ENVIRONMENTAL PARTNERS INC

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TECHNICAL MEMORANDUM

DATE: June 10, 2019

TO: Ms. Heather Vick, L.G., L.Hg.
Washington State Department of Ecology
Voluntary Cleanup Program, Northwest Region

CC: Mr. David Evans, Onni Group
Mr. Brendan Reeves, Onni Group

FROM: Mr. Thomas C. Morin, L.G., President/Principal Geologist
Mr. Brett Carp, Senior Project Manager

RE: Thinker Toys Site - Summary of Additional Data
Barnes and Noble Property
606 and 620 106th Avenue Northeast
Bellevue, Washington

EPI Project Number: 65603.1

Environmental Partners, Inc. (EPI) has prepared this Technical Memorandum on behalf of the owners of the properties located at 606 and 620 106th Avenue Northeast in Bellevue, Washington (Subject Property, also Barnes and Noble Property). The Subject Property is currently owned by Onni 106th Ave Bellevue LLC (Onni). The locations of the properties referenced herein are indicated on Figure 1.

The Subject Property is known to be hydraulically downgradient of the Thinker Toys Site located at 10610 NE 8th Street in Bellevue, Washington (Site). The Site is enrolled in the Voluntary Cleanup Program (VCP) as Site No. NW2338. It is our understanding that the Thinker Toys Site is known to extend beneath NE 8th Street and onto the property immediately north of the Subject Property. The additional data presented herein indicate that the Thinker Toys Site also extends onto a portion of the Barnes and Noble Property.

During pre-purchase due diligence for the Subject Property, Onni became aware of the potential impacts to the Subject Property from the Site. Onni had also been provided with certain investigative reports for the Subject Property that were prepared for the prior owner, Sterling Realty Organization (SRO). Those reports indicated the actual and potential presence of perchloroethene (PCE) on the Subject Property. Phase I Environmental Site Assessments did not indicate the actual or potential historical use of PCE on the Subject Property.

Based upon this information, Onni commissioned EPI to perform additional assessment of the Subject Property to evaluate the lateral and vertical distribution of PCE in soil and to assess the likely source of that PCE.

SUMMARY OF AVAILABLE DATA

A number of borings and wells had previously been advanced and sampled on the Subject Property and on the adjacent property to the north by SRO and their consultant at the time, URS Corporation (URS). On the adjacent property, to the north of the Subject Property, PCE had been detected in soil in borings north of the common property line in samples from borings URS-MW-4, URS-SB-11, and URS-SB-13. Note: The majority of soil borings advanced on this northern property did not extend sufficiently deep to encounter the impacts noted on the Barnes and Noble Property, which is discussed below in additional detail.

Additionally, PCE had been detected in soil in the interior of the Subject Property from borings for wells URS-MW-7I and URS-MW7D (i.e., URS-SB-16) and in borings URS-SB-19, URS-SB-20, and URS-SB-22. PCE concentrations in samples from URS-MW-4, URS-SB-13, URS-MW-7I, and URS-MW-7D exceeded the Model Toxics Control Act Regulation (Washington Administrative Code [WAC] 173-340; "MTCA") Method A soil cleanup level for unrestricted land uses (CUL) of 0.05 milligrams per kilogram (mg/kg). These boring locations are indicated on Figure 2.

The available data indicated an apparent lateral connection and continuity with PCE on the adjacent property to the north, which is known to have originated on the Thinker Toys Site. The previously known impacts appeared to have migrated from north to south in the known hydraulically downgradient direction.

Based on these data, EPI advanced additional soil borings on the Subject Property to further assess the potential lateral and vertical extent of those impacts. Where possible, the additional borings were completed as deep aquifer monitoring wells and sampled. Additionally, those wells that were previously completed by others and remained accessible and useable were also sampled. All soil and groundwater samples were submitted for analysis by U.S. Environmental Protection Agency (EPA) Method 8260C using standard detection limits.

EPI's findings from the newer borings confirm the presence of PCE in deeper soils at boring MW-17-01, where PCE was detected in samples at 50 and 65 feet below grade.

Groundwater samples confirmed the presence of PCE at the Subject Property in both the shallow groundwater as represented by the sample from URS-MW-7, and deep groundwater as represented by the sample from MW-17-01. PCE was detected in the shallow aquifer sample at a concentration of 21 micrograms per liter (µg/L) and in the deeper aquifer sample at a concentration of 7.7 µg/L. Both concentrations exceeded the MTCA Method A CUL of 5.0 µg/L.

These available data are presented graphically on Figures 2, 3, and 4, and the soil and groundwater analytical results from samples collected by EPI are summarized in Tables 1 and 2, respectively. Historical soil and groundwater data are presented in tabular form in Attachment A.

The source of these impacts plainly appears linked to the PCE releases at the Thinker Toys Site, which is known to have impacted the property immediately to the north of the Subject Property. There is not now, nor has there been in the past, a source of PCE use on the Subject Property. The impacts to the

Subject Property are within deep soil and groundwater and are not present in shallow soil, further confirming that there has been no historical PCE release on the Subject Property.

The distribution of the observed impacts is wholly consistent with impacts to the Subject Property solely through passive migration from the Thinker Toys Site.

Within the Ecology files, PCE originating from the Thinker Toys Site is not currently identified as extending as far south as the Subject Property. We suspect the data presented above, which was collected previously by consultants to SRO, may not have been shared with Ecology.

EPI understands that the consultant for BV Holdings, G-Logics, has submitted a document to Ecology disputing the concept that the impacts to the Barnes and Noble Property are in any way related to the Thinker Toys Site. EPI understands that BV Holdings is one of the potentially liable persons (PLPs) for the Thinker Toys Site.

In taking this position, BV Holdings invokes the concept that there is some heretofore unidentified source site that is responsible for the impacts on the Barnes and Noble Property. BV Holdings suggests four potential sources for impacts to the Barnes and Noble Property, all located on the north adjacent property. The property north of the Subject Property underwent extensive remediation in 1991 and is known to have been affected by the Thinker Toys Site and has undergone extensive investigation and assessment by URS, Terra Associates, Hart Crowser, and Farallon Consulting starting in at least 2000. At no point did any of those qualified firms invoke the presence of an additional source or release to explain the observed distribution of contamination. The BV Holdings document does not identify a specific source and does not explain the contaminant migration mechanism that would allow a release for the unidentified source site to have migrated to the locations where it has been identified on the Barnes and Noble Property. The BV Holdings document also does not identify how the unidentified source could have affected the impacted deeper groundwater on the Barnes and Noble Property without also resulting in substantial shallow soil or groundwater contamination that would have invariably been detected by any of the prior investigations of that property. Absent additional data identifying this unidentified source and contaminant migration pathways, there is simply no reasonable explanation for the impacts on the Barnes and Noble Property other than migration from the Thinker Toys Site.

The BV Holdings document focuses on shallow soil contamination on the Barnes and Noble Property and does not appear to address, in any meaningful way, the deeper soil and groundwater contamination documented to be present. The BV Holdings document appears to focus on the data provided by a single boring, URS-SB-12, as providing a definitive separation between the Thinker Toys Site and the Barnes and Noble Property. That argument requires a misrepresentation of the available data. PCE was detected in boring URS-SB-12 at between 40 and 60 feet below grade at concentrations ranging from 0.004 mg/kg to 0.009 mg/kg. The BV Holdings argument also ignores data from URS-SB-11, which contained PCE between 35 and 40 feet and cis-1,2-dichloroethene between 50 and 55 feet. Additionally, making an argument that PCE is not contiguous from the Thinker Toys Site to the Barnes and Noble Property ignores the continuous extent of impacts in groundwater that have been clearly documented and acknowledged to extend from the Thinker Toys Site to at least the southern portion of the property north of Barnes and Noble and now, onto the Barnes and Noble Property. That includes data from wells URSSB-OP1, URSSB-OP3, URS-MW-3, and URS MW-7, as well as the newly installed wells

documented herein. It is also important to note that many of the borings on the north-adjacent property did not extend deep enough to actually assess the presence or absence of the impacts currently identified. The relatively low levels of volatile organic compounds detected can also be strongly affected by sample recovery and sample collection methods, which can result in low bias in the data. Sample collection methods such as EPA Method 5035A, intended to limit the loss of volatiles during sample collection, were not always employed in the time frame when the samples on the adjacent property were collected.

Given the available data, it is not reasonable to assume that some previously unknown source exists, on a property as highly studied and reviewed as the Thinker Toys Site, which is the source for impacts observed on the Barnes and Noble Property.

REGULATORY CONSIDERATIONS

Onni is planning to redevelop the Subject Property and that development will encounter both impacted soil and groundwater. Onni fully intends to properly handle and manage all contaminated materials in accordance with the requirements of the Model Toxics Control Act (70.105D Revised Code of Washington [RCW]) and its implementing regulation (WAC 173-340), collectively "MTCA," as well as the Hazardous Waste Management Act (70.105A RCW) and the Washington State Dangerous Waste Regulations (WAC 173-303) and other applicable regulations and policies implemented by Washington Department of Ecology (Ecology). All work will be performed in a manner that is the substantial equivalent of an Ecology-performed action (WAC 173-340-545 (2)).

As discussed with Ecology, Onni will enroll the Subject Property into the VCP, which will allow Onni to solicit opinions on its planned actions. It is Onni's objective to obtain an unconditional Property-Specific No Further Action (NFA) determination for the Subject Property.

Prior to initiating any excavation activities, Onni will prepare a Contaminated Media Management Plan (CMMP) that presents the details of how impacted soil and groundwater will be handled, managed, and disposed during redevelopment. The CMMP will also present the engineering controls that will be implemented during development to prevent recontamination of the Subject Property through the ongoing passive migration of impacts from the Thinker Toys Site. Onni will solicit an opinion on the CMMP from Ecology through the VCP.

