REMEDIAL INVESTIGATION WORK PLAN

NE 8th & 106th Ave Property
10605 to 10635 NE 8th Street
Bellevue, Washington

Prepared for: SWB Bellevue II, LLC

Project No. 190298 • February 7, 2020 • FINAL

Aspect CONSULTING

earth + water

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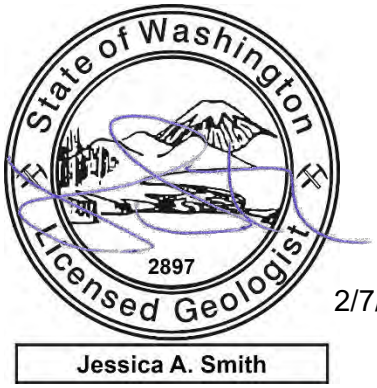

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Acronyms

Aspect	Aspect Consulting, LLC
BETX	benzene, ethylbenzene, toluene and xylenes
bgs	below ground surface
CAP	Cleanup Action Plan
cis-1,2-DCE	cis-1,2-dichloroethene
COC	contaminant of concern
COPC	contaminant of potential concern
CSM	conceptual site model
DCA	disproportionate cost analysis
Ecology	Washington Department of Ecology
ug/L	micrograms per liter
MTCA	Model Toxics Control Act
NFA	No Further Action
NTU	Nephelometric Turbidity Units
PCE	tetrachloroethene
RCW	Revised Code of Washington
RIWP	Remedial Investigation Work Plan
RI/FS	Remedial Investigation/Feasibility Study
SRO	Sterling Realty Organization
TCE	trichloroethene
TPH	total petroleum hydrocarbons
VCP	Voluntary Cleanup Program
VOC	volatile organic compound
WAC	Washington Administrative Code

Introduction

Aspect Consulting, LLC (Aspect), on behalf of SWB Bellevue II, LLC, has prepared this Remedial Investigation Work Plan (RIWP) to present the objectives and scope of work for a Remedial Investigation (RI) at the NE 8th & 106th Ave Property located at 10605, 10629, and 10635 NE 8th Street in Bellevue, Washington (Subject Property; Figure 1). The Subject Property comprises three parcels (King County tax parcel numbers 154410-0215, -0216, and -0221) totaling approximately 1.5 acres and is currently developed with two retail complexes (circa 1958 and 1963) and a gravel parking lot.

The RIWP has been prepared to meet the requirements of the Model Toxics Control Act (MTCA) Regulation. The RIWP is presented in three sections: Sections 1 through 3:

- Section 1 presents the Subject Property history and discusses previous investigations and existing data.
- Section 2 describes the preliminary conceptual site model, including the physical setting of the Subject Property, sources of contaminants of potential concern (COPCs), potential exposure pathways and receptors, and the applicable preliminary site screening levels to be used during the RI.
- Section 3 describes the data gaps and the general approach for the RI to address those data gaps, including the project schedule.

Even though a significant amount of investigation has occurred at this site since the 1990s, the purpose of the RI is to collect information and evaluate data gaps in order to characterize the nature and extent of contamination. The following site characterization data gaps have been identified:

- The southern extent of the groundwater plume in shallow groundwater emanating from the Thinker Toys site has not been delineated.
- The source of the shallow groundwater impacts near the southern property boundary has not been identified, and the lateral extent has not been delineated.
- The source of the deep groundwater impacts near the southern property boundary has not been identified, and the lateral extent has not been delineated.

Additional details that explain why these data gaps are listed here and require evaluation are outlined in this RI WP (see Section 3). The RI will be conducted in accordance with Revised Code of Washington (RCW) 70.105D.010(1) and the Washington Administrative Code (WAC) Chapter 173-340).

1 Project Description and Background

This section describes the project location, a summary of ownership and operational history, and a summary of previous environmental investigations and existing data. The information presented in this section is based on research completed for Aspect's Phase I ESA and Phase II ESA (Aspect, 2019a and 2019b), which includes summaries and research outlined in prior studies by others. The Phase I ESA and its cited studies should be referenced for more detailed information.

