

RECEIVED

OCT 25 2005

DEPT OF ECOLOGY

Prepared For

**COMMERCIAL REAL ESTATE GROUP
1301 A STREET
TACOMA, WA 98401-2156**

PHASE II LIMITED SUBSURFACE INVESTIGATION REPORT

**Clearview Plaza
17408 Highway 9
Snohomish, WA 98296**

Date Issued: August 8, 2005

LAC Project Number **05-29423.1**

Prepared By

LANDAMERICA ASSESSMENT CORPORATION
1320 Harbor Bay Parkway #260 Alameda, California 94502
Telephone: 510.337.2855 Facsimile: 510.337.2865





August 8, 2005

Mr. Thomas A. Kirkwood, VP
Commercial Real Estate Group
1301 A Street
Tacoma, Washington 98401-2156

Subject : Phase II Subsurface Investigation
Clearview Plaza
17408 Highway 9
Snohomish, WA 98296
LAC Project Number: 05-29423.1

Dear Mr. Kirkwood:

LandAmerica Assessment Corporation (LAC) is pleased to provide its results from the Phase II Subsurface Investigation performed at the Clearview Plaza at 17408 Highway 9, Snohomish, Washington (Subject Property). The purpose of the subsurface investigation was to address the usage of dry cleaning chemicals at the existing Panda Dry Cleaner operation. This investigation was authorized on July 22, 2005, and was performed in accordance with LAC's proposal dated July 18, 2005.

BACKGROUND INFORMATION

LAC conducted a Phase I Environmental Site Assessment (ESA) in June 2005 at the Subject Property. LAC's ESA identified that Panda Dry Cleaners has operated on the Subject Property for approximately nine years. The on-site dry cleaning machine operated by Panda Dry Cleaners uses tetrachloroethylene (PCE) as a dry-cleaning solvent.

Although no specific evidence of a release of PCE was noted in the Phase I ESA, such releases do occur from this type of facility. Based on this information (and upon the nature of PCE), a subsurface investigation was proposed to evaluate potential impacts to the site. The Subject Property is currently occupied by a 15-space retail center known as Clearview Plaza and was developed in phases between 1995 and 2005. The location of the site is shown in Figure 1.

UTILITY LOCATING

Prior to initiating the field activities, Washington law requires that, at least 48 hours prior to the initiation of any subsurface work (drilling, backhoe operation, etc.), a utility inspection be performed at the Subject Property. This inspection consists of the marking of underground utility locations by dig-safe personnel. The utility inspection was performed at least two days before soil boring advancement began.

HEALTH AND SAFETY PLAN

LAC developed a Health and Safety Plan that was specific to the Subject Property. The development of this plan is required by the Occupational Safety and Health Administration (OSHA) under Hazardous Waste Operations & Emergency Response 29 CFR 1910.120. The site Health and Safety Plan was designed to reduce the risk of physical or chemical exposures that may affect on-site workers/general public in the proposed work area. The site Health and Safety Plan includes information about chemicals expected on the Subject Property, health and safety procedures for working on site and emergency response procedures. The Health and Safety Plan is on file at LAC's office.

SUBSURFACE INVESTIGATION

On August 2, 2005, four soil borings (B-1 through B-4) were completed at Cleanview Plaza to evaluate subsurface conditions in the immediate vicinity of Panda Dry Cleaners. Soil boring B-1 was advanced in a landscaped area near the Panda Dry Cleaners front entrance to a depth of ten feet bgs (below ground surface), at which point refusal was encountered. Soil boring B-2 was advanced in a landscaped area near the Panda Dry Cleaners rear entrance to a depth of ten feet bgs, at which point refusal was encountered. Boring B-3 was located within Panda Dry Cleaners, immediately west of the waste PCE drum storage area. Boring B-3 was completed to a depth of three feet bgs, at which refusal was encountered. Boring B-4 was located Panda Dry Cleaners, immediately west of the dry cleaner machine. Boring B-4 was completed at a depth of two feet bgs at which point refusal was encountered. The locations of the soil borings are shown on Figure 2.

Borings B-1 and B-2 were advanced with a Geoprobe drilling rig. Soil samples were collected continuously from each boring using a four-foot long macro core and disposable acetate sleeves. The interior borings were advanced utilizing a stainless steel hand auger after gaining access to the subsurface soil by coring through the concrete floor of the facility. The soil collected from each boring was field screened with a photo-ionization detector (PID). Field screening readings ranged from 0 to 536 parts per million (ppm) in recovered soils. No olfactory or visual indications of contamination were detected in any of the samples.

One soil sample from each boring was collected for laboratory analysis. The soil samples were transported under chain of custody to Wy'East Environmental Sciences of Portland, Oregon. Four soil samples (one from each boring) were analyzed for Target Compound List Volatile Organics by EPA Method 8260 (VOC).

Soil encountered during the soil borings at the site consisted mainly of fine grained sands and silts. Soil boring logs are presented in Appendix I.

GROUNDWATER SAMPLING

Ground water was encountered atop bedrock in borings B-1 and B-2 at approximately nine feet bgs. One groundwater sample was collected from location B-1. This location was chosen because PID readings in the soil at the B-1 sampling location (536 ppm) were higher than those found at location B-2 (0.0 ppm). A temporary well consisting of a PVC well screen was placed in the boring to allow the collection of a ground water sample with a peristaltic pump. The water sample was transported under chain of custody to Wy'East Environmental Sciences of Portland and was analyzed for Target Compound List Volatile Organics by EPA Method 8260 (VOC).