Any soils containing detectable PCE or its related degradation compounds will be handled according to the Washington Dangerous Waste Regulations as well as applicable Ecology guidance and requirements. This may include disposal as Dangerous Waste or the use of a "Contained-In Determination" to allow soil with low concentrations of PCE and related compounds to be disposed as non-hazardous with certain additional handling requirements. All soil disposal will be at a facility approved and permitted to receive the impacted soils. Impacted groundwater encountered during redevelopment will also be appropriately handled, managed, and disposed in accordance with applicable regulations.

As defined in MTCA, Onni is not a PLP for the observed contamination at the Subject Property. The impacts to the Subject Property are the result of passive migration. Onni was not an owner of any source

or affected properties at the time of a release. Even though it is not a PLP, Onni will meet its obligations under MTCA to remediate the impacts on the Subject Property and will manage those actions through the VCP. Additionally, because the Subject Property is impacted by the Thinker Toys Site solely through passive migration, the actions described above will address the requirements of the "Plume Clause" of MTCA (RCW 70.105D.020 (22)).

ENCLOSURES

Tables

Table 1	Summary of Soil Sample Analytical Results
Table 2	Summary of Groundwater Sample Analytical Results

Figures

Figure 1	Vicinity Map
Figure 2	Site Representation Showing PCE in Soil
Figure 3	Cross Section A – A'
Figure 4	Site Representation Showing PCE in Groundwater

Attachment

Attachment A	Historical Soil and Groundwater Analytical Results

Tables

Table 1
Summary of Soil Sample Analytical Results
Thinker Toys Site Summary of Additional Data Technical Memorandum
Barnes and Noble Property
606 and 620 106th Avenue Northeast, Bellevue, WA

Boring Location	Sample ID	Lab Report	Sample Depth (in feet)	Sample Date	Volatile Organic Compounds[a]				
					Tetrachloro-ethene (PCE)	Trichloro-ethene (TCE)	cis-1,2-Dichloro-ethene	trans-1,2-Dichloro-ethene	Vinyl Chloride
TH17-01	TH17-01-40	710481	40	10/30/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	TH17-01-45		45	10/30/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	TH17-01-50		50	10/30/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	TH17-01-55		55	10/30/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	TH17-01-60		60	10/30/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	TH17-01-65	711001	65	10/31/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	TH17-01-70		70	10/31/2017	<0.025	<0.02	<0.05	<0.05	<0.05
TH17-02 (MW17-01)	MW17-01-40	711162	40	11/8/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	MW17-01-45		45	11/8/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	MW17-01-50		50	11/8/2017	0.033	<0.02	<0.05	<0.05	<0.05
	MW17-01-55		55	11/8/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	MW17-01-60		60	11/8/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	MW17-01-65		65	11/8/2017	0.30	<0.02	<0.05	<0.05	<0.05
	MW17-01-70		70	11/8/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	MW17-01-75		75	11/8/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	MW17-01-80		80	11/8/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	MW17-01-85		85	11/8/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	MW17-01-90		90	11/8/2017	<0.025	<0.02	<0.05	<0.05	<0.05
TH17-03	TH17-03-20	711222	20	11/10/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	TH17-03-40		40	11/10/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	TH17-03-45		45	11/10/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	TH17-03-50	711246	50	11/13/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	TH17-03-55		55	11/13/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	TH17-03-60		60	11/13/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	TH17-03-65		65	11/13/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	TH17-03-70		70	11/13/2017	<0.025	<0.02	<0.05	<0.05	<0.05
TH17-04 (MW17-02)	MW17-02-40	711194	40	11/9/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	MW17-02-45		45	11/9/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	MW17-02-50		50	11/9/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	MW17-02-55		55	11/9/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	MW17-02-60		60	11/9/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	MW17-02-65		65	11/9/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	MW17-02-70		70	11/9/2017	<0.025	<0.02	<0.05	<0.05	<0.05
TH17-05 (MW17-03)	MW17-03:30	711117	30	11/6/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	MW17-03:40		40	11/6/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	MW17-03:50		50	11/6/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	MW17-03:60		60	11/6/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	MW17-03:70		70	11/6/2017	<0.025	<0.02	<0.05	<0.05	<0.05
TH17-06	TH17-06-30	711040	30	11/1/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	TH17-06-40		40	11/1/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	TH17-06-50		50	11/1/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	TH17-06-60		60	11/1/2017	<0.025	<0.02	<0.05	<0.05	<0.05
	TH17-06-70		70	11/1/2017	<0.025	<0.02	<0.05	<0.05	<0.05
MTCA Method A Soil Cleanup Level for Unrestricted Land Uses[b]					**0.05**	**0.03**	**160[c]**	**1,600[c]**	**0.002[d]**

Notes:

All results presented in milligrams per kilogram (mg/kg).

Bold Bold results indicate that the compound was detected.

Shaded cells indicate that the compound was detected at a concentration greater than cleanup levels.

a Analyzed by EPA Method 8260C.

b Model Toxics Control Act (MTCA) Method A Soil Cleanup Levels for Unrestricted Land Use, Table 740-1, Washington Administrative Code (WAC) 173-340-900, unless otherwise noted.

c MTCA Method B Soil Cleanup Levels from Cleanup Levels and Risk Calculations (CLARC) database.

d MTCA Method B Soil Cleanup Levels from Cleanup Levels and Risk Calculations (CLARC) database and associated Guidance (https://fortress.wa.gov/ecy/clarc/FocusSheets/VinylChloride.pdf).

Table 2
Summary of Groundwater Sample Analytical Results
Thinker Toys Site Summary of Additional Data Technical Memorandum
Barnes and Noble Property
606 and 620 106th Avenue Northeast, Bellevue, WA

Sample ID	Lab Report	Depth to Water (in feet)	Aquifer	Sample Date	Volatile Organic Compounds[a]				
					Tetrachloro-ethene (PCE)	Trichloro-ethene (TCE)	cis-1,2-Dichloro-ethene	trans-1,2-Dichloro-ethene	Vinyl Chloride
B4/MW-4	711271	74.66	Deep	11/14/2017	<1	<1	<1	<1	<0.2
URS-MW-5	--	0.20	Shallow	--	--	--	--	--	--
URS-MW-6	711271	42.36	Shallow	11/14/2017	<1	<1	<1	<1	<0.2
URS-MW-7	711271	34.22	Shallow	11/14/2017	**21**	<1	**1.6**	<1	<0.2
MW17-01:20171115	711298	69.4	Deep	11/15/2017	**7.7**	<1	<1	<1	<0.2
MW17-02:20171115	711298	69.59	Deep	11/15/2017	<1	<1	<1	<1	<0.2
MW17-03:20171115	711298	72.15	Deep	11/15/2017	<1	<1	<1	<1	<0.2
MTCA Method A Groundwater Cleanup Level[b]					**5**	**5**	**16[c]**	**160[c]**	**0.2**

Notes:

All results presented in micrograms per liter (µg/L).

Bold Bold results indicate that the compound was detected.

Shaded cells indicate that the compound was detected at a concentration greater than cleanup levels.

a Analyzed by EPA Method 8260C.

b Model Toxics Control Act (MTCA) Method A Groundwater Cleanup Levels, Washington Administrative Code (WAC) 173-340-900, Table 720-1, unless otherwise noted.

c MTCA Method B Groundwater Cleanup Levels from Cleanup Levels and Risk Calculations (CLARC) database.

-- Sample not collected - insufficient water.