1.1 Current and Future Land Use

The Subject Property is currently developed with two commercial/retail buildings on the east and central parcels. Parcels 154410-0215 (east, 0.75 acres) and -0216 (central, 0.28 acres) are sloped down to the southwest, such that the first level of each building is below grade on the north side and at grade on the south side. The building on parcel -0215 is divided into five tenant units; four on the main level and one lower, partial basement unit, on the east side of the building. A parking garage open to the south is available beneath the remainder of the building. The building on parcel -0216 has three-levels and is divided into eight tenant units. The westernmost parcel (154410-0221, 0.43 acres) is currently a gravel parking lot and was last developed as a service station until 1991 (see Section 1.2.1). The west and center parcels of the Subject Property are listed in Ecology's database under Cleanup Site ID: 7649, Facility/Site ID: 5569973, and with UST ID: 8435.

SWB Bellevue II, LLC is planning to redevelop the Subject Property as an office tower with below-grade parking requiring property-wide mass excavation extending to elevation 101 to 91 feet above mean sea level (amsl) or approximately 60 to 70 feet below the ground surface (bgs). All existing structures at the Subject Property will be demolished and removed prior to the mass excavation.

1.2 Historical Uses

The Subject Property is located in an area of downtown Bellevue that has been commercially developed since the 1960s, and in the past two decades has experienced abundant redevelopment with mixed-use high-rise retail commercial and residential space.

1.2.1 Subject Property Use History and Contaminant Source

Historical development of the western parcel of the Subject Property included two generations of a gasoline and automotive service stations from 1958 to 1991, which resulted in petroleum contamination to soil at concentrations exceeding the MTCA cleanup levels. Demolition of the service station in 1992 included remedial excavation of most of the petroleum-contaminated soil; however, petroleum-contaminated soil was identified during a later investigation and remains beneath the Subject Property. Since 1992, the western parcel has been used as a gravel lot for parking.

The center and eastern parcels were historically developed for residential and agricultural use before the existing multi-unit retail complexes were constructed in 1958 and 1963.

The Subject Property is currently owned by SWB Bellevue II, LLC, who purchased it from Bosa Development Washington Inc. (Bosa Properties) in 2019. Prior, the Subject Property was owned by Sterling Reality Organization (SRO).

1.2.2 Adjacent Property Uses and Contaminants of Potential Concern

Adjacent and adjoining properties to the Subject Property have been developed with commercial uses since as early as the 1950s, and several adjacent properties have documented releases of contaminants and are known contaminated sites to the Washington State Department of Ecology (Ecology). Most pertinent are the north-northwest adjacent Thinker Toys site and the south-adjoining Onni/Barnes and Noble Property.

The Thinker Toys site was developed as a service station in the 1950s and then subsequently operated as a dry cleaner until 2007 when the property was paved for use as a parking lot. A release of total petroleum hydrocarbons (TPH) and chlorinated solvents, including tetrachlorethene (PCE), trichloroethene (TCE) and other associated solvent degredation compounds, to soil, groundwater, and soil gas occurred as a result of these former operations. The chlorinated solvent contamination has migrated to the south, across NE 8th Street to the Subject Property and is present in Subject Property soil and groundwater. The extent of the Thinker Toys Site has been defined to include at least the northwest portion of the Subject Property and extends beyond the Subject Property boundary to the west, and possibly to the Onni property to the south. The Thinker Toys site is listed in Ecology's data bases under Cleanup Site ID: 2477, Facility Site ID: 2462690, and VCP number NW2338.

The Onni/Barnes and Noble Property was originally developed as a bowling alley and theater. Chlorinated solvents have been confirmed in soil and groundwater beneath this site. The source has been debated during previous studies by others, and presumed to be either attributed to the release at the upgradient Thinker Toys site (EPI, 2019) and/or an alternate PCE source located elsewhere (G-Logics, 2019). The Onni/Barnes and Noble Property is listed in Ecology's databases under Cleanup Site ID: 14996 and Facility Site ID 73977.