LABORATORY ANALYTICAL RESULTS

The laboratory analytical report indicated that PCE was detected in soil samples collected from the interior borings (B-3 and B-4) at concentrations of 0.3 milligrams per kilogram (mg/kg) and 0.1 mg/kg. These concentrations are above the Washington MTCA Method A Soil Cleanup Level of 0.05 mg/kg. No contaminants were not detected in soil samples that were collected from the exterior borings, or in the water sample collected from location B-1.

The analytical results for the soil and ground water samples are provided as Tables 1 and 2. The laboratory analytical report and chain-of-custody forms are included as Appendix II.

CONCLUSIONS

The following conclusions are based on the results of a subsurface investigation performed at the request of Commercial Real Estate Group in accordance with LAC's proposal dated July 18, 2005.

The laboratory analytical report indicated that PCE was detected concentrations above the Washington MTCA Method A Soil Cleanup Level in two soil samples that were collected from the interior of Panda Dry Cleaners. Contaminants were not detected in soil samples collected from the exterior borings or in a water sample that were collected at this site.

Based on the analytical results and observations made during the site investigation, it appears that the use of the site as a dry cleaning facility has impacted the Subject Property.

The contaminant concentrations that have been detected at this site exceed the unrestricted land use criteria for the protection of ground water. Therefore, LAC recommends that the release be reported by the property owner to the Washington Department of Ecology (WDE) within 90 days. The WDE may require additional assessment activities to determine if the release poses a threat to ground water, and possibly remedial actions to remove the contaminants from soil beneath the building.

If you have any questions regarding this report, please do not hesitate to contact the undersigned.

Sincerely,

LANDAMERICA ASSESSMENT CORPORATION



Jeff Jackman
Professional Associate



John T. Burkart, P.G.
Director of Environmental Services

TABLES

Table 1
Laboratory Analytical Results (Soil)
Clearview Plaza
Snohomish, Washington
Project No. 05-29423.1

Soil Sample Number	PCE Concentration
S1-8.5	ND
S2-1	ND
S3-1	0.1
S4-2	0.3
MTCA A	0.05

MTCA A – Cleanup Target Levels (State of Washington MTCA Method A)
Concentrations in milligrams per kilogram (mg/kg)
ND – not detected

Table 2
Laboratory Analytical Results (Ground Water)
Clearview Plaza
Snohomish, Washington
Project No. 05-29423.1

Ground Water Sample Number	PCE Concentration
W-2	ND
MTCA A	5.0

Concentrations in micrograms per liter (ug/l)
MTCA A – Cleanup Target Levels (State of Washington MTCA Method A)

