITY, STATE: SEATTLE, WASHINGTON

REGION:

0 5 10 20 40
APPROXIMATE SCALE IN FEET

FIGURE 6
GROUNDWATER ANALYTICAL RESULTS
(SEPTEMBER 23, 2008)

TABLES

SOUND ENVIRONMENTAL STRATEGIES
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Table 1
Summary of Groundwater Analytical Data
TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington

Sample ID	Date	Depth to Water[1] (feet)	Groundwater Elevation[2] (feet)	Analytical Results (µg/L)							
				GRPH[3]	DRPH[4]	ORPH[4]	Benzene[5]	Toluene[5]	Ethylbenzene[5]	Total Xylenes[5]	EDC[5]
MW01	12/11/01	10.39	89.48	--	--	--	--	--	--	--	--
TOC: 99.87 feet	01/08/02	9.86	90.01	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	--
	05/29/02	10.75	89.12	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	--
	09/10/02	11.50	88.37	<50.0	--	--	<1.00	<1.00	<1.00	<2.00	<1.00
	12/06/02	16.63	83.24	<50.0	--	--	<0.200	<0.200	<0.200	<0.500	<0.200
	03/26/03	10.90	88.97	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200
	06/20/03	11.18	88.69	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200
	09/16/03	12.13	87.74	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200
	12/22/03	11.11	88.76	<50.0	--	--	1.65	<0.500	<0.500	<1.00	<0.200
	03/19/04	10.58	89.29	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200
	06/28/04	10.88	88.99	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200
MW01A	12/27/04	10.06	89.58	<50	--	--	<1	<1	<1	<3	<0.01
TOC: 99.64 feet	03/22/05	10.41	89.23	<50.0	--	--	<1	<1	<1	<3	<0.02
	06/29/05	11.04	88.60	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200
	03/15/07	11.03	88.61	<100	<50	<250	<1	<1	<1	<3	<1
	09/21/07	12.61	87.03	<100	<51	<260	<1	<1	<1	<3	<1
	01/15/08	11.91	87.73	<100	<50	<250	<1	<1	<1	<3	<1
	09/23/08	11.92	87.72	<100	<50	<250	<1	<1	<1	<3	<1
MW02	01/08/02	9.83	89.12	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	--
TOC: 98.95 feet	05/29/02	9.50	89.45	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	--
	09/10/02	10.30	88.65	<50.0	--	--	<1.00	<1.00	<1.00	<2.00	<1.00
	12/06/02	11.25	87.70	<50.0	--	--	<0.200	<0.200	<0.200	<0.500	<0.200
	03/26/03	9.92	89.03	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200
	06/20/03	10.80	88.15	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200
	09/16/03	11.70	87.25	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200
	12/22/03	10.69	88.26	<50.0	--	--	0.628	<0.500	<0.500	<1.00	<0.200
	03/19/04	10.30	88.65	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200
	06/28/04	10.78	88.17	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200
	11/08/04	10.37	88.58	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200
	12/27/04	9.97	88.98	<50.0	--	--	<1	<1	<1	<3	<0.01
	03/22/05	10.38	88.57	<50.0	--	--	<1	<1	<1	<3	<0.02
	06/29/05	10.21	88.74	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200
	03/15/07	11.76	87.19	<100	<50	<250	<1	<1	<1	<3	<1
	09/21/07	11.73	87.22	<100	<52	<260	<1	<1	<1	<3	<1
	01/15/08	10.64	88.31	<100	<50	<250	<1	<1	<1	<3	<1
	09/23/08	11.62	87.33	<100	<50	<250	<1	<1	<1	<3	<1
MW03	12/11/01	9.49	88.94	--	--	--	--	--	--	--	--
TOC: 98.43 feet	01/08/02	9.33	89.10	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	--
	05/29/02	10.07	88.36	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	**46.4**
	09/10/02	11.08	87.35	<50.0	--	--	<2.00	<2.00	<2.00	<4.00	**50.6**
	12/06/02	12.16	86.27	<50.0	--	--	<1.00	<1.00	<1.00	<2.00	**36.5**
	03/26/03	9.58	88.85	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	**44.8**
	06/20/03	10.83	87.60	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	**41.4**
	09/16/03	11.83	86.60	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	**39.8**
	12/22/03	10.29	88.14	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	**32.2**
	03/19/04	10.57	87.86	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	**45.8**
	06/28/04	10.69	87.74	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	**37.8**
	11/08/04	10.83	87.60	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	**41.8**
	12/27/04	9.92	88.51	<50.0	--	--	<1	<1	<1	<3	**41**
	03/22/05	10.35	88.08	<50.0	--	--	<1	<1	<1	<3	**44**
	06/29/05	10.34	88.09	<50.0	--	--	0.889	<0.500	<0.500	<1.00	**33.9**
	03/15/07	11.09	87.34	190	210	<250	1.5	<1	<1	<3	**30**
	09/21/07	11.66	86.77	110	180	<260	<1	<1	<1	<3	**33**
	01/15/08	10.71	87.72	<100	120	<250	<1	<1	<1	<3	**23**
	09/23/08	12.25	86.18	<100	180	<250	<1	<1	<1	<3	**24**

SOUND ENVIRONMENTAL STRATEGIES
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Table 1
Summary of Groundwater Analytical Data
TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington

Sample ID	Date	Depth to Water[1] (feet)	Groundwater Elevation[2] (feet)	Analytical Results (µg/L) GRPH[3]	DRPH[4]	ORPH[4]	Benzene[5]	Toluene[5]	Ethylbenzene[5]	Total Xylenes[5]	EDC[5]
MW04	12/11/01	9.20	89.02	--	--	--	--	--	--	--	--
TOC: 98.22 feet	01/08/02	8.75	89.47	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	--
	05/29/02	9.57	88.65	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	--
	09/10/02	10.60	87.62	<50.0	--	--	<1.00	<1.00	<1.00	<2.00	3.19
	12/06/02	10.90	87.32	<50.0	--	--	<0.200	<0.200	<0.200	<0.500	4.42
	03/26/03	8.91	89.31	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200
	06/20/03	9.95	88.27	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	3.73
	09/16/03	10.90	87.32	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	3.78
	12/22/03	9.30	88.92	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	<0.200
	03/19/04	9.58	88.64	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	3.01
	06/28/04	9.90	88.32	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	3.06
	11/08/04	9.85	88.37	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	3.46
	12/27/04	9.43	88.79	<50.0	--	--	<1	<1	<1	<3	4
	03/22/05	10.34	87.88	<50.0	--	--	<1	<1	<1	<3	3.5
	06/29/05	9.64	88.58	<50.0	--	--	<0.500	<0.500	<0.500	<1.00	2.65
	03/15/07	9.95	88.27	<100	130	<250	<1	<1	<1	<3	4.8
	09/21/07	11.43	86.79	<100	82	<260	<1	<1	<1	<3	**11**
	01/15/08	10.71	87.51	<100	<50	<250	<1	<1	<1	<3	**9.7**
	09/23/08	11.49	86.73	<100	68	<250	<1	<1	<1	<3	**14**
MW05	12/11/01	--	--	--	--	--	--	--	--	--	--
TOC: 99.06 feet	01/08/02	9.36	89.70	91.4	--	--	<0.500	<0.500	<0.500	<1.00	--
	05/29/02	10.18	88.88	398	--	--	3.98	0.770	7.32	2.90	--
	09/10/02	11.11	87.95	594	--	--	**7.42**	26.0	1.94	33.01	<1.00
	12/06/02	11.39	87.67	503	--	--	2.88	<1.00	4.60	<2.00	<1.00
	03/26/03	9.51	89.55	**1,010**	--	--	**8.57**	1.79	20.3	4.08	<1.00
	06/20/03	10.50	88.56	741	--	--	**10.1**	2.41	23.8	5.92	0.460
	09/16/03	11.35	87.71	**1,340**	--	--	**13.6**	3.31	48.2	8.89	<0.200
	12/22/03	9.79	89.27	**2,090**	--	--	**23.7**	7.34	66.6	21.8	<0.200
	03/19/04	10.04	89.02	**1,550**	--	--	**15.1**	4.62	33.7	12.9	0.520
	06/28/04	10.40	88.66	**2,960**	--	--	**24.2**	9.32	91.7	27.7	<0.200
MW05A	12/27/04	10.13	88.98	<50.0	--	--	<1	<1	<1	<3	0.30
TOC: 99.11 feet	03/22/05	11.31	87.80	<50.0	--	--	<1	<1	<1	<3	0.38
	06/29/05	10.47	88.64	<50.0	--	--	3.86	<0.500	<0.500	<1.00	0.51
	03/15/07	10.56	88.55	<100	92	<250	<1	<1	<1	<3	<1
	09/21/07	12.03	87.08	<100	53	<260	<1	<1	<1	<3	<1
	01/15/08	11.05	88.06	<100	<50	<250	<1	<1	<1	<3	<1
	09/23/08	12.06	87.05	<100	58	<250	<1	<1	<1	<3	<1
MW06 TOC: 98.42 feet	09/23/08	13.20	85.91	<100	420	360	<1	<1	<1	<3	<1
MW07 TOC: 98.26 feet	09/23/08	12.30	86.81	<100	<50	<250	<1	<1	<1	<3	<1
MW08 TOC: 98.18 feet	09/23/08	12.23	86.88	<100	72	<250	<1	<1	<1	<3	**13**
MW09 TOC: 97.87 feet	09/23/08	11.85	87.26	**8,700**	**2,000**[x]	<250	**12**	96	540	381	<1
MW10 TOC: 97.94 feet	09/23/08	12.34	86.77	<100	<50	<250	**5.7**	<1	<1	<3	1.1
MTCA Method A Cleanup Level for Groundwater[6]				800/1,000[a]	500	500	5	1,000	700	1,000	5

NOTES:

Red denotes concentration in excess of MTCA Method A Cleanup Level for groundwater.

Samples collected after June 29, 2005, analyzed by Friedman & Bruya, Inc. of Seattle, Washington.

[1]As measured below a fixed spot on the well casing rim.

[2]Measured relative to a temporary benchmark with an assumed elevation of 100.00 feet.

[3]Analyzed by NWTPH Method NWTPH-Gx.

[4]Analyzed by NWTPH Method NWTPH-Dx.

[5]Analyzed by EPA Method 8021B or 8260B.

[6]MTCA Method A Cleanup Levels, Table 720-1 of Section 900 of Chapter 173-340 of the Washington Administrative Code, revised November 2007.

[a]800 µg/L when benzene is detected and 1,000 µg/L when benzene is not detected.

Laboratory Note:

[x]The pattern of peaks present is not indicative of diesel.