1.3 Previous Investigations and Existing Data

The Subject Property has been the focus of numerous environmental investigations and studies occurring between the 1990s and 2019. Environmental investigations have identified impacts to soil by petroleum-associated constituents associated with the former auto service station on the western parcel, and to soil and groundwater by chlorinated solvent-associated constituents related to upgradient releases at the Thinker Toys site that have migrated to beneath the Subject Property. Limited remedial actions have occurred at the Subject Property (except for the 1990s-era partial petroleum hydrocarbon remedial excavation mentioned above), but both petroleum-associated and chlorinated solvent-associated contamination remains in place.

The following is a description of prior investigations and remedial actions at the Subject Property. Exploration locations are shown relative to existing property features on

Figures 3 through 7. Historical data tables summarizing the soil and groundwater testing are included as Appendix A.

- **1990 to 1992 Underground Storage Tank Closure – west parcel.** In 1990, a "Preliminary Environmental Site Assessment" was conducted by Sweet-Edwards/EMCON Inc., which consisted of completion of five groundwater monitoring wells (MW-1 through MW-5) and chemical analysis of soil and groundwater samples. During this study, TPH were identified in soil and groundwater. The specific range of TPH was not tested at that time, because the current type of testing methodology did not exist then; and the petroleum cleanup levels were also different at that time. Demolition of the service station and removal of the underground storage tanks (USTs) was conducted in 1991. Approximately 1,500 cubic yards of soil with TPH concentrations that exceeded the 1990 Model Toxics Control Act (MTCA) Method A cleanup levels were excavated and hauled to the Rabanco Regional Landfill according to the "Underground Storage Tank Closure Assessment" report (EMCON, 1992). The 1991 tank removal consisted of excavation and removal of the gasoline tanks, heating-oil and waste-oil tanks, three hydraulic hoists, dry well, oil-water separator, and one unmarked waste-oil tank. In addition, the five monitoring wells constructed during the 1991 investigation were abandoned, and six test-pit excavations were completed to assess soil conditions near a "dry well," the north pump islands, and the "former gasoline tank complex at the west edge of the site" to evaluate subsurface conditions. Based on the soil and groundwater results of the 1991 and 1992 investigation and tank removal, Ecology issued a No Further Action (NFA) determination relating to the releases from the USTs (corresponding to parcels 154410-0221 and 154410-0216) dated July 2, 1992. This NFA was later rescinded due to observance of petroleum contamination that remained in soil (discussed below).
- **2000 Phase II Environmental Site Assessment – west parcel 154410-0221.** URS Corporation (URS) conducted soil and groundwater sampling at the Subject Property to evaluate potential impacts to soil and groundwater from on- and off-property sources (both hydrocarbons and solvents, respectively). The investigation included the 106th Avenue NE right-of-way and the northern portion of the south-adjoining property (currently owned by Onni). Samples were analyzed for volatile organic compounds (VOCs); TPH in the gasoline, diesel, and oil ranges; and benzene, toluene, ethylbenzene, and xylenes (BTEX), and soils were analyzed for select metals. PCE was detected in groundwater samples at concentrations ranging from 1.5 to 2.1 micrograms per liter (ug/L), which is less than the MTCA Method A cleanup level of 5 ug/L, and arsenic was identified in one groundwater sample. Soil results were below detection limits for nearly all analytes, except one detection of oil-range TPH, below cleanup levels, and detections of barium and chromium in two soil samples.
- **2008 Limited Phase II Environmental Site Assessment – all three parcels.** Terra Associates, LLC, completed subsurface sampling for soil and groundwater as part of a Phase II ESA in July 2008. Soil and groundwater samples were analyzed for TPH and VOCs. In two groundwater samples obtained from monitoring wells located in the northwestern portion of the property, PCE was

identified above the MTCA Method A cleanup level (5 ug/L). All other results were below MTCA Method A cleanup levels.