FIGURES

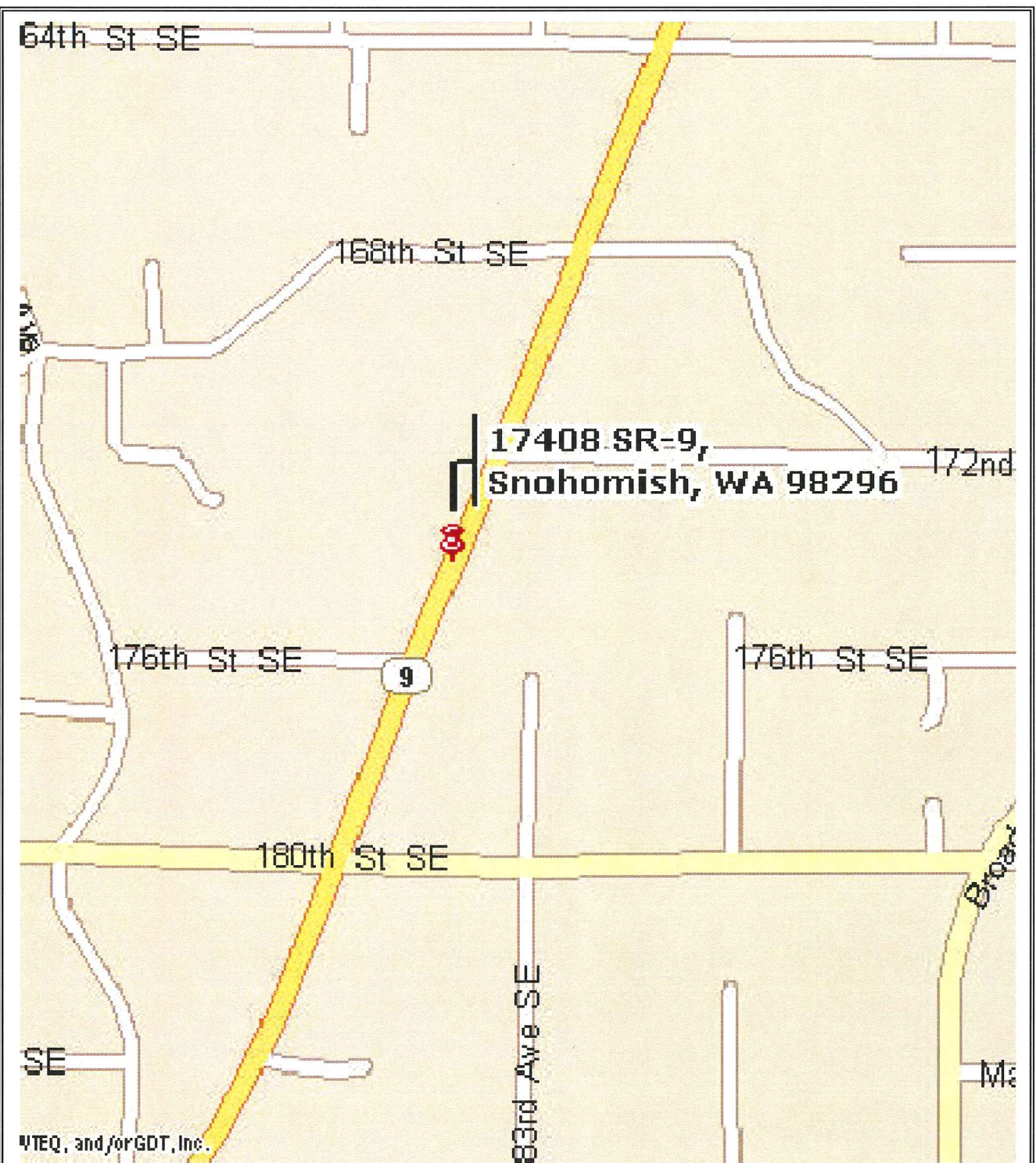


FIGURE 1 - Site Location Map

DRAWING NOT TO SCALE

N↑



Site Name: Panda Cleaners-Clearview Plaza
17408 Highway 9
Snohomish, WA 98296

Project Number: 05-27978.1

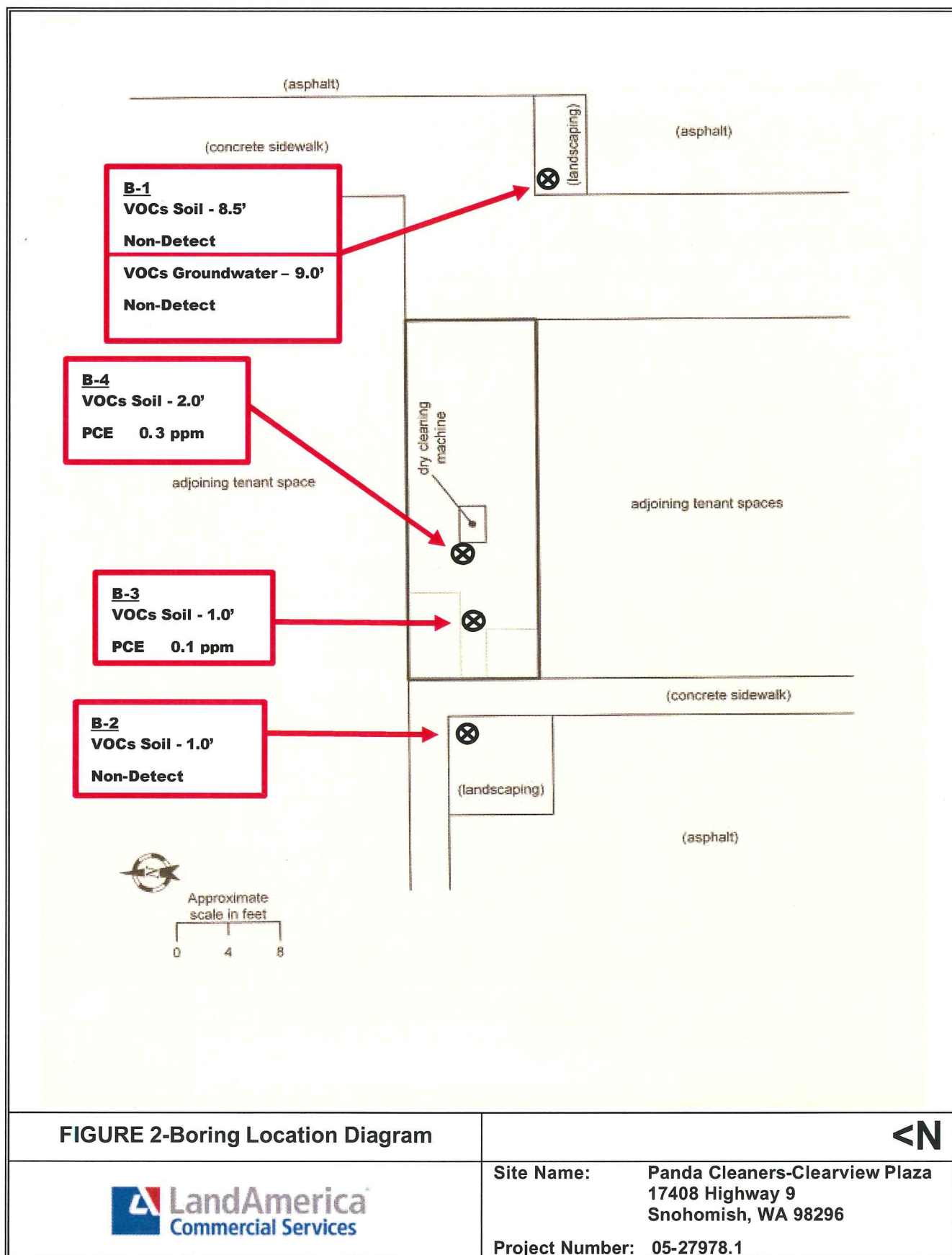


FIGURE 2-Boring Location Diagram

<N



Site Name: Panda Cleaners-Clearview Plaza
17408 Highway 9
Snohomish, WA 98296

Project Number: 05-27978.1

APPENDICES

APPENDIX I
SOIL BORING LOGS

BORING LOG NUMBER B-1

PROJECT: Clearview Plaza		DATE: 8-2-2005		
CLIENT: Commercial Real Estate Group		DRILLED BY: Cascade		
LOCATION: Snohomish, Washington		BORING METHOD: 1 ¾" Direct Push Probe		
FIELD PERSONNEL : Jeff Jackman		SAMPLING METHOD: 1 1/8" Direct Push Sampler, 4' length		
ELEV. GL:	ELEV. TOC:	INITIAL WL: 9.0'	STATIC WL: NA	TD: 10.0'