-- = not analyzed/not measured

< = not detected at a concentration exceeding the laboratory reporting limit

µg/L = micrograms per liter

DRPH = diesel-range petroleum hydrocarbons

EDC = 1,2-dichloroethylene (ethylene dichloride)

EPA = United States Environmental Protection Agency

GRPH = gasoline-range petroleum hydrocarbons

MTCA = Model Toxics Control Act

NWTPH = Northwest Total Petroleum Hydrocarbons

ORPH = oil-range petroleum hydrocarbons

TOC = top of casing elevation

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Table 2
Summary of Soil Analytical Data
TOC Holdings Co. Facility No. 01-443
4910 Leary Avenue Northwest
Seattle, Washington

Sample Location	Sample Identification	Date Sampled	Sample Depth (feet bgs)	Analytical Results (mg/kg)											
				DRPH[1]	ORPH[1]	GRPH[2]	Benzene[3]	Toluene[3]	Ethylbenzene[3]	Total Xylenes[3]	MTBE[3]	EDB[3]	EDC[3]	Total Lead[4]	VOCs[3,5]
B02/MW06	B02-11	05/01/08	11	—	—	<2	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	<0.05	2.80	ND
	B02-16		13	—	—	<2	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	<0.05	—	ND
B03/MW07	B03-11	05/01/08	11	—	—	<2	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	<0.05	—	ND
	B03-16		16	—	—	<2	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	<0.05	1.71	ND
B04/MW08	B04-11	05/02/08	11	—	—	<2	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	<0.05	—	ND
	B04-21		21	—	—	<2	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	<0.05	—	ND
	B04-31		31	—	—	<2	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	<0.05	—	ND
B05/MW09	B05-08	05/02/08	8	—	—	<2	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	<0.05	—	ND
	B05-11		11	<50	<250	3	<0.03	<0.05	0.091	<0.2	<0.05	<0.05	<0.05	1.68	ND
	B05-20		20	—	—	<2	<0.03	<0.05	0.11	0.25	<0.05	<0.05	<0.05	—	ND
B06/MW10	B06-11	05/02/08	11	—	—	<2	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	<0.05	—	ND
	B06-13.5		13.5	—	—	750[ip]	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	<0.05	1.32	ND
	B06-20		20	—	—	<2	<0.03	<0.05	<0.05	<0.2	<0.05	<0.05	<0.05	—	ND
MTCA Cleanup Level for Soil				**2000[a]**	**2000[a]**	**100/30[a,b]**	**0.03[a]**	**7[a]**	**6[a]**	**9[a]**	**0.1[a]**	**0.005[a]**	**11[c]**	**250[a]**	**NE**

NOTES:

Red denotes concentration exceeds MTCA Method A cleanup level for soil.

Samples analyzed by Friedman & Bruya, Inc. of Seattle, Washington.

[1]Analyzed by NWTPH Method NWTPH-Dx.

[2]Analyzed by NWTPH Method NWTPH-Gx.

[3]Analyzed by EPA Method 8260B.

[4]Analyzed by EPA Method 200.8.

[5]VOCs include ethanol, tertiary-butyl alcohol, ethyl tertiary-butyl ether, tertiary-amyl methyl ether, and diisopropyl ether.

[a]MTCA Method A Soil Cleanup Levels, Table 740-1 of Section 900 of Chapter 173-340 of the Washington Administrative Code, revised November 2007.

[b]100 mg/kg when benzene is not present and 30 mg/kg when benzene is present.

[b]Cleanup Levels and Risk Calculations Database, Method B, Standard Formula Value.

Laboratory Note:

[ip]Recovery fell outside of normal control limits. Compounds in the sample matrix interferred with the quantitation of the analyte.

< = not detected at concentration above the laboratory reporting limit

— = not analyzed/not applicable

DRPH = diesel-range petroleum hydrocarbons

EDB = 1,2-dibromoethane

EDC = 1,2-dichloroethane

EPA = United States Environmental Protection Agency

GRPH = gasoline-range petroleum hydrocarbons

mg/kg = milligrams per kilogram

MTBE = methyl tertiary-butyl ether

MTCA = Washington State Model Toxics Control Act

ND = analyte not detected above the laboratory reporting limit

NE = not established

NWTPH = Northwest Total Petroleum Hydrocarbon

ORPH = oil-range petroleum hydrocarbons

VOC = volatile organic compounds

APPENDIX A
Boring Logs

Log of Exploratory Boring:

Notes

Drilling Co./Driller:	Cascade / Scott
Drilling Method:	Hollow Stem Auger
Location: B-02	
Surface Condition:	Concrete
Total Depth:	20
First GW Depth:	

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
▼ After Completion
▽ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0								Concrete air knifed to 7.5 feet		
8	2 2 2	0.0	100		B02-08		SM	Moist, loose, silty SAND, some fine to medium gravel, wood debris, gray, no hydrocarbon odor. 30-60-10	Mst	
11	5 7 9	0.0	100		B02-11		SM	Wet, medium dense, same as above.	Wet	
13	16	0.0	60		B02-13		SM	Medium dense, silty SAND, with fine to medium gravel, brown, no hydrocarbon odor. 25-60-15	Mst	
14	50/6"						SP	Moist, medium dense, medium- to coarse-grained SAND, some medium to coarse gravel, trace fines, gray, no hydrocarbon odor. 15-70-15	Mst	
15							SM		Mst	
16	42 50/6"	0.0	60		B02-16		SM	Moist, dense, silty SAND, some medium gravel, grayish brown, no hydrocarbon odor. 25-60-15 Native Moist, medium dense, silty fine-grained SAND, trace fine to medium gravel, gray, no hydrocarbon odor. 25-60-15	Mst	
18	35 50/6"	0.0	50				SM	Same as above with fine- to medium-grained sand		
19	40 50/5"	0.0	60							
20					B02-20			Boring terminated at 20 feet, completed as a 2-inch-diameter monitoring well MW06, screened from 10-20 feet bbelow ground surface. Concrete from 0-2 feet, bentonite seal from 2-8 feet, sand filter pack from 8-20 feet.		

SOUND ENVIRONMENTAL STRATEGIES
www.soundenvironmental.com

TOC Holdings Co. Facility 01-443
4910 Leary Avenue Northwest
Seattle, Washington 98107

Date Started: 5/1/2008
Date Finished: 5/1/2008
Logged By: BAD
Chk By: DRAFT
SES Project No.: 0440-041-03
File ID.: P:\0440TO~1\01-443~1\TECHNI~1\GINTLO~1\01-443_20080502_MW06-MW.tdf

BORING LOG
B02/MW06

Log of Exploratory Boring:

Notes

Drilling Co./Driller:	Cascade / Scott
Drilling Method:	Hollow Stem Auger
Location: B-03	
Surface Condition:	Concrete
Total Depth:	20
First GW Depth:	

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
▼ After Completion
▽ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0								Concrete air knifed to 7.5'		
8	23 33 31	0.0	100		B03-08		SP	Damp, dense, fine- to medium-grained SAND, trace fine gravels, few fines, brown, no hydrocarbon odor, 15-70-15	Dp	
9							SP	Damp, dense, medium- to coarse-grained SAND, fine to coarse gravels, trace fines, brown, no hydrocarbon odor, 15-70-15	Dp	
11	42 50/6"	0.0	60		B03-11		SM	Damp, medium dense, silty SAND, trace fine to medium gravel, brownish gray, no hydrocarbon odor, 25-65-10	Dp	
13	45 50/6"	0.0	40		B03-13		SM	Damp, medium dense, silty fine-grained SAND, trace fine gravels, gray, no hydrocarbon odor, 25-65-10	Dp	
16	45 50/6"	0.0	45		B03-16		SM	Same as above		
18	45 50/6"	0.0	50				SM	Same as above		
20	45 50/6"	0.0	60		B03-20			Boring terminated at 20 feet, completed as a 2-inch-diameter monitoring well MW07, screened from 10-20 feet below ground surface. Concrete from 0-2 feet, bentonite seal from 2-8 feet, sand filter pack from 8-20 feet.		

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TOC Holdings Co. Facility 01-443
4910 Leary Avenue Northwest
Seattle, Washington 98107

Date Started: 5/1/2008
Date Finished: 5/1/2008
Logged By: BAD
Chk By: DRAFT
SES Project No.: 0440-041-03
File ID.: P:\0440TO~1\01-443~1\TECHNI~1\GINTLO~1\01-443_20080502_MW06-MW07.gpj

BORING LOG
B03/MW07

Log of Exploratory Boring:

Notes

Drilling Co./Driller:	Cascade / Scott
Drilling Method:	Hollow Stem Auger
Location: B-04	
Surface Condition:	Concrete
Total Depth:	35
First GW Depth:	

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
▼ After Completion
▽ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0								Concrete air knifed to 7.5'		
8	15 19 30	0.0	90		B04-08		SP	Moist, dense, fine- to medium-grained SAND, trace fine to medium gravels, few fines, brown, no hydrocarbon odor, 15-75-10	Mst	
11	42 50/6"	0.0	70		B04-11		SM	Moist, medium dense, silty fine- to medium-grained SAND, grayish brown, no hydrocarbon odor, 30-65-5	Mst	
13	45 50/6"	0.0	60		B04-14		SM	Moist, medium dense, silty fine- to medium-grained SAND, gray, no hydrocarbon odor, 30-65-5	Mst	
16	50/6"	0.0	55		B04-16		SM	Same as above, 25-70-5		
18	50/6"	0.0	60		B04-18		SM	Same as above, trace medium gravels, 20-70-10		
21	42 50/6"	0.0	60		B04-21		SP	Damp, medium dense, fine- to medium-grained SAND, few fines, gray, no hydrocarbon odor, 15-80-5	Dp	
23	45 50/6"	0.0	60		B04-23		SP	Same as above		

SOUND ENVIRONMENTAL STRATEGIES
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TOC Holdings Co. Facility 01-443
4910 Leary Avenue Northwest
Seattle, Washington 98107

Date Started: 5/2/2008
Date Finished: 5/2/2008
Logged By: BAD
Chk By: DRAFT
SES Project No.: 0440-041-03
File ID.: P:\0440TO~1\01-443~1\TECHNI~1\GINTLO~1\01-443_20080502_MW06-MW10.dat

BORING LOG
B04/MW08

Log of Exploratory Boring:

Notes

Drilling Co./Driller:	Cascade / Scott
Drilling Method:	Hollow Stem Auger
Location: B-04	
Surface Condition:	Concrete
Total Depth:	35
First GW Depth:	

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
▼ After Completion
▽ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
25										
26	38 50/6"	0.0	60		B04-26		SP	Moist, same as above	Mst	
27										
28	50/5"	0.0	40		B04-28		SP	Same as above		
29										
30										
31	50/6"	0.0	50		B04-31		SM	Moist, medium dense, silty fine- to medium-grained SAND, gray, no hydrocarbon odor, 25-65-10		
32										
33	35 50/6"	0.0	65				SM	Same as above		
34										
35	35 50/6"	0.0	75		B04-35			Boring terminated at 35 feet, completed as a 2-inch-diameter monitoring well MW08, screened from 15-35 feet below ground surface. Concrete from 0-2 feet, bentonite seal from 2-13 feet, sand filter pack from 13-35 feet.		
36										
37										
38										
39										
40										
41										
42										
43										
44										
45										
46										
47										
48										
49										
50										

Log of Exploratory Boring:

Notes

Drilling Co./Driller:	Cascade / Scott
Drilling Method:	Hollow Stem Auger
Location: B-05	
Surface Condition:	Concrete
Total Depth:	20
First GW Depth:	

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
▼ After Completion
▽ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0								Concrete air knifed to 7.5'		
8	15 16 18	0.0	80		B05-08		SP	Moist, dense, fine- to medium-grained SAND, few fine gravels, few fines, brownish gray, no hydrocarbon odor, 15-70-15	Mst	
11	35 50/6"	31.3	65		B05-11		SP	Wet, medium dense, fine- to medium-grained SAND, trace fine to medium gravel, trace fines, gray, moderate hydrocarbon odor, 15-70-15	Wet	
13	50/6"	19.8	60		B05-13.5		SM	Moist, medium dense, silty fine- to medium-grained SAND, brownish gray to gray, faint hydrocarbon odor, 25-65-10	Mst	
16	50/6"	34.7	60		B05-16		SM	Moist, medium dense, silty fine- to medium-grained SAND, few fine to medium gravels, gray, moderate hydrocarbon odor, 20-65-10	Mst	
18	50/6"	36.8	50				SM	Same as above	Mst	
20	50/6"	27.9	50		B05-20			Boring terminated at 20 feet, completed as a 2-inch-diameter monitoring well MW09, screened from 10-20 feet bgs. Concrete from 0-2 feet, bentonite seal from 2-8 feet, sand filter pack from 8-20 feet.		