Figures

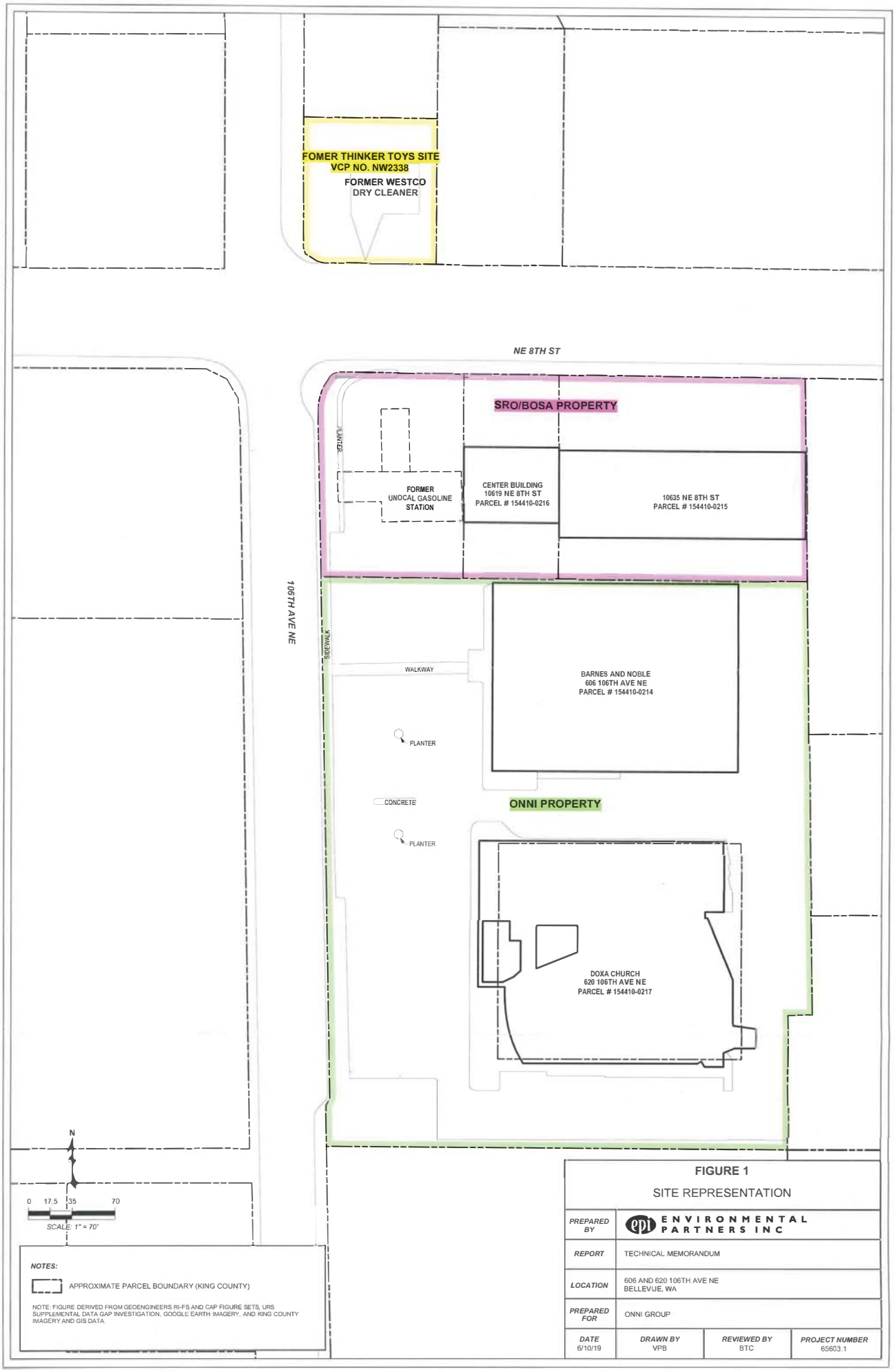
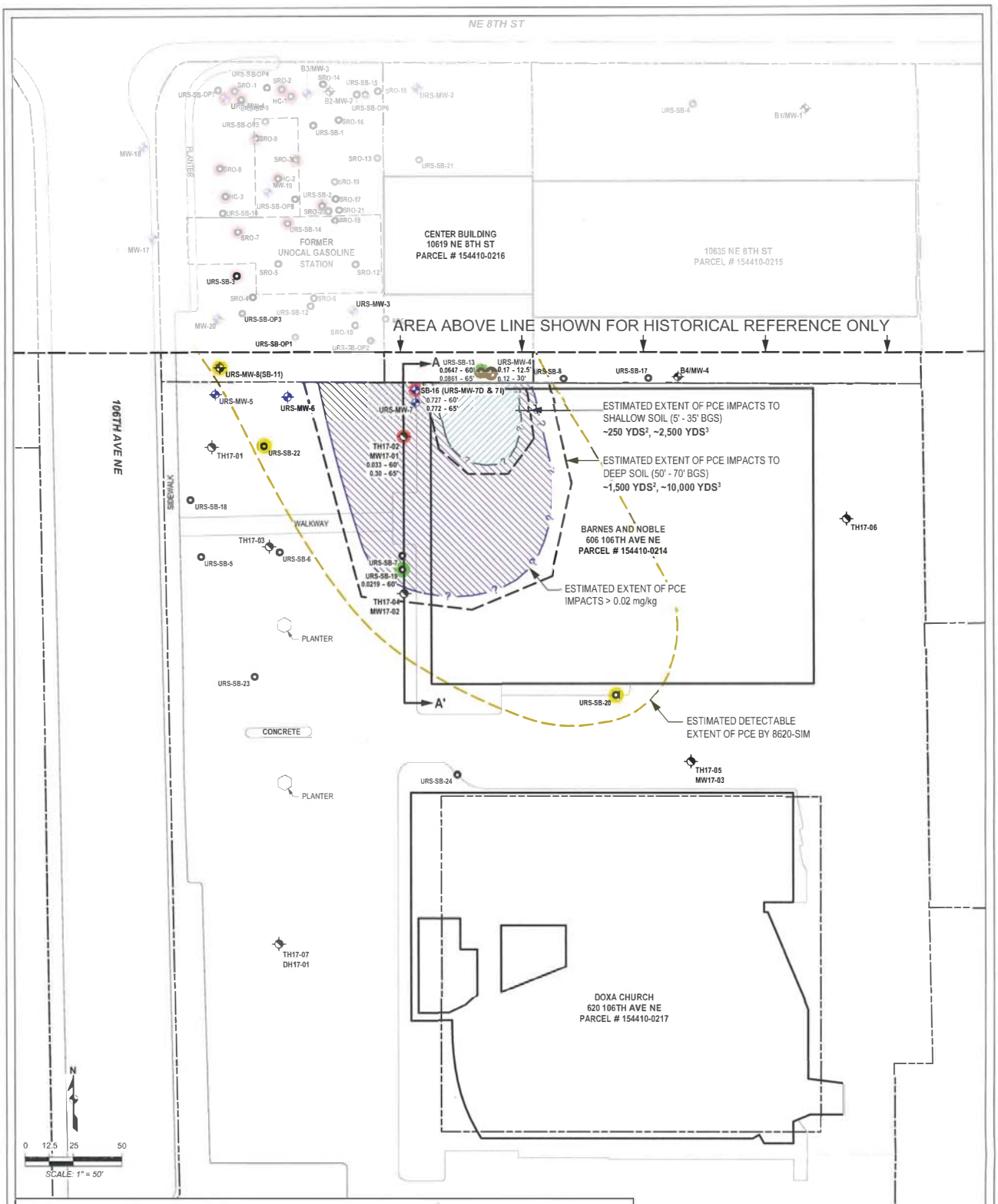


FIGURE 1

SITE REPRESENTATION

PREPARED BY	EPI ENVIRONMENTAL PARTNERS INC		
REPORT	TECHNICAL MEMORANDUM		
LOCATION	606 AND 620 106TH AVE NE BELLEVUE, WA		
PREPARED FOR	ONNI GROUP		
DATE 6/10/19	DRAWN BY VPB	REVIEWED BY BTC	PROJECT NUMBER 65603.1



NOTES:

- APPROXIMATE PARCEL BOUNDARY (KING COUNTY)
- SOIL BORING LOCATION
- MONITORING WELL LOCATION
- DEEP MONITORING WELL LOCATION
- INDICATES THAT TETRACHLOROETHENE (PCE) WAS DETECTED IN SOIL AT A CONCENTRATION GREATER THAN CLEANUP LEVEL (CUL)
- INDICATES THAT PCE WAS DETECTED IN SOIL AT A CONCENTRATION LESS THAN CUL BUT GREATER THAN 0.02 mg/kg
- INDICATES THAT PCE WAS DETECTED IN SOIL AT A CONCENTRATION LESS THAN 0.02 BUT GREATER THAN METHOD DETECTION LIMIT (MDL)
- EXPLORATION LOCATION (2017)
  TH = TEST HOLE, MW = MONITORING WELL, DH = DOWNHOLE SHEARWAVE VELOCITY

TH17-02
MW17-01
0.033 - 60'
0.30 - 65'

SAMPLE DEPTH IN FEET BELOW GROUND SURFACE

PCE CONCENTRATIONS IN SOIL IN MILLIGRAMS PER KILOGRAM
NOTE: DATA ONLY SHOWN FOR LOCATIONS AND DEPTH INTERVALS WITH DETECTABLE CONCENTRATIONS OF PCE

A A' CROSS SECTION LOCATION

NOTE: FIGURE DERIVED FROM GEOENGINEERS RI-FS AND CAP FIGURE SETS, URS SUPPLEMENTAL DATA GAP INVESTIGATION, GOOGLE EARTH IMAGERY, AND KING COUNTY IMAGERY AND GIS DATA.

- PCE IMPACTS TO SHALLOW SOIL, DASHED AND QUERRIED WHERE INFERRED
- PCE IMPACTS TO DEEP SOIL DASHED AND QUERRIED WHERE INFERRED
- ESTIMATED EXTENT OF PCE-IMPACTED SOIL (ON-PROPERTY)

FIGURE 2

SITE REPRESENTATION SHOWING PCE IN SOIL

PREPARED BY	ENVIRONMENTAL PARTNERS INC
REPORT	TECHNICAL MEMORANDUM
LOCATION	606 AND 620 106TH AVE NE BELLEVUE, WA
PREPARED FOR	ONNI CAPITAL, LLC