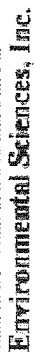
[illegible]

BORING LOG NUMBER B-2

PROJECT: Clearview Plaza		DATE: 8-2-2005		
CLIENT: Commercial Real Estate Group		DRILLED BY: Cascade		
LOCATION: Snohomish, Washington		BORING METHOD: 1 ¾" Direct Push Probe		
FIELD PERSONNEL: Jeff Jackman		SAMPLING METHOD: 1 1/8" Direct Push Sampler, 4' length		
ELEV. GL:	ELEV. TOC:	INITIAL WL: 9.5'	STATIC WL: NA	TD: 10.0'

[illegible]

APPENDIX II
LABORATORY ANALYTICAL REPORT



Environmental Sciences, Inc.

2415 SE 11th Ave. • Portland, Oregon 97214 • (503) 231-9320 • FAX (503) 231-9314

Research & Laboratory Services

2415 SE 11th Ave. • Portland, Oregon 97214 • (503) 231-9320 • FAX (503) 231-9314

Report Number:

2000

[illegible]

Submission of samples with testing requirements to WyEast Environmental Sciences will be understood to be an agreement for services with the conditions listed on the back of the client copy

EPA Method 8260

Analyte: Volatile Organics in Soil

Field ID:	S1-8.5	Site Name:	Clearview Plaza
Lab ID:	N8449.D	Site Number:	LAC 05-27978.1
Extraction date:	8/3/05	Report Number:	57054

CAS#	Compound	Sample (mg/Kg)	Blank (mg/Kg)	Quantitation Limit
67-64-1	Acetone	ND	ND	0.6
71-43-2	Benzene	ND	ND	0.01
108-86-1	Bromobenzene	ND	ND	0.1
74-97-5	Bromochloromethane	ND	ND	0.1
75-27-4	Bromodichloromethane	ND	ND	0.1
75-25-2	Bromoform	ND	ND	0.1
74-83-9	Bromomethane	ND	ND	0.1
78-93-3	2-Butanone (MEK)	ND	ND	0.2
104-51-8	n-Butylbenzene	ND	ND	0.1
135-98-8	sec-Butylbenzene	ND	ND	0.1
98-06-6	tert-Butylbenzene	ND	ND	0.1
56-23-5	Carbon tetrachloride	ND	ND	0.1
108-90-7	Chlorobenzene	ND	ND	0.1
75-00-3	Chloroethane	ND	ND	0.2
67-66-3	Chloroform	ND	ND	0.1
74-87-3	Chloromethane	ND	ND	0.1
95-49-8	2-Chlorotoluene	ND	ND	0.1
106-43-4	4-Chlorotoluene	ND	ND	0.1
128-48-1	Dibromochloromethane	ND	ND	0.1
96-12-8	1,2-Dibromo-3-chloropropane	ND	ND	0.1
106-93-4	1,2-Dibromoethane	ND	ND	0.1
74-95-3	Dibromomethane	ND	ND	0.1
95-50-1	1,2-Dichlorobenzene	ND	ND	0.1
541-73-1	1,3-Dichlorobenzene	ND	ND	0.1
106-46-7	1,4-Dichlorobenzene	ND	ND	0.1
75-71-8	Dichlorodifluoromethane	ND	ND	0.1
75-34-3	1,1-Dichloroethane	ND	ND	0.1
107-06-2	1,2-Dichloroethane	ND	ND	0.1
75-35-4	1,1-Dichloroethylene	ND	ND	0.1
156-59-2	cis-1,2-Dichloroethylene	ND	ND	0.1
156-60-5	trans-1,2-Dichloroethylene	ND	ND	0.1
78-87-5	1,2-Dichloropropane	ND	ND	0.1
142-28-9	1,3-Dichloropropane	ND	ND	0.1
594-20-7	2,2-Dichloropropane	ND	ND	0.1