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TOC Holdings Co. Facility 01-443
4910 Leary Avenue Northwest
Seattle, Washington 98107

Date Started: 5/2/2008
Date Finished: 5/2/2008
Logged By: BAD
Chk By: DRAFT
SES Project No.: 0440-041-03
File ID.: P:\0440TO~1\01-443~1\TECHNI~1\GINTLO~1\01-443_20080502_MW06-MW09.gpj

BORING LOG
B05/MW09

Log of Exploratory Boring:

Notes

Drilling Co./Driller:	Cascade / Scott
Drilling Method:	Hollow Stem Auger
Location: B-06	
Surface Condition:	Concrete
Total Depth:	20
First GW Depth:	

Moisture Content:
Dry = Dry, Dp = Damp, Mst = Moist, Wet = Wet

Hydrocarbon Odor: NO = no odor, VFO = very faint odor
WO = weak odor, MO = moderate odor, SO = strong odor

Water Levels
▼ After Completion
▽ During Drilling

Depth (feet)	Blow Count	PID	Sample Recovery	Sample Interval	Sample ID	Lithography	USCS Class	Description	Moisture Content	Well Detail
0								Concrete air knifed to 7.5'		
8	15 18 26	0.0	90		B06-09		SP	Moist, dense, fine- to coarse-grained SAND, trace fine to medium gravel, few fines, brick fragments from 7.5-8.5 feet, brownish gray, no hydrocarbon odor 15-75-10	Mst	
10	13 15 15	0.0	90		B06-11		SM	Moist to wet, medium dense, silty fine- to coarse-grained SAND, few fine to medium gravels, brown, no hydrocarbon odor, 30-60-10	Mst to Wet	
13	23 50/6"	3003	60		B06-13.5		SM	Moist, medium dense, silty fine- to coarse-grained SAND, trace fine gravels, gray, staining at 13.5 feet, strong hydrocarbon odor, 15-65-10	Mst	
16	33 50/6"	8.0	60		B06-16		SP	Moist, medium dense, fine- to medium-grained SAND, some fines, gray, faint hydrocarbon odor, 15-75-10	Mst	
18	40 50/6"	31.3	65				SP	Same as above	Mst	
19	35 50/6"		70							
20		0.0			B06-20			Boring terminated at 20 feet, completed as a 2-inch-diameter monitoring well MW10, screened from 10-20 feet below ground surface. Concrete from 0-2 feet, bentonite seal from 2-8 feet, sand filter pack from 8-20 feet.		
25										

SOUND ENVIRONMENTAL STRATEGIES
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TOC Holdings Co. Facility 01-443
4910 Leary Avenue Northwest
Seattle, Washington 98107

Date Started: 5/2/2008
Date Finished: 5/2/2008
Logged By: BAD
Chk By: DRAFT
SES Project No.: 0440-041-03
File ID.: P:\0440TO~1\01-443~1\TECHNI~1\GINTLO~1\01-443_20080502_MW06-MW10.dat

BORING LOG
B06/MW10

APPENDIX B
Laboratory Analytical Reports

Friedman & Bruya, Inc. #805025

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Charlene Morrow, M.S.
Yelena Aravkina, M.S.
Bradley T. Benson, B.S.
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3012 16th Avenue West
Seattle, WA 98119-2029
TEL: (206) 285-8282
FAX: (206) 283-5044
e-mail: fbi@isomedia.com

May 12, 2008

Dee Gardner, Project Manager
Sound Environmental Strategies Corporation
2400 Airport Way S., Suite 200
Seattle, WA 98134-2020

Dear Ms. Gardner:

Included are the results from the testing of material submitted on May 2, 2008 from the TOC_01-443_20080502 WORFDB2, F&BI 805025 project. There are 28 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
c: Mark Chandler, Erin Rothman, Ryan Bixby, Brian Dixon, Pete Kingston
SOU0512R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on May 2, 2008 by Friedman & Bruya, Inc. from the Sound Environmental Strategies TOC_01-443_20080502 WORFDB2, F&BI 805025 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	Sound Environmental Strategies
805025-01	B02-08
805025-02	B02-11
805025-03	B02-13
805025-04	B02-16
805025-05	B02-20
805025-06	B03-08
805025-07	B03-11
805025-08	B03-13
805025-09	B03-16
805025-10	B03-20
805025-11	B04-08
805025-12	B04-11
805025-13	B04-14
805025-14	B04-16
805025-15	B04-18
805025-16	B04-21
805025-17	B04-23
805025-18	B04-26
805025-19	B04-28
805025-20	B04-31
805025-21	B04-35
805025-22	B05-08
805025-23	B05-11
805025-24	B05-13.5
805025-25	B05-16
805025-26	B05-20
805025-27	B06-09
805025-28	B06-11
805025-29	B06-13.5
805025-30	B06-16
805025-31	B06-20

All quality control requirements were acceptable.

Date of Report: 05/12/08
Date Received: 05/02/08
Project: TOC_01-443_20080502 WORFDB2, F&BI 805025
Date Extracted: 05/05/08
Date Analyzed: 05/05/08 and 05/06/08

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS GASOLINE USING METHOD NWTPH-Gx

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

Sample ID Laboratory ID	Gasoline Range	Surrogate (% Recovery) (Limit 50-150)
B02-11 805025-02	<2	98
B02-16 805025-04	<2	90
B03-11 805025-07	<2	93
B03-16 805025-09	<2	82
B04-11 805025-12	<2	87
B04-21 805025-16	<2	88
B04-31 805025-20	<2	91
B05-08 805025-22	<2	91
B05-11 805025-23	3	94
B05-20 805025-26	<2	88
B06-11 805025-28	<2	114

Date of Report: 05/12/08
Date Received: 05/02/08
Project: TOC_01-443_20080502 WORFDB2, F&BI 805025
Date Extracted: 05/05/08
Date Analyzed: 05/05/08 and 05/06/08

RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS GASOLINE USING METHOD NWTPH-Gx

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

Sample ID Laboratory ID	Gasoline Range	Surrogate (% Recovery) (Limit 50-150)
B06-13.5 d 805025-29 1/10	750	ip
B06-20 805025-31	<2	98
Method Blank	<2	95

Date of Report: 05/12/08
Date Received: 05/02/08
Project: TOC_01-443_20080502 WORFDB2, F&BI 805025
Date Extracted: 05/05/08
Date Analyzed: 05/05/08

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

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

Sample ID Laboratory ID	Diesel Range (C_{10}-C_{25})	Motor Oil Range (C_{25}-C_{36})	Surrogate (% Recovery) (Limit 50-150)
B05-11 805025-23	<50	<250	102
Method Blank	<50	<250	100

Analysis For Total Metals By EPA Method 200.8

Client ID:	B02-11	Client:	Sound Environmental Strategies
Date Received:	05/02/08	Project:	TOC_01-443_20080502 WORFDB2
Date Extracted:	05/05/08	Lab ID:	805025-02
Date Analyzed:	05/05/08	Data File:	805025-02.033
Matrix:	Soil	Instrument:	ICPMS1
Units:	mg/kg (ppm)	Operator:	hr

Internal Standard:	% Recovery:	Lower Limit:	Upper Limit:
Holmium	101	60	125

Analyte:	Concentration mg/kg (ppm)
Lead	2.80

Analysis For Total Metals By EPA Method 200.8

Client ID:	B03-16	Client:	Sound Environmental Strategies
Date Received:	05/02/08	Project:	TOC_01-443_20080502 WORFDB2
Date Extracted:	05/05/08	Lab ID:	805025-09
Date Analyzed:	05/05/08	Data File:	805025-09.035
Matrix:	Soil	Instrument:	ICPMS1
Units:	mg/kg (ppm)	Operator:	hr

Internal Standard:	% Recovery:	Lower Limit:	Upper Limit:
Holmium	93	60	125

Analyte:	Concentration mg/kg (ppm)
Lead	1.71

Analysis For Total Metals By EPA Method 200.8

Client ID:	B05-11	Client:	Sound Environmental Strategies
Date Received:	05/02/08	Project:	TOC_01-443_20080502 WORFDB2
Date Extracted:	05/05/08	Lab ID:	805025-23
Date Analyzed:	05/05/08	Data File:	805025-23.036
Matrix:	Soil	Instrument:	ICPMS1
Units:	mg/kg (ppm)	Operator:	hr

Internal Standard:	% Recovery:	Lower Limit:	Upper Limit:
Holmium	97	60	125

Analyte:	Concentration mg/kg (ppm)
Lead	1.68

Analysis For Total Metals By EPA Method 200.8

Client ID:	B06-13.5	Client:	Sound Environmental Strategies
Date Received:	05/02/08	Project:	TOC_01-443_20080502 WORFDB2
Date Extracted:	05/05/08	Lab ID:	805025-29
Date Analyzed:	05/05/08	Data File:	805025-29.037
Matrix:	Soil	Instrument:	ICPMS1
Units:	mg/kg (ppm)	Operator:	hr

Internal Standard:	% Recovery:	Lower Limit:	Upper Limit:
Holmium	97	60	125

Analyte:	Concentration mg/kg (ppm)
Lead	1.32

Analysis For Total Metals By EPA Method 200.8

Client ID:	Method Blank	Client:	Sound Environmental Strategies
Date Received:	NA	Project:	TOC_01-443_20080502 WORFDB2
Date Extracted:	05/05/08	Lab ID:	I8-164 mb
Date Analyzed:	05/05/08	Data File:	I8-164 mb.017
Matrix:	Soil	Instrument:	ICPMS1
Units:	mg/kg (ppm)	Operator:	hr

Internal Standard:	% Recovery:	Lower Limit:	Upper Limit:
Holmium	100	60	125

Analyte:	Concentration mg/kg (ppm)
Lead	<1

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	B02-11	Client:	Sound Environmental Strategies
Date Received:	05/02/08	Project:	TOC_01-443_20080502 WORFDB2
Date Extracted:	05/05/08	Lab ID:	805025-02
Date Analyzed:	05/05/08	Data File:	050508.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	118	42	142
1,2-Dichloroethane-d4	123	42	152
Toluene-d8	118	36	149
4-Bromofluorobenzene	122	50	150