DATE	DRAWN BY	REVIEWED BY	PROJECT NUMBER
6/10/19	VPB	BTC	65603.1

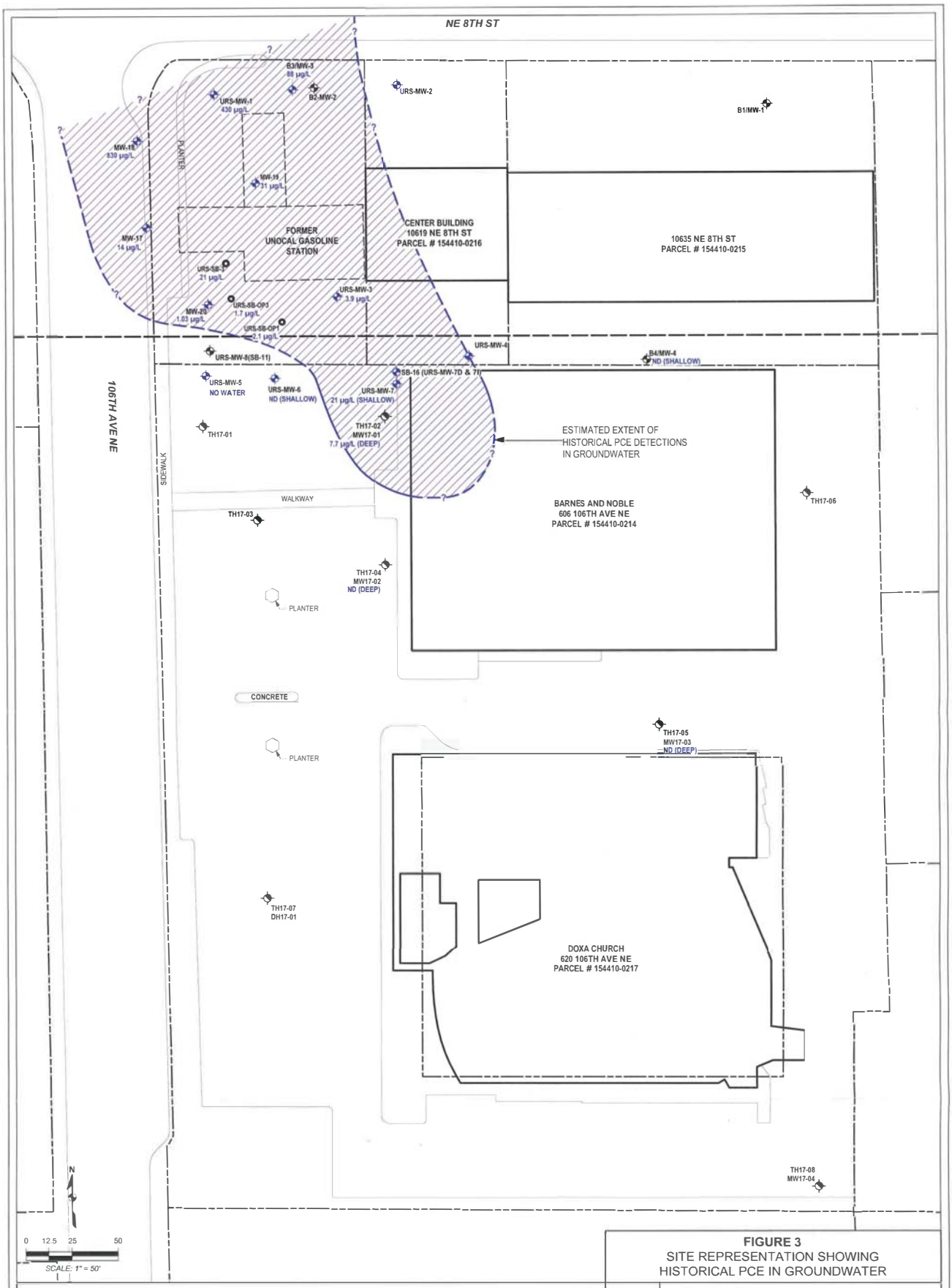


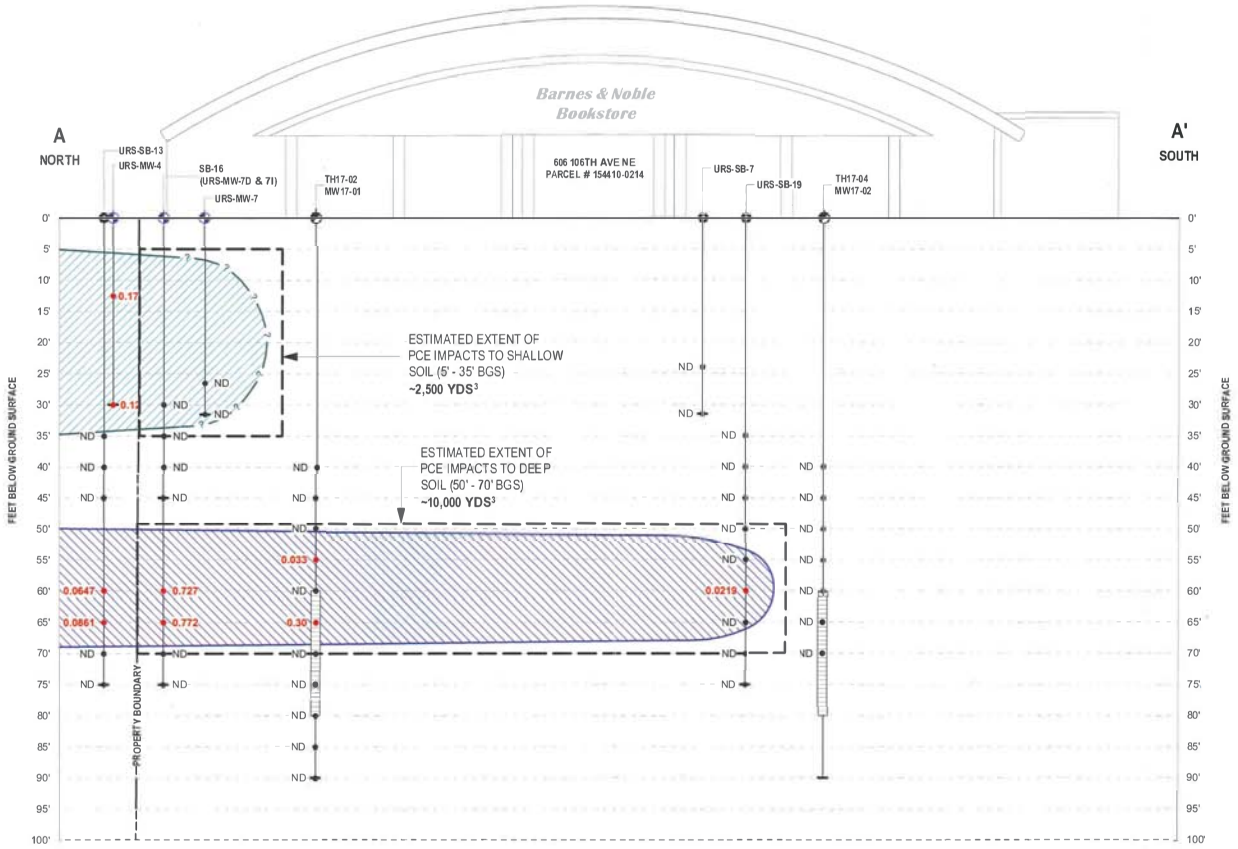
FIGURE 3
SITE REPRESENTATION SHOWING
HISTORICAL PCE IN GROUNDWATER

NOTES:

- APPROXIMATE PARCEL BOUNDARY (KING COUNTY)
- MONITORING WELL LOCATION
- DEEP MONITORING WELL LOCATION
- EXPLORATION LOCATION
  TH = TEST HOLE, MW = MONITORING WELL, DH = DOWNHOLE SHEARWAVE VOLOCITY
- ND NON-DETECT
- TH17-02 / MW17-01 / 21 µg/L (SHALLOW) — INDICATES THE AQUIFER (SHALLOW OR DEEP)
- PCE CONCENTRATIONS IN GROUNDWATER IN MICROGRAMS PER LITER (µg/L)
- EXTENT OF HISTORICAL PCE AT A CONCENTRATION GREATER THAN METHOD DETECTION LIMIT IN GROUNDWATER, DASHED WHERE INFERRED, QUERRIED WHERE UNKNOWN

NOTE: FIGURE DERIVED FROM GEOENGINEERS RI-FS AND CAP FIGURE SETS, URS SUPPLEMENTAL DATA GAP INVESTIGATION, GOOGLE EARTH IMAGERY, AND KING COUNTY IMAGERY AND GIS DATA.

PREPARED BY	ENVIRONMENTAL PARTNERS INC		
REPORT	TECHNICAL MEMORANDUM		
LOCATION	606 AND 620 106TH AVE NE BELLEVUE, WA		
PREPARED FOR	ONNI GROUP		
DATE 6/10/19	*DRAWN BY* VPB	*REVIEWED BY* BTC	*PROJECT NUMBER* 65603.1



N

0 5 10 20

SCALE: 1" = 20'

NOTES:

- URS SOIL BORING LOCATION
- URS MONITORING WELL LOCATION
- EPI BORING/MONITORING WELL LOCATION
- SOIL SAMPLE LOCATION
- SOIL SAMPLE LOCATION WITH TETRACHLOROETHENE (PCE) DETECTIONS GREATER THAN 0.025 MDL FOR EPA 8260C OR NON J-FLAGGED URS 2008 AND 2011 RESULTS
- ND NON-DETECT

NOTE: DATA PRESENTED IN MILLIGRAMS PER KILOGRAM (mg/kg)

WELL LOCATION
SCREEN INTERVAL
TOTAL DEPTH

PCE IMPACTS TO SHALLOW SOIL, DASHED AND QUERRIED WHERE INFERRED

PCE IMPACTS TO DEEP SOIL

ESTIMATED EXTENT OF PCE IMPACTED SOIL (ON-PROPERTY)

FIGURE 4

CROSS SECTION A-A'

PREPARED BY	EPI ENVIRONMENTAL PARTNERS INC		
REPORT	TECHNICAL MEMORANDUM		
LOCATION	606 AND 620 106TH AVE NE BELLEVUE, WA		
PREPARED FOR	ONNI CAPITAL, LLC		
DATE 6/10/19	DRAWN BY VPB	REVIEWED BY BTC	PROJECT NUMBER 65603.1

Attachment A
Historical Soil and Groundwater Analytical Results

Table 5

Chemical Analytical Data for Soil Samples

Sterling Realty Organization Property at 10605 and 10619 NE 8th Street
Bellevue, Washington