Lab ID: N8449.D

CAS#	Compound	Sample (mg/Kg)	Blank (mg/Kg)	Quantitation Limit
563-58-6	1,1-Dichloropropene	ND	ND	0.1
10061-01-5	cis-1,3-Dichloropropene	ND	ND	0.1
10061-02-6	trans-1,3-Dichloropropene	ND	ND	0.1
100-41-4	Ethylbenzene	ND	ND	0.0
87-68-3	Hexachlorobutadiene	ND	ND	0.1
591-78-6	2-Hexanone	ND	ND	0.2
98-82-8	Isopropylbenzene	ND	ND	0.1
99-87-6	p-Isopropyltoluene	ND	ND	0.1
75-09-2	Methylene chloride	ND	ND	0.3
1634-04-4	Methyl-t-butylether (MTBE)	ND	ND	0.1
108-10-1	4-Methyl-2-pentanone	ND	ND	0.2
91-20-3	Naphthalene	ND	ND	0.1
103-65-1	n-Propylbenzene	ND	ND	0.1
100-42-5	Styrene	ND	ND	0.1
630-20-6	1,1,1,2-Tetrachloroethane	ND	ND	0.1
79-34-5	1,1,2,2-Tetrachloroethane	ND	ND	0.1
127-18-4	Tetrachloroethylene	ND	ND	0.0
108-88-3	Toluene	ND	ND	0.0
87-61-6	1,2,3-Trichlorobenzene	ND	ND	0.1
120-82-1	1,2,4-Trichlorobenzene	ND	ND	0.1
71-55-6	1,1,1-Trichloroethane	ND	ND	0.1
79-00-5	1,1,2-Trichloroethane	ND	ND	0.1
79-01-6	Trichloroethylene	ND	ND	0.1
75-69-4	Trichlorofluoromethane	ND	ND	0.1
96-18-4	1,2,3-Trichloropropane	ND	ND	0.1
95-63-6	1,2,4-Trimethylbenzene	ND	ND	0.1
108-67-8	1,3,5-Trimethylbenzene	ND	ND	0.1
75-01-4	Vinyl chloride	ND	ND	0.1
1330-20-7	Total Xylenes	ND	ND	0.1

	Surrogates:	Percent Recovery:
460-00-4	4-Bromofluorobenzene	95
107-06-2	1,2-Dichloroethane-d4	95
108-88-3	Toluene-d8	100


Wy'East
Wy'East Environmental Sciences, Inc.

EPA Method 8260

Analyte: Volatile Organics in Soil

Field ID:	S2-1	Site Name:	Clearview Plaza
Lab ID:	N8450.D	Site Number:	LAC 05-27978.1
Extraction date:	8/3/05	Report Number:	57054

CAS#	Compound	Sample (mg/Kg)	Blank (mg/Kg)	Quantitation Limit
67-64-1	Acetone	ND	ND	0.7
71-43-2	Benzene	ND	ND	0.02
108-86-1	Bromobenzene	ND	ND	0.1
74-97-5	Bromochloromethane	ND	ND	0.1
75-27-4	Bromodichloromethane	ND	ND	0.1
75-25-2	Bromoform	ND	ND	0.1
74-83-9	Bromomethane	ND	ND	0.1
78-93-3	2-Butanone (MEK)	ND	ND	0.3
104-51-8	n-Butylbenzene	ND	ND	0.1
135-98-8	sec-Butylbenzene	ND	ND	0.1
98-06-6	tert-Butylbenzene	ND	ND	0.1
56-23-5	Carbon tetrachloride	ND	ND	0.1
108-90-7	Chlorobenzene	ND	ND	0.1
75-00-3	Chloroethane	ND	ND	0.2
67-66-3	Chloroform	ND	ND	0.1
74-87-3	Chloromethane	ND	ND	0.1
95-49-8	2-Chlorotoluene	ND	ND	0.1
106-43-4	4-Chlorotoluene	ND	ND	0.1
128-48-1	Dibromochloromethane	ND	ND	0.1
96-12-8	1,2-Dibromo-3-chloropropane	ND	ND	0.1
106-93-4	1,2-Dibromoethane	ND	ND	0.1
74-95-3	Dibromomethane	ND	ND	0.1
95-50-1	1,2-Dichlorobenzene	ND	ND	0.1
541-73-1	1,3-Dichlorobenzene	ND	ND	0.1
106-46-7	1,4-Dichlorobenzene	ND	ND	0.1
75-71-8	Dichlorodifluoromethane	ND	ND	0.1
75-34-3	1,1-Dichloroethane	ND	ND	0.1
107-06-2	1,2-Dichloroethane	ND	ND	0.1
75-35-4	1,1-Dichloroethylene	ND	ND	0.2
156-59-2	cis-1,2-Dichloroethylene	ND	ND	0.1
156-60-5	trans-1,2-Dichloroethylene	ND	ND	0.1
78-87-5	1,2-Dichloropropane	ND	ND	0.1
142-28-9	1,3-Dichloropropane	ND	ND	0.1
594-20-7	2,2-Dichloropropane	ND	ND	0.1

Lab ID: N8450.D

CAS#	Compound	Sample (mg/Kg)	Blank (mg/Kg)	Quantitation Limit
563-58-6	1,1-Dichloropropene	ND	ND	0.1
10061-01-5	cis-1,3-Dichloropropene	ND	ND	0.1
10061-02-6	trans-1,3-Dichloropropene	ND	ND	0.1
100-41-4	Ethylbenzene	ND	ND	0.0
87-68-3	Hexachlorobutadiene	ND	ND	0.1
591-78-6	2-Hexanone	ND	ND	0.3
98-82-8	Isopropylbenzene	ND	ND	0.1
99-87-6	p-Isopropyltoluene	ND	ND	0.1
75-09-2	Methylene chloride	ND	ND	0.4
1634-04-4	Methyl-t-butylether (MTBE)	ND	ND	0.1
108-10-1	4-Methyl-2-pentanone	ND	ND	0.3
91-20-3	Naphthalene	ND	ND	0.1
103-65-1	n-Propylbenzene	ND	ND	0.1
100-42-5	Styrene	ND	ND	0.1
630-20-6	1,1,1,2-Tetrachloroethane	ND	ND	0.1
79-34-5	1,1,2,2-Tetrachloroethane	ND	ND	0.1
127-18-4	Tetrachloroethylene	ND	ND	0.0
108-88-3	Toluene	ND	ND	0.0
87-61-6	1,2,3-Trichlorobenzene	ND	ND	0.1
120-82-1	1,2,4-Trichlorobenzene	ND	ND	0.1
71-55-6	1,1,1-Trichloroethane	ND	ND	0.1
79-00-5	1,1,2-Trichloroethane	ND	ND	0.1
79-01-6	Trichloroethylene	ND	ND	0.1
75-69-4	Trichlorofluoromethane	ND	ND	0.1
96-18-4	1,2,3-Trichloropropane	ND	ND	0.1
95-63-6	1,2,4-Trimethylbenzene	ND	ND	0.1
108-67-8	1,3,5-Trimethylbenzene	ND	ND	0.1
75-01-4	Vinyl chloride	ND	ND	0.1
1330-20-7	Total Xylenes	ND	ND	0.1