Compounds:	Concentration mg/kg (ppm)
Ethanol	<50
t-Butyl alcohol (TBA)	<3
Methyl t-butyl ether (MTBE)	<0.05
Ethyl t-butyl ether (ETBE)	<0.05
t-Amyl methyl ether (TAME)	<0.05
Diisopropyl ether (DIPE)	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,2-Dibromoethane (EDB)	<0.05
Benzene	<0.03
Toluene	<0.05
Ethylbenzene	<0.05
m,p-Xylene	<0.1
o-Xylene	<0.05

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	B02-16	Client:	Sound Environmental Strategies
Date Received:	05/02/08	Project:	TOC_01-443_20080502 WORFDB2
Date Extracted:	05/05/08	Lab ID:	805025-04
Date Analyzed:	05/05/08	Data File:	050509.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	114	42	142
1,2-Dichloroethane-d4	117	42	152
Toluene-d8	114	36	149
4-Bromofluorobenzene	116	50	150

Compounds:	Concentration mg/kg (ppm)
Ethanol	<50
t-Butyl alcohol (TBA)	<3
Methyl t-butyl ether (MTBE)	<0.05
Ethyl t-butyl ether (ETBE)	<0.05
t-Amyl methyl ether (TAME)	<0.05
Diisopropyl ether (DIPE)	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,2-Dibromoethane (EDB)	<0.05
Benzene	<0.03
Toluene	<0.05
Ethylbenzene	<0.05
m,p-Xylene	<0.1
o-Xylene	<0.05

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	B03-11	Client:	Sound Environmental Strategies
Date Received:	05/02/08	Project:	TOC_01-443_20080502 WORFDB2
Date Extracted:	05/05/08	Lab ID:	805025-07
Date Analyzed:	05/05/08	Data File:	050510.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	129	42	142
1,2-Dichloroethane-d4	134	42	152
Toluene-d8	127	36	149
4-Bromofluorobenzene	133	50	150

Compounds:	Concentration mg/kg (ppm)
Ethanol	<50
t-Butyl alcohol (TBA)	<3
Methyl t-butyl ether (MTBE)	<0.05
Ethyl t-butyl ether (ETBE)	<0.05
t-Amyl methyl ether (TAME)	<0.05
Diisopropyl ether (DIPE)	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,2-Dibromoethane (EDB)	<0.05
Benzene	<0.03
Toluene	<0.05
Ethylbenzene	<0.05
m,p-Xylene	<0.1
o-Xylene	<0.05

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	B03-16	Client:	Sound Environmental Strategies
Date Received:	05/02/08	Project:	TOC_01-443_20080502 WORFDB2
Date Extracted:	05/05/08	Lab ID:	805025-09
Date Analyzed:	05/05/08	Data File:	050511.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	119	42	142
1,2-Dichloroethane-d4	122	42	152
Toluene-d8	118	36	149
4-Bromofluorobenzene	121	50	150

Compounds:	Concentration mg/kg (ppm)
Ethanol	<50
t-Butyl alcohol (TBA)	<3
Methyl t-butyl ether (MTBE)	<0.05
Ethyl t-butyl ether (ETBE)	<0.05
t-Amyl methyl ether (TAME)	<0.05
Diisopropyl ether (DIPE)	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,2-Dibromoethane (EDB)	<0.05
Benzene	<0.03
Toluene	<0.05
Ethylbenzene	<0.05
m,p-Xylene	<0.1
o-Xylene	<0.05

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	B04-11	Client:	Sound Environmental Strategies
Date Received:	05/02/08	Project:	TOC_01-443_20080502 WORFDB2
Date Extracted:	05/05/08	Lab ID:	805025-12
Date Analyzed:	05/05/08	Data File:	050512.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	115	42	142
1,2-Dichloroethane-d4	120	42	152
Toluene-d8	115	36	149
4-Bromofluorobenzene	118	50	150

Compounds:	Concentration mg/kg (ppm)
Ethanol	<50
t-Butyl alcohol (TBA)	<3
Methyl t-butyl ether (MTBE)	<0.05
Ethyl t-butyl ether (ETBE)	<0.05
t-Amyl methyl ether (TAME)	<0.05
Diisopropyl ether (DIPE)	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,2-Dibromoethane (EDB)	<0.05
Benzene	<0.03
Toluene	<0.05
Ethylbenzene	<0.05
m,p-Xylene	<0.1
o-Xylene	<0.05

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	B04-21	Client:	Sound Environmental Strategies
Date Received:	05/02/08	Project:	TOC_01-443_20080502 WORFDB2
Date Extracted:	05/05/08	Lab ID:	805025-16
Date Analyzed:	05/05/08	Data File:	050513.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	115	42	142
1,2-Dichloroethane-d4	120	42	152
Toluene-d8	113	36	149
4-Bromofluorobenzene	121	50	150

Compounds:	Concentration mg/kg (ppm)
Ethanol	<50
t-Butyl alcohol (TBA)	<3
Methyl t-butyl ether (MTBE)	<0.05
Ethyl t-butyl ether (ETBE)	<0.05
t-Amyl methyl ether (TAME)	<0.05
Diisopropyl ether (DIPE)	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,2-Dibromoethane (EDB)	<0.05
Benzene	<0.03
Toluene	<0.05
Ethylbenzene	<0.05
m,p-Xylene	<0.1
o-Xylene	<0.05

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	B04-31	Client:	Sound Environmental Strategies
Date Received:	05/02/08	Project:	TOC_01-443_20080502 WORFDB2
Date Extracted:	05/05/08	Lab ID:	805025-20
Date Analyzed:	05/05/08	Data File:	050514.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	113	42	142
1,2-Dichloroethane-d4	119	42	152
Toluene-d8	114	36	149
4-Bromofluorobenzene	114	50	150

Compounds:	Concentration mg/kg (ppm)
Ethanol	<50
t-Butyl alcohol (TBA)	<3
Methyl t-butyl ether (MTBE)	<0.05
Ethyl t-butyl ether (ETBE)	<0.05
t-Amyl methyl ether (TAME)	<0.05
Diisopropyl ether (DIPE)	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,2-Dibromoethane (EDB)	<0.05
Benzene	<0.03
Toluene	<0.05
Ethylbenzene	<0.05
m,p-Xylene	<0.1
o-Xylene	<0.05

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	B05-08	Client:	Sound Environmental Strategies
Date Received:	05/02/08	Project:	TOC_01-443_20080502 WORFDB2
Date Extracted:	05/05/08	Lab ID:	805025-22
Date Analyzed:	05/05/08	Data File:	050515.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	116	42	142
1,2-Dichloroethane-d4	123	42	152
Toluene-d8	115	36	149
4-Bromofluorobenzene	117	50	150

Compounds:	Concentration mg/kg (ppm)
Ethanol	<50
t-Butyl alcohol (TBA)	<3
Methyl t-butyl ether (MTBE)	<0.05
Ethyl t-butyl ether (ETBE)	<0.05
t-Amyl methyl ether (TAME)	<0.05
Diisopropyl ether (DIPE)	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,2-Dibromoethane (EDB)	<0.05
Benzene	<0.03
Toluene	<0.05
Ethylbenzene	<0.05
m,p-Xylene	<0.1
o-Xylene	<0.05

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	B05-11	Client:	Sound Environmental Strategies
Date Received:	05/02/08	Project:	TOC_01-443_20080502 WORFDB2
Date Extracted:	05/05/08	Lab ID:	805025-23
Date Analyzed:	05/05/08	Data File:	050516.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	110	42	142
1,2-Dichloroethane-d4	115	42	152
Toluene-d8	110	36	149
4-Bromofluorobenzene	113	50	150

Compounds:	Concentration mg/kg (ppm)
Ethanol	<50
t-Butyl alcohol (TBA)	<3
Methyl t-butyl ether (MTBE)	<0.05
Ethyl t-butyl ether (ETBE)	<0.05
t-Amyl methyl ether (TAME)	<0.05
Diisopropyl ether (DIPE)	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,2-Dibromoethane (EDB)	<0.05
Benzene	<0.03
Toluene	<0.05
Ethylbenzene	0.091
m,p-Xylene	<0.1
o-Xylene	<0.05

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	B05-20	Client:	Sound Environmental Strategies
Date Received:	05/02/08	Project:	TOC_01-443_20080502 WORFDB2
Date Extracted:	05/05/08	Lab ID:	805025-26
Date Analyzed:	05/05/08	Data File:	050517.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	121	42	142
1,2-Dichloroethane-d4	128	42	152
Toluene-d8	121	36	149
4-Bromofluorobenzene	128	50	150

Compounds:	Concentration mg/kg (ppm)
Ethanol	<50
t-Butyl alcohol (TBA)	<3
Methyl t-butyl ether (MTBE)	<0.05
Ethyl t-butyl ether (ETBE)	<0.05
t-Amyl methyl ether (TAME)	<0.05
Diisopropyl ether (DIPE)	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,2-Dibromoethane (EDB)	<0.05
Benzene	<0.03
Toluene	<0.05
Ethylbenzene	0.11
m,p-Xylene	0.15
o-Xylene	0.095

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	B06-11	Client:	Sound Environmental Strategies
Date Received:	05/02/08	Project:	TOC_01-443_20080502 WORFDB2
Date Extracted:	05/05/08	Lab ID:	805025-28
Date Analyzed:	05/06/08	Data File:	050519.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	86	42	142
1,2-Dichloroethane-d4	90	42	152
Toluene-d8	88	36	149
4-Bromofluorobenzene	92	50	150

Compounds:	Concentration mg/kg (ppm)
Ethanol	<50
t-Butyl alcohol (TBA)	<3
Methyl t-butyl ether (MTBE)	<0.05
Ethyl t-butyl ether (ETBE)	<0.05
t-Amyl methyl ether (TAME)	<0.05
Diisopropyl ether (DIPE)	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,2-Dibromoethane (EDB)	<0.05
Benzene	<0.03
Toluene	<0.05
Ethylbenzene	<0.05
m,p-Xylene	<0.1
o-Xylene	<0.05

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	B06-13.5	Client:	Sound Environmental Strategies
Date Received:	05/02/08	Project:	TOC_01-443_20080502 WORFDB2
Date Extracted:	05/05/08	Lab ID:	805025-29
Date Analyzed:	05/06/08	Data File:	050520.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	115	42	142
1,2-Dichloroethane-d4	119	42	152
Toluene-d8	116	36	149
4-Bromofluorobenzene	127	50	150

Compounds:	Concentration mg/kg (ppm)
Ethanol	<50
t-Butyl alcohol (TBA)	<3
Methyl t-butyl ether (MTBE)	<0.05
Ethyl t-butyl ether (ETBE)	<0.05
t-Amyl methyl ether (TAME)	<0.05
Diisopropyl ether (DIPE)	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,2-Dibromoethane (EDB)	<0.05
Benzene	<0.03
Toluene	<0.05
Ethylbenzene	<0.05
m,p-Xylene	<0.1
o-Xylene	<0.05