Sample ID	Sample Collected By	Sample Date	Depth (feet bgs)	Elevation (feet NAVD 88)	VOCs (mg/kg)[1]		Gasoline-range Petroleum Hydrocarbons (mg/kg)[2]	Diesel-range Petroleum Hydrocarbons (mg/kg)[3]	Oil-range Petroleum Hydrocarbons (mg/kg)[3]	Excavation	
					PCE	TCE				Lift	Grid Cell
Soil samples collected in 2000 (URS, 2000)											
URSSB-OP1	URS	3/11/2000	6	148	–	–	< 5.6	< 28	< 56	3	H4
		3/11/2000	18	136	< 0.056	< 0.056	< 5.6	< 28	< 56	5	H4
URSSB-OP2		3/11/2000	12	142	< 0.054	< 0.054	< 5.4	< 27	< 56	4	H6
URSSB-OP3		3/11/2000	6	148	–	–	< 5.9	< 29	< 59	3	G3
		3/11/2000	18	136	–	–	< 5.6	< 28	< 56	5	G3
URSSB-OP4		3/11/2000	8	151	–	–	< 5.4	< 27	< 54	2	A3
URSSB-OP5		3/11/2000	12	146	< 0.054	< 0.054	< 5.4	< 27	< 54	3	B3
URSSB-OP6		3/11/2000	20	140	< 0.054	< 0.054	< 5.4	< 27	< 54	5	A6
URSSB-OP7		3/11/2000	16	142	–	–	< 5.4	< 28	**88**	4	A2
URSSB-OP8		3/11/2000	8	149	–	–	< 5.6	< 28	< 56	3	D3
		3/11/2000	18	139	–	–	< 5.5	< 28	< 55	5	D4
Soil samples collected in 2008 (Terra, 2008; URS, 2008)											
B2/MW-2	Terra Associates	6/23/2008	5	155	–	–	<22	<56	<110	2	A5
		6/23/2008	15	145	–	–	<22	<55	<110	4	A5
		6/23/2008	25	135	–	–	<22	<54	<110	6	A5
URS-MW-1	URS	8/25/2008	15	143	< 0.02	–	<10	–	–	4	A2
		8/25/2008	27.5	130.5	**0.41**	–	<10	–	–	6	A2
URS-MW-2	URS	8/27/2008	15	144	< 0.02	–	<10	–	–	4	A7
		8/27/2008	27.5	131.5	< 0.02	–	<10	–	–	6	A7
URS-MW-3	URS	8/26/2008	17.5	136.5	< 0.02	–	<10	–	–	5	G5
		8/26/2008	27.5	126.5	< 0.02	–	<10	–	–	7	G5
URS-MW-4	URS	8/26/2008	12.5	141.5	**0.17**	–	<10	–	–	4	H9
		8/26/2008	30	124	**0.12**	–	<10	–	–	8	H9
URS-MW-5[4]	URS	11/18/2008	24	129	< 0.02	–	<10	–	–	N/A	N/A
		11/18/2008	31.5	121.5	< 0.02	–	<10	–	–	N/A	N/A
URS-MW-6[4]	URS	11/18/2008	21.5	131.5	< 0.02	–	<10	–	–	N/A	N/A
		11/18/2008	31.5	121.5	< 0.02	–	<10	–	–	N/A	N/A
URS-MW-7[4]	URS	11/18/2008	26.5	126.5	< 0.02	–	<10	–	–	N/A	N/A
		11/18/2008	31.5	121.5	< 0.02	–	<10	–	–	N/A	N/A
URS-SB-1	URS	8/25/2008	10	148	< 0.02	–	<10	–	–	3	B5
		8/25/2008	30	128	**0.22**	–	<10	–	–	7	B5
		8/25/2008	45	113	**0.05**	–	<10	–	–	10	B5
		8/25/2008	75	83	< 0.02	–	<10	–	–	16	B5
URS-SB-2	URS	8/25/2008	10	147	< 0.02	–	<10	–	–	3	D5
		8/25/2008	27.5	129.5	**0.07**	–	<10	–	–	7	D5
URS-SB-3	URS	8/26/2008	17.5	137.5	**0.05**	–	<10	–	–	5	F2/F3
		8/26/2008	22.5	132.5	**0.07**	–	<10	–	–	6	F2/F3
URS-SB-4	URS	8/27/2008	17.5	150.5	< 0.02	–	<10	–	–	2	N/A
		8/27/2008	30	138	< 0.02	–	<10	–	–	5	N/A
URS-SB-8	URS	11/19/2008	21.5	134.5	< 0.02	–	–	–	–	6	N/A
		11/19/2008	29	127	< 0.02	–	–	–	–	7	N/A
		11/19/2008	41.5	114.5	< 0.02 U	–	–	–	–	10	N/A
Soil samples collected in 2010 (Farallon, 2010)											
MW-17[4]	Farallon	8/9/2010	10.5	143.5	<0.025	<0.03	–	–	–	4	N/A
		8/9/2010	14	140	<0.025	<0.03	–	–	–	5	N/A
		8/9/2010	19	135	<0.025	<0.03	–	–	–	6	N/A
		8/9/2010	24	130	<0.025	<0.03	–	–	–	7	N/A
		8/9/2010	29	125	<0.025	<0.03	–	–	–	8	N/A
		8/9/2010	34.5	119.5	**0.031**	<0.03	–	–	–	9	N/A
		8/9/2010	39	115	<0.025	<0.03	–	–	–	10	N/A
MW-18[4]	Farallon	8/9/2010	10	145	<0.025	<0.03	–	–	–	4	N/A
		8/9/2010	14	141	<0.025	<0.03	–	–	–	4	N/A
		8/9/2010	19	136	<0.025	<0.03	–	–	–	5	N/A
		8/9/2010	24	131	<0.025	<0.03	–	–	–	6	N/A
MW-19	Farallon	8/5/2010	4.5	152.5	<0.025	<0.03	–	–	–	2	D3
		8/5/2010	9	148	<0.025	<0.03	–	–	–	3	D3
		8/5/2010	24	133	<0.025	<0.03	<2	<50	<250	6	D3
		8/5/2010	29	128	<0.025	<0.03	–	–	–	7	D3
MW-20	Farallon	8/6/2010	4.5	148.5	<0.025	<0.03	–	–	–	3	G2
		8/6/2010	10	143	<0.025	<0.03	–	–	–	4	G2
		8/6/2010	14.5	138.5	<0.025	<0.03	–	–	–	5	G2
		8/6/2010	19.5	133.5	<0.025	<0.03	–	–	–	6	G2
		8/6/2010	25	128	**0.026**	<0.03	<2	–	–	7	G2
		8/6/2010	29.5	123.5	<0.025	<0.03	–	–	–	8	G2
SR0-1	Farallon	8/5/2010	1	158	<0.025	<0.03	**6**	–	–	1	A3
		8/5/2010	11	148	<0.025	<0.03	–	–	–	3	A3
		8/5/2010	16	143	<0.025	<0.03	–	–	–	4	A3
		8/5/2010	20	139	**0.28**	<0.03	<2	<50	<250	5	A3
		8/5/2010	22	137	**0.43**	<0.03	<2	<50	<250	5	A3
		8/5/2010	26	133	**0.25**	<0.03	–	–	–	6	A3
SR0-2	Farallon	8/5/2010	1	158	<0.025	<0.03	**3**	**67**	**760**	1	A4
		8/5/2010	5.5	153.5	<0.025	<0.03	–	–	–	2	A4
		8/5/2010	9	150	<0.025	<0.03	–	–	–	3	A4
		8/5/2010	14	145	<0.025	<0.03	–	–	–	4	A4
		8/5/2010	19	140	<0.025	<0.03	–	–	–	5	A4
		8/5/2010	23.5	135.5	**0.12**	<0.03	<2	<50	<250	5	A4
		8/5/2010	27	132	**0.34**	<0.03	–	–	–	6	A4
MTCA Method A Cleanup Levels					0.05 (A)	0.03 (A)	100 (A)	2,000 (A)	2,000 (A)	N/A	