- **2008 and 2009 Phase II Site Investigation – all three parcels.** URS conducted soil and groundwater sampling in September and November 2008 as part of a Phase II ESA. Soil and groundwater samples were analyzed for VOCs. TCE was detected above MTCA Method A cleanup levels in soil and groundwater samples on the westernmost parcel. The highest PCE concentrations in groundwater, 340 ug/L (September 2008) and 210 ug/L (November 2008), were in groundwater samples obtained from monitoring well URS-MW-1, which is located in the northwest portion of the Subject Property. TCE was also detected in URS-MW-1, but did not exceed the cleanup level of 5 ug/L. Between the September and November 2008 monitoring events, URS observed a shift in the groundwater gradient from slightly southwest to slightly southeast coupled with overall decreases in groundwater elevations and some dry wells. Based on those observations, the perched groundwater was interpreted as intermittent across the site with seasonal variations in water levels and flow direction.
- **2019 Phase II Site Investigation – all three parcels.** As part of SWB Bellevue II's environmental due diligence, Aspect conducted Phase II ESA soil and groundwater sampling in October and November 2019. Soil and groundwater samples were analyzed for VOCs and TPH (gasoline, diesel, and oil ranges). PCE was detected above MTCA Method A cleanup levels on the western parcel and on the southern property boundary in soil and groundwater samples, consistent with prior studies. Gasoline-, diesel-, and oil-range TPH were not detected.

The Subject Property was entered into Ecology's Voluntary Cleanup Program (VCP) in 2014, and Remedial Investigation/Feasibility Study (RIFS) and Cleanup Action Plan (CAP) reports were submitted between 2014 and 2016 (GeoEngineers, 2014a and b; EPI, 2016). In a March 2017 opinion letter on the 2016 CAP (EPI, 2016), Ecology stated that "upon completion of the proposed cleanup…no further remedial action will likely be necessary at the Property to clean up contamination associated with the Site," but that "further remedial action will likely be necessary elsewhere at the Site." The 2016 CAP has not been implemented. The Site was terminated from the VCP in June 2019 for inactivity; however, the Subject Property will be re-enrolled into Ecology's VCP prior to implementing this RI and this RIWP will be submitted to Ecology through the VCP.

2 Preliminary Conceptual Site Model

A preliminary conceptual site model (CSM) for the Subject Property was developed to evaluate potential pathways by which receptors can be exposed to contaminants of potential concern (COPCs). The results of the RI will be used to refine the CSM as a basis for developing cleanup levels for the confirmed contaminants of concern (COCs) during the FS. The preliminary CSM is described in this section.

2.1 Environmental Setting

The physical characteristics of the Subject Property and its immediate vicinity, including topography, hydrologic conditions, and existing uses of groundwater, are described in this section.

2.1.1 Geology and Hydrogeology

Soils observed at the Subject Property have consisted primarily of imported fill materials overlying glacial till. The fill was encountered to depths ranging from 2 to 10 feet bgs and consisted primarily of sand and gravel with varying amounts of silt. The fill is underlain by glacial till observed to the maximum drilled depths of 90 feet bgs, consisting of alternating layers and interbeds of dense/hard silty sands, sandy silts, and sands with varying amounts of gravel. In some areas of the Subject Property, advance outwash deposits have been observed underlying the glacial till, ranging in depth from 25 to 50 feet bgs.

Groundwater is present in two water bearing zones. A shallow zone, encountered inconsistently in sandier layers from 22 to 45 feet bgs, corresponding to elevations of approximately 136 to 115 feet amsl. And, a deep zone encountered from 71 to 73 feet bgs, corresponding to elevations of 83 to 82 feet amsl. Interpreted groundwater flow in the shallow zone is to the southwest, and in the deep zone is to the southeast.

2.1.1.1 Groundwater Use

The City of Bellevue municipal water is sourced from the Tolt River and Cedar River watersheds and not from groundwater. A search of Ecology's groundwater well database showed no public supply wells within 1 mile of the Subject Property. Based on the heavy urban development and use of the Subject Property and vicinity, groundwater is not expected to be utilized as drinking water in the future.