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	B06-20	Client:	Sound Environmental Strategies
Date Received:	05/02/08	Project:	TOC_01-443_20080502 WORFDB2
Date Extracted:	05/05/08	Lab ID:	805025-31
Date Analyzed:	05/06/08	Data File:	050521.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	139	42	142
1,2-Dichloroethane-d4	145	42	152
Toluene-d8	138	36	149
4-Bromofluorobenzene	142	50	150

Compounds:	Concentration mg/kg (ppm)
Ethanol	<50
t-Butyl alcohol (TBA)	<3
Methyl t-butyl ether (MTBE)	<0.05
Ethyl t-butyl ether (ETBE)	<0.05
t-Amyl methyl ether (TAME)	<0.05
Diisopropyl ether (DIPE)	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,2-Dibromoethane (EDB)	<0.05
Benzene	<0.03
Toluene	<0.05
Ethylbenzene	<0.05
m,p-Xylene	<0.1
o-Xylene	<0.05

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	Method Blank	Client:	Sound Environmental Strategies
Date Received:	NA	Project:	TOC_01-443_20080502 WORFDB2
Date Extracted:	05/05/08	Lab ID:	080683 mb
Date Analyzed:	05/05/08	Data File:	050507.D
Matrix:	Soil	Instrument:	GCMS5
Units:	mg/kg (ppm)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	109	42	142
1,2-Dichloroethane-d4	114	42	152
Toluene-d8	110	36	149
4-Bromofluorobenzene	109	50	150

Compounds:	Concentration mg/kg (ppm)
Ethanol	<50
t-Butyl alcohol (TBA)	<3
Methyl t-butyl ether (MTBE)	<0.05
Ethyl t-butyl ether (ETBE)	<0.05
t-Amyl methyl ether (TAME)	<0.05
Diisopropyl ether (DIPE)	<0.05
1,2-Dichloroethane (EDC)	<0.05
1,2-Dibromoethane (EDB)	<0.05
Benzene	<0.03
Toluene	<0.05
Ethylbenzene	<0.05
m,p-Xylene	<0.1
o-Xylene	<0.05

Date of Report: 05/12/08
Date Received: 05/02/08
Project: TOC_01-443_20080502 WORFDB2, F&BI 805025

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS GASOLINE USING METHOD NWTPH-Gx

Laboratory Code: 805025-31 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Gasoline	mg/kg (ppm)	<2	<2	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline	mg/kg (ppm)	20	103	70-130

Date of Report: 05/12/08
Date Received: 05/02/08
Project: TOC_01-443_20080502 WORFDB2, F&BI 805025

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

Laboratory Code: 805027-05 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	<50	116	103	50-150	12

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	115	70-130

Date of Report: 05/12/08
Date Received: 05/02/08
Project: TOC_01-443_20080502 WORFDB2, F&BI 805025

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR TOTAL METALS USING EPA METHOD 200.8

Laboratory Code: 804298-26 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference	Acceptance Criteria
Lead	mg/kg (ppm)	2.14	2.18	2	0-20

Laboratory Code: 804298-26 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
Lead	mg/kg (ppm)	50	2.14	99	50-150

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Lead	mg/kg (ppm)	50	110	70-130

Date of Report: 05/12/08
Date Received: 05/02/08
Project: TOC_01-443_20080502 WORFDB2, F&BI 805025

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR VOLATILES BY EPA METHOD 8260B

Laboratory Code: 805025-26 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Ethanol	mg/kg (ppm)	<50	<50	nm
t-Butyl alcohol (TBA)	mg/kg (ppm)	<3	<3	nm
Methyl t-butyl ether (MTBE)	mg/kg (ppm)	<0.05	<0.05	nm
Diisopropyl ether (DIPE)	mg/kg (ppm)	<0.05	<0.05	nm
Ethyl t-butyl ether (ETBE)	mg/kg (ppm)	<0.05	<0.05	nm
t-Amyl methyl ether (TAME)	mg/kg (ppm)	<0.05	<0.05	nm
1,2-Dichloroethane (EDC)	mg/kg (ppm)	<0.05	<0.05	nm
Benzene	mg/kg (ppm)	<0.03	<0.03	nm
Toluene	mg/kg (ppm)	<0.05	<0.05	nm
1,2-Dibromoethane (EDB)	mg/kg (ppm)	<0.05	<0.05	nm
Ethylbenzene	mg/kg (ppm)	0.11	0.10	10
m,p-Xylene	mg/kg (ppm)	0.15	0.13	14
o-Xylene	mg/kg (ppm)	0.095	0.083	13

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Ethanol	mg/kg (ppm)	125	114	134	19-157	16
t-Butyl alcohol (TBA)	mg/kg (ppm)	12.5	132 vo	142 vo	70-121	7
Methyl t-butyl ether (MTBE)	mg/kg (ppm)	2.5	107	112	82-112	5
Diisopropyl ether (DIPE)	mg/kg (ppm)	2.5	103	112	85-117	8
Ethyl t-butyl ether (ETBE)	mg/kg (ppm)	2.5	113	116	84-117	3
t-Amyl methyl ether (TAME)	mg/kg (ppm)	2.5	114	122 vo	84-118	7
1,2-Dichloroethane (EDC)	mg/kg (ppm)	2.5	102	108	82-120	6
Benzene	mg/kg (ppm)	2.5	105	110	80-112	5
Toluene	mg/kg (ppm)	2.5	104	106	80-116	2
1,2-Dibromoethane (EDB)	mg/kg (ppm)	2.5	108	111	86-120	3
Ethylbenzene	mg/kg (ppm)	2.5	105	108	81-115	3
m,p-Xylene	mg/kg (ppm)	5	109	112	80-118	3
o-Xylene	mg/kg (ppm)	2.5	108	113	78-122	5

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

A1 – More than one compound of similar molecule structure was identified with equal probablility.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte indicated may be due to carryover from previous sample injections.

d - The sample was diluted. Detection limits may be raised due to dilution.

ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

dv - Insufficient sample was available to achieve normal reporting limits and limits are raised accordingly.

fb - The analyte indicated was found in the method blank. The result should be considered an estimate.

fc – The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. The variability is attributed to sample inhomogeneity.

ht - The sample was extracted outside of holding time. Results should be considered estimates.

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j – The result is below normal reporting limits. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.

jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the compound indicated is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc – The sample was received in a container not approved by the method. The value reported should be considered an estimate.

pr – The sample was received with incorrect preservation. The value reported should be considered an estimate.

ve - The value reported exceeded the calibration range established for the analyte. The reported concentration should be considered an estimate.

vo - The value reported fell outside the control limits established for this analyte.

x - The pattern of peaks present is not indicative of diesel.

y - The pattern of peaks present is not indicative of motor oil.

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

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May 19, 2008

Dee Gardner, Project Manager
Sound Environmental Strategies Corporation
2400 Airport Way S., Suite 200
Seattle, WA 98134-2020

Dear Ms. Gardner:

Included are the additional results from the testing of material submitted on May 2, 2008 from the TOC_01-443_20080502 WORFDB2, F&BI 805025 project. There are 7 pages included in this report.

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
c: Mark Chandler, Erin Rothman, Ryan Bixby, Brian Dixon, Pete Kingston, Cassandra Dijstelbergen
SOU0519R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on May 2, 2008 by Friedman & Bruya, Inc. from the Sound Environmental Strategies TOC_01-443_20080502 WORFDB2, F&BI 805025 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	Sound Environmental Strategies
805025-01	B02-08
805025-02	B02-11
805025-03	B02-13
805025-04	B02-16
805025-05	B02-20
805025-06	B03-08
805025-07	B03-11
805025-08	B03-13
805025-09	B03-16
805025-10	B03-20
805025-11	B04-08
805025-12	B04-11
805025-13	B04-14
805025-14	B04-16
805025-15	B04-18
805025-16	B04-21
805025-17	B04-23
805025-18	B04-26
805025-19	B04-28
805025-20	B04-31
805025-21	B04-35
805025-22	B05-08
805025-23	B05-11
805025-24	B05-13.5
805025-25	B05-16
805025-26	B05-20
805025-27	B06-09
805025-28	B06-11
805025-29	B06-13.5
805025-30	B06-16
805025-31	B06-20

All quality control requirements were acceptable.

Analysis for TCLP Metals By EPA Method 200.8 and 40 CFR PART 261

Client ID:	B06-13.5	Client:	Sound Environmental Strategies
Date Received:	05/02/08	Project:	TOC_01-443_20080502 WORFDB2
Date Extracted:	05/15/08	Lab ID:	805025-29
Date Analyzed:	05/15/08	Data File:	805025-29.036
Matrix:	Soil	Instrument:	ICPMS1
Units:	mg/L (ppm)	Operator:	hr

Internal Standard:	% Recovery:	Lower Limit:	Upper Limit:
Germanium	80	60	125
Indium	76	60	125
Holmium	81	60	125

Analyte:	Concentration mg/L (ppm)	TCLP Limit
Chromium	<1	5.0
Arsenic	<1	5.0
Selenium	<1	1.0
Silver	<1	5.0
Cadmium	<1	1.0
Barium	<1	100
Lead	<1	5.0

Analysis for TCLP Metals By EPA Method 200.8 and 40 CFR PART 261

Client ID:	Method Blank	Client:	Sound Environmental Strategies
Date Received:	Not Applicable	Project:	TOC_01-443_20080502 WORFDB2
Date Extracted:	05/15/08	Lab ID:	I8-177 mb
Date Analyzed:	05/15/08	Data File:	I8-177 mb.032
Matrix:	Soil	Instrument:	ICPMS1
Units:	mg/L (ppm)	Operator:	hr

Internal Standard:	% Recovery:	Lower Limit:	Upper Limit:
Germanium	81	60	125
Indium	77	60	125
Holmium	84	60	125

Analyte:	Concentration mg/L (ppm)	TCLP Limit
Chromium	<1	5.0
Arsenic	<1	5.0
Selenium	<1	1.0
Silver	<1	5.0
Cadmium	<1	1.0
Barium	<1	100
Lead	<1	5.0

Date of Report: 05/19/08
Date Received: 05/02/08
Project: TOC_01-443_20080502 WORFDB2, F&BI 805025
Date Extracted: 05/14/08
Date Analyzed: 05/16/08

RESULTS FROM THE ANALYSIS OF SOIL SAMPLES FOR TCLP METALS IN ACCORDANCE WITH EPA METHOD 1631E AND 40 CFR PART 261

Results Reported as mg/L (ppm)

Sample ID Laboratory ID	Mercury
B06-13.5 805025-29	<0.02
Method Blank	<0.02
TCLP Limits	*0.2*

Date of Report: 05/19/08
Date Received: 05/02/08
Project: TOC_01-443_20080502 WORFDB2, F&BI 805025

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF SOIL SAMPLES FOR TCLP METALS USING EPA METHOD 200.8 AND 40 CFR PART 261

Laboratory Code: 805025-29 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference	Acceptance Criteria
Chromium	mg/L (ppm)	<1	<1	nm	0-20
Arsenic	mg/L (ppm)	<1	<1	nm	0-20
Selenium	mg/L (ppm)	<1	<1	nm	0-20
Silver	mg/L (ppm)	<1	<1	nm	0-20
Cadmium	mg/L (ppm)	<1	<1	nm	0-20
Barium	mg/L (ppm)	<1	<1	nm	0-20
Lead	mg/L (ppm)	<1	<1	nm	0-20