	Surrogates:	Percent Recovery:
460-00-4	4-Bromofluorobenzene	91
107-06-2	1,2-Dichloroethane-d4	100
108-88-3	Toluene-d8	95


Wy'East
Wy'East Environmental Sciences, Inc.

EPA Method 8260

Analyte: Volatile Organics in Soil

Field ID:	S3-1	Site Name:	Clearview Plaza
Lab ID:	N8451.D	Site Number:	LAC 05-27978.1
Extraction date:	8/3/05	Report Number:	57054

CAS#	Compound	Sample (mg/Kg)	Blank (mg/Kg)	Quantitation Limit
67-64-1	Acetone	ND	ND	0.5
71-43-2	Benzene	ND	ND	0.01
108-86-1	Bromobenzene	ND	ND	0.1
74-97-5	Bromochloromethane	ND	ND	0.1
75-27-4	Bromodichloromethane	ND	ND	0.1
75-25-2	Bromoform	ND	ND	0.1
74-83-9	Bromomethane	ND	ND	0.1
78-93-3	2-Butanone (MEK)	ND	ND	0.2
104-51-8	n-Butylbenzene	ND	ND	0.1
135-98-8	sec-Butylbenzene	ND	ND	0.1
98-06-6	tert-Butylbenzene	ND	ND	0.1
56-23-5	Carbon tetrachloride	ND	ND	0.1
108-90-7	Chlorobenzene	ND	ND	0.1
75-00-3	Chloroethane	ND	ND	0.2
67-66-3	Chloroform	ND	ND	0.1
74-87-3	Chloromethane	ND	ND	0.1
95-49-8	2-Chlorotoluene	ND	ND	0.1
106-43-4	4-Chlorotoluene	ND	ND	0.1
128-48-1	Dibromochloromethane	ND	ND	0.1
96-12-8	1,2-Dibromo-3-chloropropane	ND	ND	0.1
106-93-4	1,2-Dibromoethane	ND	ND	0.1
74-95-3	Dibromomethane	ND	ND	0.1
95-50-1	1,2-Dichlorobenzene	ND	ND	0.1
541-73-1	1,3-Dichlorobenzene	ND	ND	0.1
106-46-7	1,4-Dichlorobenzene	ND	ND	0.1
75-71-8	Dichlorodifluoromethane	ND	ND	0.1
75-34-3	1,1-Dichloroethane	ND	ND	0.1
107-06-2	1,2-Dichloroethane	ND	ND	0.1
75-35-4	1,1-Dichloroethylene	ND	ND	0.1
156-59-2	cis-1,2-Dichloroethylene	ND	ND	0.1
156-60-5	trans-1,2-Dichloroethylene	ND	ND	0.1
78-87-5	1,2-Dichloropropane	ND	ND	0.1
142-28-9	1,3-Dichloropropane	ND	ND	0.1
594-20-7	2,2-Dichloropropane	ND	ND	0.1

Lab ID:	N8451.D			
CAS#	Compound	Sample (mg/Kg)	Blank (mg/Kg)	Quantitation Limit
563-58-6	1,1-Dichloropropene	ND	ND	0.1
10061-01-5	cis-1,3-Dichloropropene	ND	ND	0.1
10061-02-6	trans-1,3-Dichloropropene	ND	ND	0.1
100-41-4	Ethylbenzene	ND	ND	0.0
87-68-3	Hexachlorobutadiene	ND	ND	0.1
591-78-6	2-Hexanone	ND	ND	0.2
98-82-8	Isopropylbenzene	ND	ND	0.1
99-87-6	p-Isopropyltoluene	ND	ND	0.1
75-09-2	Methylene chloride	ND	ND	0.3
1634-04-4	Methyl-t-butylether (MTBE)	ND	ND	0.1
108-10-1	4-Methyl-2-pentanone	ND	ND	0.2
91-20-3	Naphthalene	ND	ND	0.1
103-65-1	n-Propylbenzene	ND	ND	0.1
100-42-5	Styrene	ND	ND	0.1
630-20-6	1,1,1,2-Tetrachloroethane	ND	ND	0.1
79-34-5	1,1,2,2-Tetrachloroethane	ND	ND	0.1
127-18-4	Tetrachloroethylene	0.1	ND	0.0
108-88-3	Toluene	ND	ND	0.0
87-61-6	1,2,3-Trichlorobenzene	ND	ND	0.1
120-82-1	1,2,4-Trichlorobenzene	ND	ND	0.1
71-55-6	1,1,1-Trichloroethane	ND	ND	0.1
79-00-5	1,1,2-Trichloroethane	ND	ND	0.1
79-01-6	Trichloroethylene	ND	ND	0.1
75-69-4	Trichlorofluoromethane	ND	ND	0.1
96-18-4	1,2,3-Trichloropropane	ND	ND	0.1
95-63-6	1,2,4-Trimethylbenzene	ND	ND	0.1
108-67-8	1,3,5-Trimethylbenzene	ND	ND	0.1
75-01-4	Vinyl chloride	ND	ND	0.1
1330-20-7	Total Xylenes	ND	ND	0.1
Surrogates:		Percent Recovery:		
460-00-4	4-Bromofluorobenzene	91		
107-06-2	1,2-Dichloroethane-d4	97		
108-88-3	Toluene-d8	96		