Sample ID	Sample Collected By	Sample Date	Depth (feet bgs)	Elevation (feet NAVD 88)	VOCs (mg/kg)[1]		Gasoline-range Petroleum Hydrocarbons (mg/kg)[2]	Diesel-range Petroleum Hydrocarbons (mg/kg)[3]	Oil-range Petroleum Hydrocarbons (mg/kg)[3]	Excavation	
					PCE	TCE				Lift	Grid Cell
SR0-3	Farallon	8/5/2010	1	157	<0.025	<0.03	**610**	**140**	**270**	1	C4
		8/5/2010	3	155	<0.025	<0.03	<2	<50	<250	2	C4
		8/5/2010	7	151	<0.025	<0.03	–	–	–	2	C4
		8/5/2010	13	145	<0.025	<0.03	–	–	–	4	C4
		8/5/2010	18	140	<0.025	<0.03	–	–	–	5	C4
		8/5/2010	21	137	**0.057**	<0.03	<2	<50	<250	5	C4
		8/5/2010	22.5	135.5	**0.06**	<0.03	–	–	–	5	C4
		8/5/2010	27	131	**0.17**	<0.03	–	–	–	6	C4
		8/5/2010	30	128	**0.16**	<0.03	–	–	–	7	C4
SR0-4	Farallon	8/6/2010	6	148	<0.025	<0.03	–	–	–	3	G3
		8/6/2010	12	142	<0.025	<0.03	–	–	–	4	G3
		8/6/2010	17	137	<0.025	<0.03	–	–	–	5	G3
		8/6/2010	22	132	<0.025	<0.03	<2	<50	<250	6	G3
		8/6/2010	27	127	<0.025	**<0.03**	–	–	–	7	G3
		8/6/2010	30	124	**0.038**	<0.03	–	–	–	8	G3
SR0-5	Farallon	8/6/2010	3	152	<0.025	<0.03	–	–	–	2	F4
		8/6/2010	6	149	<0.025	<0.03	–	–	–	3	F4
		8/6/2010	11	144	<0.025	<0.03	**7**	<50	<250	4	F4
		8/6/2010	16	139	<0.025	<0.03	–	–	–	5	F4
		8/6/2010	21	134	<0.025	<0.03	–	–	–	6	F4
		8/6/2010	30	125	<0.025	<0.03	–	–	–	8	F4
SR0-6	Farallon	8/6/2010	5.2	148.8	<0.025	<0.03	<2	<50	<250	3	G4
		8/6/2010	12	142	<0.025	<0.03	<2	<50	<250	4	G4
		8/6/2010	15	139	<0.025	<0.03	<2	<50	**610**	5	G4
		8/6/2010	17	137	<0.025	<0.03	<2	**70**	**870**	5	G4
		8/6/2010	20.5	133.5	<0.025	<0.03	<2	<50	<250	6	G4
		8/6/2010	25	129	<0.025	<0.03	–	–	–	7	G4
		8/6/2010	30	124	<0.025	<0.03	–	–	–	8	G4
SR0-7	Farallon	8/6/2010	9	147	<0.025	<0.03	**1,100**	<50	<250	3	E3
		8/6/2010	12.5	143.5	<0.025	<0.03	<2	<50	<250	4	E3
		8/6/2010	19	137	<0.025	<0.03	–	–	–	5	E3
		8/6/2010	22.5	133.5	<0.025	<0.03	<2	–	–	6	E3
		8/6/2010	26	130	**0.046**	<0.03	–	–	–	7	E3
		8/6/2010	30	126	**0.08**	<0.03	–	–	–	7	E3
SR0-8	Farallon	8/6/2010	4	152	<0.025	<0.03	–	–	–	2	C2
		8/6/2010	8	148	<0.025	<0.03	–	–	–	3	C2
		8/6/2010	13.5	142.5	<0.625	<0.03	**4**	–	–	4	C2
		8/6/2010	14.5	141.5	<0.625	<0.03	<2.0	<50	<250	4	C2
		8/6/2010	18	138	<0.025	<0.03	<2.0	-	-	5	C2
		8/6/2010	22	134	<0.025	<0.03	**3**	<50	<250	6	C2
		8/6/2010	23.5	132.5	**0.15**	<0.03	–	–	–	6	C2
		8/6/2010	26	130	**0.16**	<0.03	–	–	–	7	C2
		8/6/2010	29	127	**0.19**	<0.03	–	–	–	7	C2
SR0-9	Farallon	8/9/2010	3	155	<0.025	<0.03	<2	–	–	2	B3/C3
		8/9/2010	8	150	<0.025	<0.03	<2	–	–	3	B3/C3
		8/9/2010	13	145	<0.625	<0.03	–	–	–	4	B3/C3
		8/9/2010	17.5	140.5	<0.025	<0.03	<2	–	–	4	B3/C3
		8/9/2010	21.5	136.5	<0.025	<0.03	<2	–	–	5	B3/C3
		8/9/2010	26	132	**0.037**	<0.03	<2	–	–	6	B3/C3
		8/9/2010	29.5	128.5	**0.057**	<0.03	<2	–	–	7	B3/C3
SR0-10	Farallon	8/9/2010	1	153	<0.025	<0.03	–	–	–	2	G5/G6
		8/9/2010	7	147	<0.025	<0.03	–	–	–	3	G5/G6
		8/9/2010	10	144	<0.025	<0.03	<2	–	–	4	G5/G6
		8/9/2010	16	138	<0.025	<0.03	–	–	–	5	G5/G6
		8/9/2010	21	133	<0.025	<0.03	<2	–	–	6	G5/G6
		8/9/2010	23.5	130.5	<0.025	<0.03	–	–	–	6	G5/G6
		8/9/2010	29	125	<0.025	<0.03	<2	–	–	8	G5/G6
SR0-11	Farallon	8/9/2010	1	153	<0.025	<0.03	–	–	–	2	G6
		8/9/2010	5	149	<0.025	<0.03	–	–	–	3	G6
		8/9/2010	10	144	<0.025	<0.03	<2	–	–	4	G6
		8/9/2010	15	139	<0.025	<0.03	–	–	–	5	G6
		8/9/2010	20	134	<0.025	<0.03	<2	–	–	6	G6
		8/9/2010	25	129	<0.025	<0.03	–	–	–	7	G6
		8/9/2010	28	126	<0.025	<0.03	<2	–	–	7	G6
SR0-12	Farallon	8/9/2010	5	150	<0.025	<0.03	–	–	–	3	F6
		8/9/2010	8	147	<0.025	<0.03	<2	–	–	3	F6
		8/9/2010	13	142	<0.025	<0.03	–	–	–	4	F6
		8/9/2010	17	138	<0.025	<0.03	–	–	–	5	F6
		8/9/2010	21	134	<0.025	<0.03	<2	–	–	6	F6
		8/9/2010	23.5	131.5	<0.025	<0.03	–	–	–	6	F6
		8/9/2010	29.5	125.5	<0.025	<0.03	<2	–	–	7	F6
SR0-13	Farallon	8/9/2010	0.5	157.5	<0.025	<0.03	<2	**280**	**3,100**	1	C6
		8/9/2010	5.5	152.5	<0.025	<0.03	<2	<50	<250	2	C6
		8/9/2010	11	147	<0.025	<0.03	<2	<50	<250	3	C6
		8/9/2010	15.5	142.5	<0.025	<0.03	<2	<50	**400**	4	C6
		8/9/2010	20.5	137.5	<0.025	<0.03	<2	<S0	<250	5	C6
		8/9/2010	24.5	133.5	<0.025	<0.03	–	–	–	6	C6
		8/9/2010	29.5	128.5	<0.025	<0.03	–	–	–	7	C6
SR0-14	Farallon	8/10/2010	1.5	158.5	<0.025	<0.03	–	–	–	1	A5
		8/10/2010	6.5	153.5	<0.025	<0.03	–	–	–	2	A5
		8/10/2010	12	148	<0.025	<0.03	–	–	–	3	A5
		8/10/2010	17	143	<0.025	<0.03	–	–	–	4	A5
		8/10/2010	22	138	<0.025	<0.03	–	–	–	5	A5
		8/10/2010	25.2	134.8	**0.035**	<0.03	–	–	–	6	A5
		8/10/2010	29.8	130.2	<0.025	<0.03	–	–	–	6	A5
MTCA Method A Cleanup Levels					0.05 (A)	0.03 (A)	100 (A)	2,000 (A)	2,000 (A)	N/A	

Sample ID	Sample Collected By	Sample Date	Depth (feet bgs)	Elevation (feet NAVD 88)	VOCs (mg/kg)[1]		Gasoline-range Petroleum Hydrocarbons (mg/kg)[2]	Diesel-range Petroleum Hydrocarbons (mg/kg)[3]	Oil-range Petroleum Hydrocarbons (mg/kg)[3]	Excavation	
					PCE	TCE				Lift	Grid Cell
SR0-15	Farallon	8/10/2010	1	159	<0.025	<0.03	--	--	--	1	A6
		8/10/2010	5	155	<0.025	<0.03	--	--	--	2	A6
		8/10/2010	10	150	<0.025	<0.03	--	--	--	3	A6
		8/10/2010	15	145	<0.025	<0.03	--	--	--	4	A6
		8/10/2010	20	140	<0.025	<0.03	--	--	--	5	A6
		8/10/2010	25	135	<0.025	<0.03	--	--	--	6	A6
		8/10/2010	29.5	130.5	<0.025	<0.03	--	--	--	6	A6
SR0-16	Farallon	8/10/2010	2	157	<0.025	<0.03	--	--	--	1	B5
		8/10/2010	7	152	<0.015	<0.03	--	--	--	2	B5
		8/10/2010	12	147	<0.025	<0.03	--	--	--	3	B5
		8/10/2010	17	142	<0.025	<0.03	--	--	--	4	B5
		8/10/2010	22	137	<0.025	<0.03	--	--	--	5	B5
		8/10/2010	25.5	133.5	<0.025	<0.03	--	--	--	6	B5
		8/10/2010	29.5	129.5	**0.039**	<0.03	--	--	--	7	B5
SR0-17	Farallon	8/10/2010	1.8	155.2	<0.025	<0.03	**2,800**	**130**	<250	1	D5
		8/10/2010	5.5	151.5	<0.025	<0.03	<2	<50	<250	2	D5
		8/10/2010	10.5	146.5	<0.025	<0.03	<2	<50	<250	3	D5
		8/10/2010	16	141	<0.025	<0.03	<2	<50	<250	4	D5
		8/10/2010	21	136	<0.025	<0.03	<2	<50	<250	5	D5
		8/10/2010	25	132	<0.025	<0.03	<2	<50	<250	6	D5
		8/10/2010	30	127	<0.025	<0.03	--	--	--	7	D5
SR0-18	Farallon	8/10/2010	2	155	<0.025	<0.03	--	--	--	2	E5
		8/10/2010	5.5	151.5	<0.025	<0.03	--	--	--	2	E5
SR0-19	Farallon	8/10/2010	2	155	<0.025	<0.03	--	--	--	2	D5
		8/10/2010	5.5	151.5	<0.025	<0.03	--	--	--	2	D5
SR0-20	Farallon	8/10/2010	2	155	<0.025	<0.03	--	--	--	2	D5
		8/10/2010	6	151	<0.025	<0.03	--	--	--	2	D5
SR0-21	Farallon	8/10/2010	6.5	150.5	<0.025	<0.03	--	--	--	2	D5
Soil samples collected in 2011 (Hart Crowser, 2011; URS, 2011)											
HC-1-1	Hart Crowser	8/13/2011	20	139	<0.05	<0.02	--	--	--	5	A4
HC-1-2		8/13/2011	22.5	136.5	**0.092**	<0.02	--	--	--	5	A4
HC-1-3		8/13/2011	25	134	**0.36**	<0.02	--	--	--	6	A4
HC-1-4		8/13/2011	27.5	131.5	**0.46**	<0.02	--	--	--	6	A4
HC-1-5		8/13/2011	30	129	**0.43**	<0.02	--	--	--	7	A4
HC-1-6		8/13/2011	32.5	126.5	**0.74**	<0.02	--	--	--	7	A4
HC-1-7		8/13/2011	35	124	**0.38**	<0.02	--	--	--	8	A4
HC-1-8		8/13/2011	37.5	121.5	**0.92**	<0.02	--	--	--	8	A4
HC-1-9		8/13/2011	40	119	**1.10**	<0.02	<5	<50	--	9	A4
HC-1-10		8/13/2011	42.5	116.5	**0.41**	<0.02	--	--	--	9	A4
HC-1-11		8/13/2011	45	114	**2.30**	<0.02	--	--	--	10	A4
HC-1-12		8/13/2011	47.5	111.5	**1.80**	<0.02	--	--	--	10	A4
HC-1-13		8/13/2011	50	109	**0.07**	<0.02	--	--	--	11	A4
HC-2-1	Hart Crowser	8/13/2011	20	137	<0.05	<0.02	--	--	--	5	C4/D4
HC-2-2		8/13/2011	22.5	134.5	**0.11**	<0.02	--	--	--	6	C4/D4
HC-2-3		8/13/2011	25	132	**0.29**	<0.02	--	--	--	6	C4/D4
HC-2-4		8/13/2011	27.5	129.5	**0.33**	<0.02	--	--	--	7	C4/D4
HC-2-5		8/13/2011	30	127	**0.31**	<0.02	--	--	--	7	C4/D4
HC-2-6		8/13/2011	32.5	124.5	**0.22**	<0.02	--	--	--	8	C4/D4
HC-2-7		8/13/2011	35	122	**0.23**	<0.02	--	--	--	8	C4/D4
HC-2-8		8/13/2011	37.5	119.5	**0.46**	<0.02	--	--	--	9	C4/D4
HC-2-9		8/13/2011	40	117	**0.60**	<0.02	<5	<50	--	9	C4/D4
HC-2-10		8/13/2011	42.5	114.5	**1.20**	<0.02	--	--	--	10	C4/D4
HC-2-11		8/13/2011	45	112	**0.58**	<0.02	--	--	--	10	C4/D4
HC-2-12		8/13/2011	47.5	109.5	**2.00**	**0.044**	--	--	--	11	C4/D4
HC-2-13		8/13/2011	50	107	**0.11**	<0.02	--	--	--	11	C4/D4
HC-3-1	Hart Crowser	8/13/2011	20	136	<0.05	<0.02	--	--	--	5	D2
HC-3-2		8/13/2011	22.5	133.5	**0.13**	<0.02	--	--	--	6	D2
HC-3-3		8/13/2011	25	131	**0.16**	<0.02	--	--	--	6	D2
HC-3-4		8/13/2011	27.5	128.5	**0.061**	<0.02	--	--	--	7	D2
HC-3-5		8/13/2011	30	126	**0.18**	<0.02	--	--	--	7	D2
HC-3-6		8/13/2011	32.5	123.5	**0.13**	<0.02	--	--	--	8	D2
HC-3-7		8/13/2011	35	121	**0.10**	<0.02	--	--	--	8	D2
HC-3-8		8/13/2011	37.5	118.5	**0.37**	<0.02	--	--	--	9	D2
HC-3-9		8/13/2011	40	116	**0.27**	<0.02	<5	<50	--	9	D2
HC-3-10		8/13/2011	42.5	113.5	**0.17**	<0.02	--	--	--	10	D2
HC-3-11		8/13/2011	45	111	**0.05**	<0.02	--	--	--	10	D2
HC-3-12		8/13/2011	47.5	108.5	<0.05	<0.02	--	--	--	11	D2
HC-3-13		8/13/2011	50	106	**0.91**	**0.087**	--	--	--	11	D2
URS-SB-9	URS	10/10/2011	50	108	**0.0218**	<0.0213	--	--	--	11	A3
		10/10/2011	55	103	**0.276**	0.00624 J	--	--	--	12	A3
		10/10/2011	60	98	0.000720 J	<0.0204	--	--	--	13	A3
		10/10/2011	65	93	<0.0126	<0.0189	--	--	--	14	A3
		10/10/2011	70	88	<0.0143	<0.0214	--	--	--	15	A3
		10/10/2011	75	83	<0.0151	<0.0226	--	--	--	16	A3
		10/10/2011	80	78	<0.0142	<0.0213	--	--	--	N/A	A3
URS-SB-10	URS	10/11/2011	50	106	<0.0117	<0.0175	--	--	--	11	D2
		10/11/2011	55	101	<0.0111	<0.0167	--	--	--	12	D2
		10/11/2011	60	96	0.00160 J	<0.00145	--	--	--	13	D2
		10/11/2011	65	91	<0.0142	<0.0213	--	--	--	14	D2
		10/11/2011	70	86	<0.0148	<0.0221	--	--	--	15	D2
		10/11/2011	75	81	<0.00952	<0.0143	--	--	--	16	D2
MTCA Method A Cleanup Levels					0.05 (A)	0.03 (A)	100 (A)	2,000 (A)	2,000 (A)	N/A	