Laboratory Code: 805025-29 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Acceptance Criteria
Chromium	mg/L (ppm)	2.0	<1	97	50-150
Arsenic	mg/L (ppm)	1.0	<1	97	50-150
Selenium	mg/L (ppm)	0.5	<1	95	50-150
Silver	mg/L (ppm)	0.5	<1	97	50-150
Cadmium	mg/L (ppm)	0.5	<1	98	50-150
Barium	mg/L (ppm)	5.0	<1	102	50-150
Lead	mg/L (ppm)	1.0	<1	101	50-150

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Chromium	mg/L (ppm)	2.0	102	70-130
Arsenic	mg/L (ppm)	1.0	104	70-130
Selenium	mg/L (ppm)	0.5	103	70-130
Silver	mg/L (ppm)	0.5	100	70-130
Cadmium	mg/L (ppm)	0.5	102	70-130
Barium	mg/L (ppm)	5.0	102	70-130
Lead	mg/L (ppm)	1.0	101	70-130

Date of Report: 05/19/08
Date Received: 05/02/08
Project: TOC_01-443_20080502 WORFDB2, F&BI 805025

QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF THE SOIL SAMPLES FOR TCLP METALS IN ACCORDANCE WITH EPA METHOD 1631E AND 40 CFR PART 261

Laboratory Code: 805025-29 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result	Percent Recovery MS	Percent Recovery MSD	Control Limits	RPD (Limit 20)
Mercury	mg/L (ppm)	0.005	<0.02	103	106	50-150	3

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Mercury	mg/L (ppm)	0.005	103	70-130

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

A1 – More than one compound of similar molecule structure was identified with equal probablility.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte indicated may be due to carryover from previous sample injections.

d - The sample was diluted. Detection limits may be raised due to dilution.

ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

dv - Insufficient sample was available to achieve normal reporting limits and limits are raised accordingly.

fb - The analyte indicated was found in the method blank. The result should be considered an estimate.

fc – The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. The variability is attributed to sample inhomogeneity.

ht - The sample was extracted outside of holding time. Results should be considered estimates.

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j – The result is below normal reporting limits. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.

jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the compound indicated is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc – The sample was received in a container not approved by the method. The value reported should be considered an estimate.

pr – The sample was received with incorrect preservation. The value reported should be considered an estimate.

ve - The value reported exceeded the calibration range established for the analyte. The reported concentration should be considered an estimate.

vo - The value reported fell outside the control limits established for this analyte.

x - The pattern of peaks present is not indicative of diesel.

y - The pattern of peaks present is not indicative of motor oil.

805025

SAMPLE CHAIN OF CUSTODY ME 05/02/08

VS3/A04

Page # 1 of 3

Send Report To Dee Gardner cc: B. Dixon & P. Kingston

Company SES

Address 2400 Airport Way S. Ste 200

City, State, ZIP Seattle, WA

Phone # 206.306.1900 Fax # 206.306.1907

SAMPLERS (signature)

PROJECT NAME/NO. TOC. Holdings Co. 01-443

PO # 0440-041-03

REMARKS

GEMS Y / N

TURNAROUND TIME
- ☐ Standard (2 Weeks)
- ☐ RUSH
- Rush charges authorized by:

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

Sample ID	Sample Location	Sample Depth	Lab ID	Date Sampled	Time Sampled	Matrix	# of jars	ANALYSES REQUESTED: NWTPH-Dx	NWTPH-Gx	BTEX by 8021B	BTEX + Oxygenates VOCs by 8260	SVOCs by 8270	RCRA-8 Metals	Lead		X-per BD email 5/5/08 MG Notes
B02-08	B02	8	01 A-D	5-1-08	1130	Soil	4									Hold
B02-11		11	02 A-E		1135		5		X		X			X		
B02-13		13	03 A-E		1138		5									
B02-16		16	04 A-D		1140		4		X		X					
B02-20		20	05 A-D		1148		4									
B03-08	B03	8	06 A-D		1300		4									
B03-11		11	07 A-D		1305		4		X		X					
B03-13		13	08 A-D		1308		4									
B03-16		16	09 A-E		1312		5		X		X			X		
B03-20		20	10 A-D		1315		4									
B04-08	B04	8	11 A-E	5-2-08	0935		5									
B04-11		11	12 A-D		0945		4		X		X					
B04-14		14	13 A-D		0948		4									

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	Brian Dixon	SES	5-2-08	1430
Received by:	Nhan Phan	FeBI	5/2/08	V
Relinquished by:				
Received by:		Samples received at	4 °C	

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

805025

SAMPLE CHAIN OF CUSTODY ME 05/02/08

VS3/A04

Page # 2 of 3

Send Report To Dee Gardner cc: B. Dixon, P. Kaplan
Company SES
Address 2400 Airport Way S. Ste 200
City, State, ZIP Seattle, WA
Phone # 206.306.1400 Fax # 206.306.1907

SAMPLERS (signature) Pat Kaplan
PROJECT NAME/NO. TOC Holdings Co. 0143
PO # 044-004-103
REMARKS
GEMS Y / N

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

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

Sample ID	Sample Location	Sample Depth	Lab ID	Date Sampled	Time Sampled	Matrix	# of jars	NWTPH-Dx	NWTPH-Gx	BTEX by 8021B	~~VOCs by 8260~~ Oxygenates	SVOCs by 8270	RCRA-8 Metals	Total Pb		Notes
~~BOH~~-16	BOH	16	14 A-D	5-2-08	0950	Soil	4									Hold
BOH-18		18	15 A-D		0955		4									
BOH-21		21	16 A-D		0958		4		X		X					
BOH-23		23	17 A-D		1000		4									
BOH-26		26	18 A-E		1004		5									
BOH-28		28	19 A-D		1008		4									
BOH-31		31	20 A-D		1010		4		X		X					
BOH-35	↓	35	21 A-D		1012		4									
BOS-08	BOS	08	22 A-E		1105		5		X		X					
BOS-11		11	23 A-E		1110		5	X	X		X			X		
BOS-13.5		13.5	24 A-E		1115		5									
BOS-16		16	25 A-D		1118		4									
BOS-20	↓	20	26 A-D	↓	1120	↓	4		X		X					↓

	SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:		Brian Dixon	SES	5-2-08	1430
Received by:		Nhan Phan	FEBI	5/2/08	14:30
Relinquished by:					
Received by:			Samples received at 4 °C		

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

805025

B. Dixon

SAMPLE CHAIN OF CUSTODY HE 05/02/08

Page # 3 of 3

Send Report To Dee Gardner cc. B. Kingston

Company SES

Address 2400 Alaska Way S.

City, State, ZIP Seattle, WA

Phone # 206.306.1900 Fax # 206.306.1907

SAMPLERS (signature) [signature]

PROJECT NAME/NO. TOC Holdings Co 0143

PO # 0440-041-03

REMARKS

GEMS Y / N

TURNAROUND TIME
- ☐ Standard (2 Weeks)
- ☐ RUSH
- Rush charges authorized by:

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

Sample ID	Sample Location	Sample Depth	Lab ID	Date Sampled	Time Sampled	Matrix	# of jars	ANALYSES REQUESTED: NWTPH-Dx	NWTPH-Gx	BTEX by 8021B	BTEX + 8 oxygenates VOCs by 8260	SVOCs by 8270	RCRA-8 Metals	Total Lead	TCLP Pb & As	Notes
B06-09	B06	9	27 A-D	4-2-08	1240	Soil	4									Hold
B06-11		11	28 A-E		1245		5		X		X					
B06-13.5		13.5	29 A-E		1252		5		X		X			X	✓	
B06-16		16	30 A-D		1255		4									
B06-20	▼	20	31 A-D	↓	1300	↓	4		X		X					▼
																✓ per BD
																MS

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

	SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:	[signature]	Brian Dixon	SES	5-2-08	1430
Received by:	[signature]	Nhan Phan	FEBI	5/2/08	14:30
Relinquished by:					
Received by:		Samples received at 4 °C			

FORMS\COC\SESGEMSR1.DOC (Revision 1)

Friedman & Bruya, Inc. #809237

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
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October 7, 2008

Ryan Bixby, Project Manager
Sound Environmental Strategies Corporation
2400 Airport Way S., Suite 200
Seattle, WA 98134-2020

Dear Mr. Bixby:

Included are the results from the testing of material submitted on September 23, 2008 from the TOC_01-443_20080923 WORFDB2, F&BI 809237 project. There are 22 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

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

Sincerely,

FRIEDMAN & BRUYA, INC.

Michael Erdahl
Project Manager

Enclosures
c: Mark Chandler, Erin Rothman
SOU1007R.DOC

CASE NARRATIVE

This case narrative encompasses samples received on September 23, 2008 by Friedman & Bruya, Inc. from the Sound Environmental Strategies TOC_01-443_20080923 WORFDB2, F&BI 809237 project. Samples were logged in under the laboratory ID's listed below.

Laboratory ID	Sound Environmental Strategies
809237-01	MW01A-20080923
809237-02	MW02-20080923
809237-03	MW03-20080923
809237-04	MW04-20080923
809237-05	MW05A-20080923
809237-06	MW06-20080923
809237-07	MW07-20080923
809237-08	MW08-20080923
809237-09	MW09-20080923
809237-10	MW10-20080923
809237-11	MW99-20080923
809237-12	Trip Blank

The 8260B analysis of sample MW09-20080923 was qualified due to a failing surrogate, overrange results, and a laboratory control standard that exceeded the laboratory control limits. The sample was reanalyzed at a dilution. All other quality control requirements were acceptable.