2.2 Contaminants of Potential Concern & Screening Levels

As discussed in Section 1.4, there have been numerous studies evaluating the presence of COPCs at the Subject Property, which have identified releases to soil and groundwater primarily affecting the western most parcel, sourced from the off-property Thinker Toys site (former dry-cleaner release) to the north, the on-property former gasoline/auto service station, and from at least one unidentified source located near (or south of) the southern property boundary. Based on the data and results from prior studies, the list of COPCs to be evaluated in soil and groundwater during the RI are as follows:

- Gasoline-, diesel-, and oil-range TPH and petroleum-associated VOCs in soil
- Chlorinated VOCs, including PCE, TCE, cis-1,2-dichloroethene (cis-1,2-DCE), and vinyl chloride (among others) in soil and groundwater

The screening levels for the RI, or values that are used to evaluate data collected during the RI to assess the nature and extent of contamination at the Site, are the lowest published MTCA Method A cleanup levels for Unrestricted Land Use for soil, and Method A cleanup levels for groundwater. Where Method A cleanup levels have not been established, the lowest published MTCA Method B cleanup levels are used. The screening levels were selected based on the current and potential future exposure pathways and receptors, and applicable regulatory criteria, as follows:

- Soil leaching to groundwater. Contaminants in soil can leach to groundwater by infiltration of precipitation below unpaved or gravel surface areas through contaminated soil, or where groundwater is in contact with contaminated soil.
- Ingestion of groundwater. Human receptors, specifically construction workers, have the potential to contact contaminants in groundwater via ingestion during the redevelopment activities. Following redevelopment, this pathway is anticipated to be incomplete.
- Direct contact with soil. Human receptors, specifically construction workers, have the potential to contact contaminants in soil during the redevelopment activities. Following redevelopment, this pathway is anticipated to be incomplete following the redevelopment.
- Soil vapor discharge to indoor air. Contaminated soil vapor emanating from contaminated soil or groundwater beyond the Subject Property boundaries and extent of redevelopment excavation has the potential to migrate and expose indoor air receptors to volatile contaminants.

Each of these potential exposure pathways will be evaluated as complete or incomplete during the RI.

2.3 Nature and Extent of Known Contamination

This section presents the results of analytical sampling conducted during the prior studies by Aspect Consulting and others completed to date. Soil and groundwater data are shown on Figures 3 through 7 and is summarized on the data tables included in Appendix A.

2.3.1 Soil Quality

Concentrations of COPCs exceeding the MTCA cleanup levels are present in soil in four general areas of concern (Figures 3, 4, 6 and 7):

1. Near the center of the western parcel, petroleum hydrocarbons and petroleum-associated VOCs are present in soil between ground surface and 9 feet bgs outside of the former remedial excavation area. The extent of soil with petroleum contamination is defined by borings SRO-3, SRO-7, SRO-17 and shown on Figure 3.
2. On the north and central portions of the western parcel, PCE is present in soil between 20 and 70 feet bgs, sourced from the Thinker Toys release to the north. The PCE-contaminated soil is bounded to the west by MW-17 and MW-18 (located in the 106th Ave NE ROW), to the west by MW-20, SRO-4, to the east by SRO-5, SRO-17, SRO-20, SRO-18, SRO-19, and SRO-15. The northern extent of this PCE-contaminated soil is located off-property to the north (upgradient), north of the source area located at the Thinker Toys site.

Near the south property boundary, PCE is present in soil in two depth intervals:

3. The shallower interval extends from approximately ground surface to 30 feet bgs, and is bounded to the east by AMW-5 and to the west by URS-SB-13 (the northern extent will be identified during the RI).

4. The deeper interval extends from approximately 60 to 70 feet bgs, and is bounded to the west by URS-SB-8 (the northern and eastern extents will be identified during the RI).

The specific source(s) of the PCE in shallow and deep soil on the southern property boundary is currently unknown, but could be related to the Thinker Toys site, the bowling alley activities formerly located on the south-adjacent property, or an unidentified source.