Sample ID	Sample Collected By	Sample Date	Depth (feet bgs)	Elevation (feet NAVD 88)	VOCs (mg/kg)[1]		Gasoline-range Petroleum Hydrocarbons (mg/kg)[2]	Diesel-range Petroleum Hydrocarbons (mg/kg)[3]	Oil-range Petroleum Hydrocarbons (mg/kg)[3]	Excavation	
					PCE	TCE				Lift	Grid Cell
URS-MW-8 (SB-11)	URS	10/12/2011	35	118	0.00148 J	<0.0190	--	--	--	9	H2
		10/12/2011	40	113	0.000383 J	<0.0164	--	--	--	10	H2
		10/12/2011	45	108	<0.0112	<0.0168	--	--	--	11	H2
		10/12/2011	50	103	<0.0124	<0.0186	--	--	--	12	H2
		10/12/2011	55	98	<0.0124	<0.0186	--	--	--	13	H2
		10/12/2011	60	93	<0.0105	<0.0158	--	--	--	14	H2
		10/12/2011	65	88	<0.0104	<0.0156	--	--	--	15	H2
		10/12/2011	70	83	<0.0105	<0.0158	--	--	--	16	H2
		10/12/2011	75	78	<0.0138	<0.0207	--	--	--	N/A	H2
		10/12/2011	80	73	<0.0113	<0.0170	--	--	--	N/A	H2
URS-SB-12	URS	10/12/2011	35	119	<0.0129	<0.0193	--	--	--	9	G4
		10/12/2011	40	114	0.00436 J	<0.0192	--	--	--	10	G4
		10/12/2011	45	109	0.00479 J	0.000403 J	--	--	--	11	G4
		10/12/2011	55	99	0.00606 J	**0.000460 J**	--	--	--	13	G4
		10/12/2011	60	94	0.00901 J	0.00120 J	--	--	--	14	G4
		10/12/2011	65	89	<0.0151	<0.0227	--	--	--	15	G4
		10/12/2011	70	84	<0.0159	<0.0239	--	--	--	16	G4
		10/12/2011	75	79	<0.0156	<0.0235	--	--	--	N/A	G4
URS-SB-13	URS	10/13/2011	35	119	0.0142	<0.0175	--	--	--	9	H9
		10/13/2011	40	114	0.0140 J	<0.0210	--	--	--	10	H9
		10/13/2011	45	109	0.00347 J	<0.0213	--	--	--	11	H9
		10/13/2011	60	94	**0.0647**	0.000382 J	--	--	--	14	H9
		10/13/2011	65	89	**0.0861**	<0.0204	--	--	--	15	H9
		10/13/2011	70	84	<0.0145	<0.0218	--	--	--	16	H9
		10/13/2011	75	79	<0.0149	<0.0223	--	--	--	N/A	H9
URS-SB-14	URS	10/11/2011	35	121	<0.00954	<0.0143	--	--	--	8	E4
		10/11/2011	40	116	**0.0541**	0.000659 J	--	--	--	9	E4
		10/11/2011	45	111	**0.0712**	0.00114 J	--	--	--	10	E4
		10/11/2011	50	106	**0.166**	0.00164 J	--	--	--	11	E4
		10/11/2011	55	101	**0.105**	0.00119 J	--	--	--	12	E4
		10/11/2011	60	96	0.000312 J	<0.0142	--	--	--	13	E4
		10/11/2011	65	91	<0.00915	<0.0137	--	--	--	14	E4
		10/11/2011	70	86	<0.0137	<0.0206	--	--	--	15	E4
		10/11/2011	75	81	<0.0104	<0.0156	--	--	--	16	E4
URS-SB-15	URS	10/11/2011	35	125	**0.0331**	<0.0189	--	--	--	8	A6
		10/11/2011	40	120	0.00263 J	<0.0138	--	--	--	9	A6
		10/11/2011	45	115	<0.0128	<0.0191	--	--	--	10	A6
		10/10/2011	50	110	<0.0128	<0.0192	--	--	--	11	A6
		10/10/2011	55	105	<0.00851	<0.0128	--	--	--	12	A6
		10/10/2011	60	100	<0.0101	<0.0151	--	--	--	13	A6
		10/10/2011	65	95	<0.0140	<0.0210	--	--	--	14	A6
		10/10/2011	70	90	<0.0127	<0.0190	--	--	--	15	A6
		10/10/2011	75	85	<0.0119	<0.0179	--	--	--	16	A6
URS-SB-16[4]	URS	11/14/2011	30	123	0.00880 J	<0.0191	--	--	--	N/A	N/A
		11/14/2011	35	118	0.00105 J	<0.0177	--	--	--	N/A	N/A
		11/14/2011	40	113	0.00310 J	<0.0196	--	--	--	N/A	N/A
		11/14/2011	45	108	0.00276 J	<0.0170	--	--	--	N/A	N/A
		11/14/2011	47.5	105.5	0.000318 J	<0.0207	--	--	--	N/A	N/A
		11/14/2011	60	93	**0.727**	0.00308 J	--	--	--	N/A	N/A
		11/14/2011	65	88	**0.772**	0.000799 J	--	--	--	N/A	N/A
		11/14/2011	70	83	<0.0130	<0.0195	--	--	--	N/A	N/A
		11/14/2011	75	78	<0.0122	<0.0183	--	--	--	N/A	N/A
URS-SB-17	URS	11/15/2011	40	117	<0.00937	<0.0141	--	--	--	9	N/A
		11/15/2011	45	112	<0.00915	<0.0137	--	--	--	10	N/A
		11/15/2011	65	92	<0.0122	<0.0183	--	--	--	14	N/A
		11/15/2011	70	87	<0.0124	<0.0186	--	--	--	15	N/A
		11/15/2011	75	82	<0.0156	<0.0234	--	--	--	16	N/A
URS-SB-21	URS	11/17/2011	30	128	0.00590 J	<0.0218	--	--	--	7	C7
		11/17/2011	35	123	0.00560 J	<0.0174	--	--	--	8	C7
		11/17/2011	40	118	<0.0116	<0.0174	--	--	--	9	C7
		11/17/2011	45	113	<0.0159	<0.0238	--	--	--	10	C7
		11/17/2011	50	108	<0.0157	<0.0235	--	--	--	11	C7
		11/17/2011	60	98	<0.0104	<0.0156	--	--	--	13	C7
		11/17/2011	65	93	<0.0192	<0.0288	--	--	--	14	C7
		11/17/2011	70	88	<0.0203	<0.0304	--	--	--	15	C7
		11/17/2011	71.5	86.5	<0.0170	<0.0255	--	--	--	15	C7
		11/17/2011	73	85	<0.0156	<0.0234	--	--	--	16	C7
		11/17/2011	74.5	83.5	<0.0196	<0.0294	--	--	--	16	C7
		11/17/2011	80	78	<0.0143	<0.0214	--	--	--	N/A	C7
MTCA Method A Cleanup Levels					0.05 (A)	0.03 (A)	100 (A)	2,000 (A)	2,000 (A)	N/A	

Notes:

[1] VOCs = Volatile organic compounds were analyzed using EPA SW-846 Method 8260B.