Date of Report: 10/07/08
Date Received: 09/23/08
Project: TOC_01-443_20080923 WORFDB2, F&BI 809237
Date Extracted: 09/24/08
Date Analyzed: 09/24/08

RESULTS FROM THE ANALYSIS OF THE WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS GASOLINE USING METHOD NWTPH-Gx

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Gasoline Range	Surrogate (% Recovery) (Limit 51-134)
MW01A-20080923 809237-01	<100	74
MW02-20080923 809237-02	<100	84
MW03-20080923 809237-03	<100	103
MW04-20080923 809237-04	<100	60
MW05A-20080923 809237-05	<100	91
MW06-20080923 809237-06	<100	96
MW07-20080923 809237-07	<100	90
MW08-20080923 809237-08	<100	62
MW09-20080923 809237-09	8,700	111
MW10-20080923 809237-10	<100	105
MW99-20080923 809237-11	120	111
Method Blank	<100	57

Date of Report: 10/07/08
Date Received: 09/23/08
Project: TOC_01-443_20080923 WORFDB2, F&BI 809237
Date Extracted: 09/24/08
Date Analyzed: 09/24/08

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

Results Reported as ug/L (ppb)

Sample ID Laboratory ID	Diesel Range (C_{10}-C_{25})	Motor Oil Range (C_{25}-C_{36})	Surrogate (% Recovery) (Limit 52-134)
MW01A-20080923 809237-01	<50	<250	72
MW02-20080923 809237-02	<50	<250	73
MW03-20080923 809237-03	180	<250	74
MW04-20080923 809237-04	68	<250	71
MW05A-20080923 809237-05	58	<250	75
MW06-20080923 809237-06	420	360	70
MW07-20080923 809237-07	<50	<250	73
MW08-20080923 809237-08	72	<250	75
MW09-20080923 809237-09	2,000 x	<250	72
MW10-20080923 809237-10	<50	<250	72
MW99-20080923 809237-11	220	<250	74
Method Blank	<50	<250	68

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	MW01A-20080923	Client:	Sound Environmental Strategies
Date Received:	09/23/08	Project:	TOC_01-443_20080923 WORFDB2
Date Extracted:	09/30/08	Lab ID:	809237-01
Date Analyzed:	10/01/08	Data File:	093028.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	103	57	121
1,2-Dichloroethane-d4	108	58	118
Toluene-d8	119 vo	59	117
4-Bromofluorobenzene	122	45	141

Compounds:	Concentration ug/L (ppb)
Ethanol	<1,000
t-Butyl alcohol (TBA)	<50
Methyl t-butyl ether (MTBE)	<1
Ethyl t-butyl ether (ETBE)	<1
t-Amyl methyl ether (TAME)	<1
Diisopropyl ether (DIPE)	<1
1,2-Dichloroethane (EDC)	<1
1,2-Dibromoethane (EDB)	<1
Benzene	<1
Toluene	<1
Ethylbenzene	<1
m,p-Xylene	<2
o-Xylene	<1

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	MW02-20080923	Client:	Sound Environmental Strategies
Date Received:	09/23/08	Project:	TOC_01-443_20080923 WORFDB2
Date Extracted:	09/30/08	Lab ID:	809237-02
Date Analyzed:	10/01/08	Data File:	093029.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	101	57	121
1,2-Dichloroethane-d4	105	58	118
Toluene-d8	116	59	117
4-Bromofluorobenzene	121	45	141

Compounds:	Concentration ug/L (ppb)
Ethanol	<1,000
t-Butyl alcohol (TBA)	<50
Methyl t-butyl ether (MTBE)	<1
Ethyl t-butyl ether (ETBE)	<1
t-Amyl methyl ether (TAME)	<1
Diisopropyl ether (DIPE)	<1
1,2-Dichloroethane (EDC)	<1
1,2-Dibromoethane (EDB)	<1
Benzene	<1
Toluene	<1
Ethylbenzene	<1
m,p-Xylene	<2
o-Xylene	<1

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	MW03-20080923	Client:	Sound Environmental Strategies
Date Received:	09/23/08	Project:	TOC_01-443_20080923 WORFDB2
Date Extracted:	09/30/08	Lab ID:	809237-03
Date Analyzed:	10/01/08	Data File:	093030.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	107	57	121
1,2-Dichloroethane-d4	108	58	118
Toluene-d8	119 vo	59	117
4-Bromofluorobenzene	115	45	141

Compounds:	Concentration ug/L (ppb)
Ethanol	<1,000
t-Butyl alcohol (TBA)	<50
Methyl t-butyl ether (MTBE)	<1
Ethyl t-butyl ether (ETBE)	<1
t-Amyl methyl ether (TAME)	<1
Diisopropyl ether (DIPE)	<1
1,2-Dichloroethane (EDC)	24
1,2-Dibromoethane (EDB)	<1
Benzene	<1
Toluene	<1
Ethylbenzene	<1
m,p-Xylene	<2
o-Xylene	<1

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	MW04-20080923	Client:	Sound Environmental Strategies
Date Received:	09/23/08	Project:	TOC_01-443_20080923 WORFDB2
Date Extracted:	09/30/08	Lab ID:	809237-04
Date Analyzed:	10/01/08	Data File:	093031.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	100	57	121
1,2-Dichloroethane-d4	105	58	118
Toluene-d8	114	59	117
4-Bromofluorobenzene	120	45	141

Compounds:	Concentration ug/L (ppb)
Ethanol	<1,000
t-Butyl alcohol (TBA)	<50
Methyl t-butyl ether (MTBE)	<1
Ethyl t-butyl ether (ETBE)	<1
t-Amyl methyl ether (TAME)	<1
Diisopropyl ether (DIPE)	<1
1,2-Dichloroethane (EDC)	14
1,2-Dibromoethane (EDB)	<1
Benzene	<1
Toluene	<1
Ethylbenzene	<1
m,p-Xylene	<2
o-Xylene	<1

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	MW05A-20080923	Client:	Sound Environmental Strategies
Date Received:	09/23/08	Project:	TOC_01-443_20080923 WORFDB2
Date Extracted:	09/30/08	Lab ID:	809237-05
Date Analyzed:	10/01/08	Data File:	093032.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	99	57	121
1,2-Dichloroethane-d4	102	58	118
Toluene-d8	113	59	117
4-Bromofluorobenzene	116	45	141

Compounds:	Concentration ug/L (ppb)
Ethanol	<1,000
t-Butyl alcohol (TBA)	<50
Methyl t-butyl ether (MTBE)	<1
Ethyl t-butyl ether (ETBE)	<1
t-Amyl methyl ether (TAME)	<1
Diisopropyl ether (DIPE)	<1
1,2-Dichloroethane (EDC)	<1
1,2-Dibromoethane (EDB)	<1
Benzene	<1
Toluene	<1
Ethylbenzene	<1
m,p-Xylene	<2
o-Xylene	<1

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	MW06-20080923	Client:	Sound Environmental Strategies
Date Received:	09/23/08	Project:	TOC_01-443_20080923 WORFDB2
Date Extracted:	09/30/08	Lab ID:	809237-06
Date Analyzed:	10/01/08	Data File:	093033.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	103	57	121
1,2-Dichloroethane-d4	107	58	118
Toluene-d8	116	59	117
4-Bromofluorobenzene	118	45	141

Compounds:	Concentration ug/L (ppb)
Ethanol	<1,000
t-Butyl alcohol (TBA)	<50
Methyl t-butyl ether (MTBE)	<1
Ethyl t-butyl ether (ETBE)	<1
t-Amyl methyl ether (TAME)	<1
Diisopropyl ether (DIPE)	<1
1,2-Dichloroethane (EDC)	<1
1,2-Dibromoethane (EDB)	<1
Benzene	<1
Toluene	<1
Ethylbenzene	<1
m,p-Xylene	<2
o-Xylene	<1

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	MW07-20080923	Client:	Sound Environmental Strategies
Date Received:	09/23/08	Project:	TOC_01-443_20080923 WORFDB2
Date Extracted:	09/30/08	Lab ID:	809237-07
Date Analyzed:	10/01/08	Data File:	093034.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	103	57	121
1,2-Dichloroethane-d4	108	58	118
Toluene-d8	117	59	117
4-Bromofluorobenzene	122	45	141

Compounds:	Concentration ug/L (ppb)
Ethanol	<1,000
t-Butyl alcohol (TBA)	<50
Methyl t-butyl ether (MTBE)	<1
Ethyl t-butyl ether (ETBE)	<1
t-Amyl methyl ether (TAME)	<1
Diisopropyl ether (DIPE)	<1
1,2-Dichloroethane (EDC)	<1
1,2-Dibromoethane (EDB)	<1
Benzene	<1
Toluene	<1
Ethylbenzene	<1
m,p-Xylene	<2
o-Xylene	<1

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	MW08-20080923	Client:	Sound Environmental Strategies
Date Received:	09/23/08	Project:	TOC_01-443_20080923 WORFDB2
Date Extracted:	09/30/08	Lab ID:	809237-08
Date Analyzed:	10/01/08	Data File:	093035.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	100	57	121
1,2-Dichloroethane-d4	103	58	118
Toluene-d8	113	59	117
4-Bromofluorobenzene	114	45	141

Compounds:	Concentration ug/L (ppb)
Ethanol	<1,000
t-Butyl alcohol (TBA)	<50
Methyl t-butyl ether (MTBE)	<1
Ethyl t-butyl ether (ETBE)	<1
t-Amyl methyl ether (TAME)	<1
Diisopropyl ether (DIPE)	<1
1,2-Dichloroethane (EDC)	13
1,2-Dibromoethane (EDB)	<1
Benzene	<1
Toluene	<1
Ethylbenzene	<1
m,p-Xylene	<2
o-Xylene	<1

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	MW09-20080923	Client:	Sound Environmental Strategies
Date Received:	09/23/08	Project:	TOC_01-443_20080923 WORFDB2
Date Extracted:	09/30/08	Lab ID:	809237-09
Date Analyzed:	10/01/08	Data File:	093036.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	94	57	121
1,2-Dichloroethane-d4	102	58	118
Toluene-d8	121 vo	59	117
4-Bromofluorobenzene	108	45	141

Compounds:	Concentration ug/L (ppb)
Ethanol	<1,000
t-Butyl alcohol (TBA)	<50
Methyl t-butyl ether (MTBE)	<1
Ethyl t-butyl ether (ETBE)	<1
t-Amyl methyl ether (TAME)	<1
Diisopropyl ether (DIPE)	<1
1,2-Dichloroethane (EDC)	<1
1,2-Dibromoethane (EDB)	<1
Benzene	11 jl
Toluene	89 js
Ethylbenzene	440 ve, js
m,p-Xylene	340 ve, js
o-Xylene	19 jl, js

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	MW09-20080923	Client:	Sound Environmental Strategies
Date Received:	09/23/08	Project:	TOC_01-443_20080923 WORFDB2
Date Extracted:	10/01/08	Lab ID:	809237-09 1/10
Date Analyzed:	10/01/08	Data File:	100109.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	99	57	121
1,2-Dichloroethane-d4	106	58	118
Toluene-d8	115	59	117
4-Bromofluorobenzene	112	45	141

Compounds:	Concentration ug/L (ppb)
Ethanol	<10,000
t-Butyl alcohol (TBA)	<500
Methyl t-butyl ether (MTBE)	<10
Ethyl t-butyl ether (ETBE)	<10
t-Amyl methyl ether (TAME)	<10
Diisopropyl ether (DIPE)	<10
1,2-Dichloroethane (EDC)	<10
1,2-Dibromoethane (EDB)	<10
Benzene	12
Toluene	96
Ethylbenzene	540
m,p-Xylene	360
o-Xylene	21

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	MW10-20080923	Client:	Sound Environmental Strategies
Date Received:	09/23/08	Project:	TOC_01-443_20080923 WORFDB2
Date Extracted:	10/01/08	Lab ID:	809237-10
Date Analyzed:	10/01/08	Data File:	100108.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	104	57	121
1,2-Dichloroethane-d4	102	58	118
Toluene-d8	119 vo	59	117
4-Bromofluorobenzene	122	45	141

Compounds:	Concentration ug/L (ppb)
Ethanol	<1,000
t-Butyl alcohol (TBA)	<50
Methyl t-butyl ether (MTBE)	<1
Ethyl t-butyl ether (ETBE)	<1
t-Amyl methyl ether (TAME)	<1
Diisopropyl ether (DIPE)	<1
1,2-Dichloroethane (EDC)	1.1
1,2-Dibromoethane (EDB)	<1
Benzene	5.7
Toluene	<1
Ethylbenzene	<1
m,p-Xylene	<2
o-Xylene	<1