Wy'East
Wy'East Environmental Sciences, Inc.

EPA Method 8260

Analyte: Volatile Organics in Soil

Field ID:	S4-2	Site Name:	Clearview Plaza
Lab ID:	N8452.D	Site Number:	LAC 05-27978.1
Extraction date:	8/3/05	Report Number:	57054

CAS#	Compound	Sample (mg/Kg)	Blank (mg/Kg)	Quantitation Limit
67-64-1	Acetone	ND	ND	0.7
71-43-2	Benzene	ND	ND	0.02
108-86-1	Bromobenzene	ND	ND	0.1
74-97-5	Bromochloromethane	ND	ND	0.1
75-27-4	Bromodichloromethane	ND	ND	0.1
75-25-2	Bromoform	ND	ND	0.1
74-83-9	Bromomethane	ND	ND	0.1
78-93-3	2-Butanone (MEK)	ND	ND	0.3
104-51-8	n-Butylbenzene	ND	ND	0.1
135-98-8	sec-Butylbenzene	ND	ND	0.1
98-06-6	tert-Butylbenzene	ND	ND	0.1
56-23-5	Carbon tetrachloride	ND	ND	0.1
108-90-7	Chlorobenzene	ND	ND	0.1
75-00-3	Chloroethane	ND	ND	0.2
67-66-3	Chloroform	ND	ND	0.1
74-87-3	Chloromethane	ND	ND	0.1
95-49-8	2-Chlorotoluene	ND	ND	0.1
106-43-4	4-Chlorotoluene	ND	ND	0.1
128-48-1	Dibromochloromethane	ND	ND	0.1
96-12-8	1,2-Dibromo-3-chloropropane	ND	ND	0.1
106-93-4	1,2-Dibromoethane	ND	ND	0.1
74-95-3	Dibromomethane	ND	ND	0.1
95-50-1	1,2-Dichlorobenzene	ND	ND	0.1
541-73-1	1,3-Dichlorobenzene	ND	ND	0.1
106-46-7	1,4-Dichlorobenzene	ND	ND	0.1
75-71-8	Dichlorodifluoromethane	ND	ND	0.1
75-34-3	1,1-Dichloroethane	ND	ND	0.1
107-06-2	1,2-Dichloroethane	ND	ND	0.1
75-35-4	1,1-Dichloroethylene	ND	ND	0.2
156-59-2	cis-1,2-Dichloroethylene	ND	ND	0.1
156-60-5	trans-1,2-Dichloroethylene	ND	ND	0.1
78-87-5	1,2-Dichloropropane	ND	ND	0.1
142-28-9	1,3-Dichloropropane	ND	ND	0.1
594-20-7	2,2-Dichloropropane	ND	ND	0.1

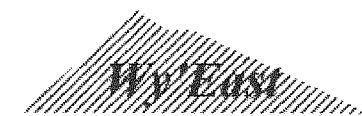
Lab ID: N8452.D

CAS#	Compound	Sample (mg/Kg)	Blank (mg/Kg)	Quantitation Limit
563-58-6	1,1-Dichloropropene	ND	ND	0.1
10061-01-5	cis-1,3-Dichloropropene	ND	ND	0.1
10061-02-6	trans-1,3-Dichloropropene	ND	ND	0.1
100-41-4	Ethylbenzene	ND	ND	0.0
87-68-3	Hexachlorobutadiene	ND	ND	0.1
591-78-6	2-Hexanone	ND	ND	0.3
98-82-8	Isopropylbenzene	ND	ND	0.1
99-87-6	p-Isopropyltoluene	ND	ND	0.1
75-09-2	Methylene chloride	ND	ND	0.4
1634-04-4	Methyl-t-butylether (MTBE)	ND	ND	0.1
108-10-1	4-Methyl-2-pentanone	ND	ND	0.3
91-20-3	Naphthalene	ND	ND	0.1
103-65-1	n-Propylbenzene	ND	ND	0.1
100-42-5	Styrene	ND	ND	0.1
630-20-6	1,1,1,2-Tetrachloroethane	ND	ND	0.1
79-34-5	1,1,2,2-Tetrachloroethane	ND	ND	0.1
127-18-4	Tetrachloroethylene	0.3	ND	0.0
108-88-3	Toluene	ND	ND	0.0
87-61-6	1,2,3-Trichlorobenzene	ND	ND	0.1
120-82-1	1,2,4-Trichlorobenzene	ND	ND	0.1
71-55-6	1,1,1-Trichloroethane	ND	ND	0.1
79-00-5	1,1,2-Trichloroethane	ND	ND	0.1
79-01-6	Trichloroethylene	ND	ND	0.1
75-69-4	Trichlorofluoromethane	ND	ND	0.1
96-18-4	1,2,3-Trichloropropane	ND	ND	0.1
95-63-6	1,2,4-Trimethylbenzene	ND	ND	0.1
108-67-8	1,3,5-Trimethylbenzene	ND	ND	0.1
75-01-4	Vinyl chloride	ND	ND	0.1
1330-20-7	Total Xylenes	ND	ND	0.1

Surrogates:

Percent Recovery:

460-00-4	4-Bromofluorobenzene	88
107-06-2	1,2-Dichloroethane-d4	95
108-88-3	Toluene-d8	93



Wy'East Environmental Sciences, Inc.