[2] Gasoline-range petroleum hydrocarbons were analyzed using Ecology Method NWTPH-Gx.

[3] Diesel- and oil-range petroleum hydrocarbons were analyzed using Ecology Method NWTPH-Dx.

[4] Soil samples were collected from off Property 5 to 20 feet to the west or south.

-- Compound was not analyzed.

< Compound was not detected at a concentration equal to or greater than the listed laboratory practical quantitation limit.

PCE = Tetrachloroethene

TCE = Trichloroethene

VOCs = Volatile organic compounds

feet bgs = feet below ground surface

J = estimated concentration less than the listed laboratory Practical Quantitation Limit (PQL); For purpose of this report J-flagged concentrations are considered not detected.

mg/kg = milligrams per kilogram

MTCA = Model Toxics Control Act (WAC 173-340).

(A) = MTCA Method A Cleanup Level (unrestricted land use)

N/A = Not Applicable

Bold font indicates that the compound was detected at a concentration greater than the listed PQL.

Shading indicates that the concentration exceeds the MTCA cleanup level.

Table 6

Chemical Analytical Data for Groundwater Samples

Sterling Realty Organization Property at 10605 and 10619 NE 8th Street
Bellevue, Washington

Sample ID	Sample Date	Depth (feet bgs)	VOCs (µg/L)[1]									Gasoline-range Petroleum Hydrocarbons (µg/L)[2]	Diesel-range Petroleum Hydrocarbons (µg/L)[3]	Oil-range Petroleum Hydrocarbons (µg/L)[3]
			PCE	TCE	cis-1,2-DCE	1,1,1-TCA	1,2-DCA	Benzene	Toluene	Ethyl-benzene	Xylenes, total			
Samples collected in 2000 (URS, 2000)														
URSSB-OP1	03/11/2000	NA	**2.1**	<1.0	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	<100	<25	<50
URSSB-OP3	03/11/2000	NA	**1.7**	<1.0	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	<100	<25	<50
Samples collected in 2008 and 2010 (Terra, 2008; URS, 2009; Farallon 2010; URS 2011, SES, 2011)														
URS-SB-3	08/27/2008	NA	**21**	<1.0	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	<100	--	--
URS-MW-1	09/10/2008	NA	**340**	**3.5**	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	<100	--	--
	11/21/2008	NA	**210**	**3.4**	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	--	--	--
	03/17/2010	NA	**460**	**22**	**11**	--	--	<1.0	<1.0	<1.0	<1.0	<50	--	--
	06/17/2010	NA	**320**	**9.6**	**1.2**	--	--	<1.0	<1.0	<1.0	<1.0	<50	--	--
	08/24/2010	NA	**430**	**10**	**6.1**	--	--	--	--	--	--	--	--	--
URS-MW-2	03/17/2010	NA	<1.0	<1.0	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	<50	--	--
	06/17/2010	NA	<1.0	<1.0	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	<50	--	--
	08/25/2010	NA	<1.0	<1.0	<1.0	--	--	--	--	--	--	--	--	--
URS-MW-3	09/10/2008	NA	<1.0	<1.0	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	<100	--	--
	11/21/2008	NA	**3.9**	<1.0	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	--	--	--
	03/17/2010	NA	<1.0	<1.0	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	<50	--	--
	06/17/2010	NA	<1.0	<0.2	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	<50	--	--
	08/23/2010	NA	<1.0	<0.2	<1.0	--	--	--	--	--	--	--	--	--
MW-17[4]	08/24/2010	NA	**14**	1.8	2.2	--	--	--	--	--	--	--	--	--
MW-18[4]	08/24/2010	NA	**830**	**15**	10	--	--	--	--	--	--	--	--	--
MW-19	08/25/2010	NA	**33**	**1.1**	<1.0	--	--	--	--	--	--	--	--	--
MW-20	08/25/2010	NA	**4.6**	<1.0	<1.0	--	--	--	--	--	--	--	--	--
B1/MW1	03/17/2010	NA	<1.0	<1.0	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	<50	--	--
B-2/MW-2	07/07/2008	NA	<0.2	<0.2	--	--	--	<0.2	<0.2	<1.0	<0.6	<100	<250	<500
	11/21/2008	NA	**2.0**	<1.0	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	--	--	--
	03/17/2010	NA	<1.0	<1.0	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	<50	--	--
	06/17/2010	NA	<1.0	<1.0	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	<50	--	--
B-3/MW-3	07/07/2008	NA	**80**	**0.42**	--	--	--	<0.4	<0.4	<2.0	<1.2	<100	<250	<500
	09/10/2008	NA	**88**	<1.0	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	<100	--	--
	11/21/2008	NA	**20**	<1.0	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	--	--	--
	03/17/2010	NA	**68**	<1.0	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	<50	--	--
	06/17/2010	NA	**44**	<1.0	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	<50	--	--
	08/23/2010	NA	**50**	<1.0	<1.0	--	--	--	--	--	--	--	--	--
B-4/MW-4	07/07/2008	NA	<0.2	<0.2	--	--	--	<0.2	<0.2	<1.0	<0.6	<100	<250	<500
	11/21/2008	NA	**1.9**	<1.0	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	--	--	--
	03/17/2010	NA	<1.0	<1.0	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	<50	--	--
	06/17/2010	NA	<1.0	<1.0	<1.0	--	--	<1.0	<1.0	<1.0	<1.0	<50	--	--
Samples collected in 2011 (URS, 2011)														
URS-MW1	11/22/2011	29	**114**	**4.36**	**1.47**	<1.0	<1.0	--	--	--	--	--	--	--
URS-MW-2	11/21/2011	28.6	<1.0	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--	--	--
URS-MW-3	11/22/2011	28	<1.0	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--	--	--
URS-MW-6[4]	10/19/2011	NA	<1.0	<1.0	**1.33**	<1.0	**2.0**	--	--	--	--	--	--	--
URS-MW-7[4]	10/19/2011	NA	**12.4**	<1.0	**3.42**	0.87 J	<1.0	--	--	--	--	--	--	--
URS-MW-8	10/19/2011	73	<1.0	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--	--	--
	10/19/2011	77	<1.0	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--	--	--
	11/22/2011	70	<1.0	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--	--	--
	11/22/2011	73	<1.0	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--	--	--
	11/22/2011	75.5	<1.0	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--	--	--
MW-19	11/21/2011	29.2	**31.0**	**1.08**	0.140 J	<1.0	<1.0	--	--	--	--	--	--	--
MW-20	11/22/2011	25	**1.03**	0.140 J	<1.0	<1.0	<1.0	--	--	--	--	--	--	--
B1/MW-1	11/29/2011	90	<1.0	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--	--	--
	11/29/2011	95	<1.0	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--	--	--
B2/MW-2	11/29/2011	75	<1.0	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--	--	--
	11/29/2011	80	<1.0	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--	--	--
B3/MW-3	11/22/2011	27	**23.7**	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--	--	--
B4/MW-4	11/29/2011	75	<1.0	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--	--	--
	11/29/2011	80	<1.0	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--	--	--
URS-SB-9	10/10/2011	77	**0.270 J**	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--	--	--
URS-SB-15	10/10/2011	75	<1.0	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--	--	--
URS-SB-21	11/17/2011	74	<1.0	<1.0	<1.0	<1.0	<1.0	--	--	--	--	--	--	--
MTCA Method A or B Cleanup Level			5 (A)	5 (A)	16 (B)	200 (A)	5 (A)	5 (A)	1,000 (A)	700 (A)	1,000 (A)	800 / 1,000[5] (A)	500 (A)	500 (A)

Notes:

[1]VOCs = Volatile organic compounds were analyzed using EPA SW-846 Method 8260B.

[2]Gasoline-range petroleum hydrocarbons were analyzed using Ecology Method NWTPH-Gx.

[3]Diesel- and oil-range petroleum hydrocarbons were analyzed using Ecology Method NWTPH-Dx.

[4]Groundwater samples were collected from wells located 5 to 20 feet west or south of the Property.

[5]The groundwater cleanup level is 1,000 µg/L if benzene is not detected. If benzene is detected, the cleanup level is 800 µg/L.

– Compound not analyzed.

< Compound not detected at a concentration equal to or greater than the listed laboratory practical quantitation limit (PQL).

1,1,1-TCA = 1,1,1-trichloroethane

1,2-DCA = 1,2-dichloroethane

cis-1,2-DCE = cis-1,2-dichloroethene

PCE = tetrachloroethene

TCE = trichloroethene

feet bgs = feet below ground surface

J = estimated concentration

µg/L = micrograms per liter

NA = not available

MTCA = Model Toxics Control Act (WAC 173-340).

(A) = MTCA Method A Cleanup Level (unrestricted land use)

(B) = Standard Method B cleanup levels from CLARC. Table 5 includes the basis for cleanup levels.

Bold font indicates that the compounds was detected at a concentration greater than the listed practical quantitation limit (PQL).

Shading indicates that the compound was detected at a concentration that exceeds the MTCA cleanup level.