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	MW99-20080923	Client:	Sound Environmental Strategies
Date Received:	09/23/08	Project:	TOC_01-443_20080923 WORFDB2
Date Extracted:	09/30/08	Lab ID:	809237-11
Date Analyzed:	10/01/08	Data File:	093038.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	98	57	121
1,2-Dichloroethane-d4	103	58	118
Toluene-d8	114	59	117
4-Bromofluorobenzene	112	45	141

Compounds:	Concentration ug/L (ppb)
Ethanol	<1,000
t-Butyl alcohol (TBA)	<50
Methyl t-butyl ether (MTBE)	<1
Ethyl t-butyl ether (ETBE)	<1
t-Amyl methyl ether (TAME)	<1
Diisopropyl ether (DIPE)	<1
1,2-Dichloroethane (EDC)	21
1,2-Dibromoethane (EDB)	<1
Benzene	<1
Toluene	<1
Ethylbenzene	<1
m,p-Xylene	<2
o-Xylene	<1

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	Method Blank	Client:	Sound Environmental Strategies
Date Received:	NA	Project:	TOC_01-443_20080923 WORFDB2
Date Extracted:	09/30/08	Lab ID:	081574 mb
Date Analyzed:	10/01/08	Data File:	093027.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	104	57	121
1,2-Dichloroethane-d4	110	58	118
Toluene-d8	118 vo	59	117
4-Bromofluorobenzene	121	45	141

Compounds:	Concentration ug/L (ppb)
Ethanol	<1,000
t-Butyl alcohol (TBA)	<50
Methyl t-butyl ether (MTBE)	<1
Ethyl t-butyl ether (ETBE)	<1
t-Amyl methyl ether (TAME)	<1
Diisopropyl ether (DIPE)	<1
1,2-Dichloroethane (EDC)	<1
1,2-Dibromoethane (EDB)	<1
Benzene	<1
Toluene	<1
Ethylbenzene	<1
m,p-Xylene	<2
o-Xylene	<1

Analysis For Volatile Compounds By EPA Method 8260B

Client Sample ID:	Method Blank	Client:	Sound Environmental Strategies
Date Received:	NA	Project:	TOC_01-443_20080923 WORFDB2
Date Extracted:	10/01/08	Lab ID:	081575 mb
Date Analyzed:	10/01/08	Data File:	100107.D
Matrix:	Water	Instrument:	GCMS4
Units:	ug/L (ppb)	Operator:	MB

Surrogates:	% Recovery:	Lower Limit:	Upper Limit:
Dibromofluoromethane	101	57	121
1,2-Dichloroethane-d4	105	58	118
Toluene-d8	116	59	117
4-Bromofluorobenzene	120	45	141

Compounds:	Concentration ug/L (ppb)
Ethanol	<1,000
t-Butyl alcohol (TBA)	<50
Methyl t-butyl ether (MTBE)	<1
Ethyl t-butyl ether (ETBE)	<1
t-Amyl methyl ether (TAME)	<1
Diisopropyl ether (DIPE)	<1
1,2-Dichloroethane (EDC)	<1
1,2-Dibromoethane (EDB)	<1
Benzene	<1
Toluene	<1
Ethylbenzene	<1
m,p-Xylene	<2
o-Xylene	<1

Date of Report: 10/07/08
Date Received: 09/23/08
Project: TOC_01-443_20080923 WORFDB2, F&BI 809237

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR TOTAL PETROLEUM HYDROCARBONS AS GASOLINE USING METHOD NWTPH-Gx

Laboratory Code: 809237-01 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Gasoline	ug/L (ppb)	<100	<100	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Gasoline	ug/L (ppb)	1,000	93	69-134

Date of Report: 10/07/08
Date Received: 09/23/08
Project: TOC_01-443_20080923 WORFDB2, F&BI 809237

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

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	ug/L (ppb)	2,500	84	85	73-142	1

Date of Report: 10/07/08
Date Received: 09/23/08
Project: TOC_01-443_20080923 WORFDB2, F&BI 809237

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR VOLATILES BY EPA METHOD 8260B

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Ethanol	ug/L (ppb)	2,500	109	104	50-148	5
t-Butyl alcohol (TBA)	ug/L (ppb)	250	113	120	59-142	6
Methyl t-butyl ether (MTBE)	ug/L (ppb)	50	111	110	72-125	1
Diisopropyl ether (DIPE)	ug/L (ppb)	50	107	107	80-120	0
Ethyl t-butyl ether (ETBE)	ug/L (ppb)	50	106	104	76-123	2
t-Amyl methyl ether (TAME)	ug/L (ppb)	50	106	105	72-123	1
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	117	113	74-129	3
Benzene	ug/L (ppb)	50	121 vo	118	76-120	3
Toluene	ug/L (ppb)	50	118	116	77-120	2
1,2-Dibromoethane (EDB)	ug/L (ppb)	50	115	115	84-116	0
Ethylbenzene	ug/L (ppb)	50	109	106	80-113	3
m,p-Xylene	ug/L (ppb)	100	117	115	80-120	2
o-Xylene	ug/L (ppb)	50	116 vo	113	79-115	3

Date of Report: 10/07/08
Date Received: 09/23/08
Project: TOC_01-443_20080923 WORFDB2, F&BI 809237

QUALITY ASSURANCE RESULTS FOR THE ANALYSIS OF WATER SAMPLES FOR VOLATILES BY EPA METHOD 8260B

Laboratory Code: 809232-01 (Duplicate)

Analyte	Reporting Units	Sample Result	Duplicate Result	Relative Percent Difference (Limit 20)
Ethanol	ug/L (ppb)	<1,000	<1,000	nm
t-Butyl alcohol (TBA)	ug/L (ppb)	<50	<50	nm
Methyl t-butyl ether (MTBE)	ug/L (ppb)	<1	<1	nm
Diisopropyl ether (DIPE)	ug/L (ppb)	<1	<1	nm
Ethyl t-butyl ether (ETBE)	ug/L (ppb)	<1	<1	nm
t-Amyl methyl ether (TAME)	ug/L (ppb)	<1	<1	nm
1,2-Dichloroethane (EDC)	ug/L (ppb)	<1	<1	nm
Benzene	ug/L (ppb)	<1	<1	nm
Toluene	ug/L (ppb)	<1	<1	nm
1,2-Dibromoethane (EDB)	ug/L (ppb)	<1	<1	nm
Ethylbenzene	ug/L (ppb)	<1	<1	nm
m,p-Xylene	ug/L (ppb)	<2	<2	nm
o-Xylene	ug/L (ppb)	<1	<1	nm

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Percent Recovery LCSD	Acceptance Criteria	RPD (Limit 20)
Ethanol	ug/L (ppb)	2,500	113	114	50-148	1
t-Butyl alcohol (TBA)	ug/L (ppb)	250	123	127	59-142	3
Methyl t-butyl ether (MTBE)	ug/L (ppb)	50	108	108	72-125	0
Diisopropyl ether (DIPE)	ug/L (ppb)	50	98	104	80-120	6
Ethyl t-butyl ether (ETBE)	ug/L (ppb)	50	102	102	76-123	0
t-Amyl methyl ether (TAME)	ug/L (ppb)	50	103	100	72-123	3
1,2-Dichloroethane (EDC)	ug/L (ppb)	50	106	102	74-129	4
Benzene	ug/L (ppb)	50	110	108	76-120	2
Toluene	ug/L (ppb)	50	103	110	77-120	7
1,2-Dibromoethane (EDB)	ug/L (ppb)	50	101	104	84-116	3
Ethylbenzene	ug/L (ppb)	50	97	97	80-113	0
m,p-Xylene	ug/L (ppb)	100	105	105	80-120	0
o-Xylene	ug/L (ppb)	50	102	101	79-115	1

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

A1 – More than one compound of similar molecule structure was identified with equal probablility.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for this range fell outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte indicated may be due to carryover from previous sample injections.

d - The sample was diluted. Detection limits may be raised due to dilution.

ds - The sample was diluted. Detection limits are raised due to dilution and surrogate recoveries may not be meaningful.

dv - Insufficient sample was available to achieve normal reporting limits and limits are raised accordingly.

fb - The analyte indicated was found in the method blank. The result should be considered an estimate.

fc – The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. The variability is attributed to sample inhomogeneity.

ht - The sample was extracted outside of holding time. Results should be considered estimates.

ip - Recovery fell outside of normal control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j – The result is below normal reporting limits. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The analyte result in the laboratory control sample is out of control limits. The reported concentration should be considered an estimate.

jr - The rpd result in laboratory control sample associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the compound indicated is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc – The sample was received in a container not approved by the method. The value reported should be considered an estimate.

pr – The sample was received with incorrect preservation. The value reported should be considered an estimate.

ve - The value reported exceeded the calibration range established for the analyte. The reported concentration should be considered an estimate.

vo - The value reported fell outside the control limits established for this analyte.

x - The pattern of peaks present is not indicative of diesel.

y - The pattern of peaks present is not indicative of motor oil.

809237

SAMPLE CHAIN OF CUSTODY

ME 09-23-08 V3/B04

Page # 1 of

Send Report To Ryan Bixby, Dee Gardner, Brian Dixon

Company SES

Address 2400 airport Way S.

City, State, ZIP Seattle WA 98134

Phone # 206 306 1900 Fax # 206 306 1907

SAMPLERS (signature)

PROJECT NAME/NO. TOC 01-443 Bills Tires

PO #

REMARKS

GEMS Y / N

TURNAROUND TIME
- [x] Standard (2 Weeks)
- [ ] RUSH
- Rush charges authorized by:

SAMPLE DISPOSAL
- [x] Dispose after 30 days
- [ ] Return samples
- [ ] Will call with instructions

Sample ID	Sample Location	Sample Depth	Lab ID	Date Sampled	Time Sampled	Matrix	# of jars (NP)	ANALYSES REQUESTED: NWTPH-Dx	NWTPH-Gx	BTEX by 8021B	VOC's by 8260	SVOC's by 8270	RCRA-8 Metals	Oxygenates by EPA Method 8260B		Notes
MW01A-20080923	MW01A		01 A-D	9-23-08	1454	W	4	X	X	X				X		
MW02-20080923	MW02		02 A-D		1122											
MW03-20080923	MW03		03 A-D		1408											
MW04-20080923	MW04		04 A-D		1341											
MW05A-20080923	MW05A		05 A-D		1218											
MW06-20080923	MW06		06 A-D		1540											
MW07-20080923	MW07		07 A-D		1322											
MW08-20080923	MW08		08 A-D		1246											
MW09-20080923	MW09		09 A-D		1123											
MW10-20080923	MW10		10 A-D		1159											
MW99-20080923	MW99		11 A-D		1423		V									(ND) 9-23-08 Added in lab
Trip Blank			12 A-B	—	—	W	2									

	SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by:		Brian Dixon	SES	9-23-08	1650
Received by:		Yelena Aravelza	HFB, Inc.	9-23-08	16:50
Relinquished by:					
Received by:			Samples received at 2 °C		

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