EPA Method 8260

Analyte: Volatile Organics in water

Field ID: W-2

Lab ID: N8453.D

Analysis date: 8/3/05

Site Name: Clearview Plaza

Site Number: LAC 05-27978.1

Report Number: 57054

CAS#	Compound	Sample (µg/L)	Blank (µg/L)	Quantitation Limit
67-64-1	Acetone	ND	ND	20
71-43-2	Benzene	ND	ND	0.5
108-86-1	Bromobenzene	ND	ND	2
74-97-5	Bromochloromethane	ND	ND	2
75-27-4	Bromodichloromethane	ND	ND	2
75-25-2	Bromoform	ND	ND	2
74-83-9	Bromomethane	ND	ND	3
78-93-3	2-Butanone (MEK)	ND	ND	10
104-51-8	n-Butylbenzene	ND	ND	2
135-98-8	sec-Butylbenzene	ND	ND	2
98-06-6	tert-Butylbenzene	ND	ND	2
56-23-5	Carbon tetrachloride	ND	ND	2
108-90-7	Chlorobenzene	ND	ND	2
75-00-3	Chloroethane	ND	ND	6
67-66-3	Chloroform	ND	ND	2
74-87-3	Chloromethane	ND	ND	2
95-49-8	2-Chlorotoluene	ND	ND	2
106-43-4	4-Chlorotoluene	ND	ND	2
128-48-1	Dibromochloromethane	ND	ND	2
96-12-8	1,2-Dibromo-3-chloropropane	ND	ND	2
106-93-4	1,2-Dibromoethane	ND	ND	2
74-95-3	Dibromomethane	ND	ND	2
95-50-1	1,2-Dichlorobenzene	ND	ND	2
541-73-1	1,3-Dichlorobenzene	ND	ND	2
106-46-7	1,4-Dichlorobenzene	ND	ND	2
75-71-8	Dichlorodifluoromethane	ND	ND	4
75-34-3	1,1-Dichloroethane	ND	ND	2
107-06-2	1,2-Dichloroethane	ND	ND	2
75-35-4	1,1-Dichloroethylene	ND	ND	5
156-59-2	cis-1,2-Dichloroethylene	ND	ND	3
156-60-5	trans-1,2-Dichloroethylene	ND	ND	2
78-87-5	1,2-Dichloropropane	ND	ND	2
142-28-9	1,3-Dichloropropane	ND	ND	2
594-20-7	2,2-Dichloropropane	ND	ND	2

Lab ID: N8453.D

CAS#	Compound	Sample (µg/L)	Blank (µg/L)	Quantitation Limit
563-58-6	1,1-Dichloropropene	ND	ND	2
10061-01-5	cis-1,3-Dichloropropene	ND	ND	2
10061-02-6	trans-1,3-Dichloropropene	ND	ND	2
100-41-4	Ethylbenzene	ND	ND	1
87-68-3	Hexachlorobutadiene	ND	ND	2
591-78-6	2-Hexanone	ND	ND	10
98-82-8	Isopropylbenzene	ND	ND	2
99-87-6	p-Isopropyltoluene	ND	ND	2
75-09-2	Methylene chloride	ND	ND	2
108-10-1	Methyl-t-butylether (MTBE)	ND	ND	4
108-10-1	4-Methyl-2-pentanone	ND	ND	10
91-20-3	Naphthalene	ND	ND	3
103-65-1	n-Propylbenzene	ND	ND	3
100-42-5	Styrene	ND	ND	2
630-20-6	1,1,1,2-Tetrachloroethane	ND	ND	2
79-34-5	1,1,2,2-Tetrachloroethane	ND	ND	2
127-18-4	Tetrachloroethylene	ND	ND	2
108-88-3	Toluene	ND	ND	1
87-61-6	1,2,3-Trichlorobenzene	ND	ND	3
120-82-1	1,2,4-Trichlorobenzene	ND	ND	3
71-55-6	1,1,1-Trichloroethane	ND	ND	2
79-00-5	1,1,2-Trichloroethane	ND	ND	2
79-01-6	Trichloroethylene	ND	ND	2
75-69-4	Trichlorofluoromethane	ND	ND	3
96-18-4	1,2,3-Trichloropropane	ND	ND	3
95-63-6	1,2,4-Trimethylbenzene	ND	ND	2
108-67-8	1,3,5-Trimethylbenzene	ND	ND	2
75-01-4	Vinyl chloride	ND	ND	4
1330-20-7	Total Xylenes	ND	ND	2

Surrogates:

Percent Recovery:

460-00-4	4-Bromofluorobenzene	93
107-06-2	1,2-Dichloroethane-d4	91
108-88-3	Toluene-d8	108