2.3.2 Groundwater Quality

Concentrations of COPCs exceeding the MTCA cleanup levels in groundwater on the Subject Property are confined to the shallow water-bearing unit only (Figure 4; Appendix A). In shallow groundwater, PCE is present on the north half of the western parcel, bounded to the east by AMW-3S and to the south by URS-MW-3 and MW-20. The boundaries of this plume are off-property to the west and the north. Lower level detections of PCE have been identified in deep groundwater near the southern property boundary at concentrations less than the MTCA Method A cleanup level and south of the Subject Property on the former bowling alley property at a concentration greater than the MTCA Method A cleanup level (MW17-01).

3 Data Gaps and RI Approach

The scope of work for the RI has been developed to address data gaps regarding the nature and extent of contamination, to enable selection of cleanup standards and identify cleanup alternatives. The data gaps and the RI approach to address them are provided in Sections 3.1 and 3.2.

3.1 Site Characterization Data Gaps

The following site characterization data gaps have been identified:

- The southern extent of the groundwater plume in shallow groundwater emanating from the Thinker Toys site has not been delineated.
- The source of the shallow groundwater impacts near the southern property boundary has not been identified, and the lateral extent has not been delineated.
- The source of the deep groundwater impacts near the southern property boundary has not been identified, and the lateral extent has not been delineated.

The RI approach to address these data gaps is provided in the following sections.

3.2 Remedial Investigation Approach

This section presents the general approach for characterizing the Site and addressing the data gaps identified above, and presents the RI field program scope.

3.2.1 RI Field Program

The RI field program will consist of drilling two soil borings (AB-1 and AB-2) and installing five new groundwater monitoring wells (AMW-6S and AMW-6D, AMW-7 through AMW-9) in the locations shown on Figure 8, for the following purposes:

- Soil borings AB-1 and AB-2 will be drilled to approximately 90 feet bgs to evaluate the northern extents of both the shallow and deep soil and groundwater impacts that have been identified near the southern property boundary.
- Monitoring wells AMW-6S and AMW-6D will be installed near the southern property boundary to evaluate the possible sources of the impacts to soil and groundwater in these locations. AMW-6S will be screened in the shallower water-bearing zone, and AMW-6D will be screened in the deeper water-bearing zone.
- Monitoring wells AMW-7 and AMW-8 will be installed south of the known Thinker Toys groundwater impacts area to identify the southern extent and confirm that the Thinker Toys plume is or is not associated with the deep groundwater impacts near the southern property boundary. AMW-7 and AMW-8 will be screened in the deeper groundwater-bearing zone.
- Monitoring well AMW-9 will be installed west of the Thinker Toys groundwater plume to delineate the west extent of soil and groundwater impacts resulting from that release. AMW-9 will be screened in the shallower water-bearing zone, because the deeper water-bearing zone in this area has not shown impacts to date.

Total boring depths will range from 45 feet bgs to 90 feet bgs, and conductor casing will be utilized when drilling deeper borings through shallow impacts to prevent the downward migration of solvents in groundwater. Soil samples will be obtained during drilling of the new soil borings and monitoring wells for field screening for the presence of VOCs using a photoionization detector (PID), water sheen screening, and visual and olfactory screening. Based on the results of field screening and the relative location of soil samples to known impacts and data gap areas, select soil samples will be submitted for analysis of the COPCs.

Monitoring wells will be constructed of 2-inch Schedule 40 PVC casing and 20 feet of 0.010-inch slotted screen set across the shallower water-bearing zone or through the water table of the deeper water-bearing zone. Wells will be developed following installation to ensure proper hydraulic connection between the well and the geologic materials surrounding the well to yield groundwater samples of acceptably low turbidity. Well development will include a combination of surging across the well screen combined with pumping and monitoring of field parameters to identify when stabilization occurs and when development can stop. The monitoring wells will be developed until turbidity of groundwater is below 5 Nephelometric Turbidity Units (NTU) and field parameters have stabilized.

Following installation and well development, a groundwater sampling event will be completed to evaluate groundwater quality. Groundwater samples will be obtained from the existing and newly installed monitoring wells on the Subject Property and five monitoring wells on the south-adjacent former bowling alley property. Groundwater

samples collected from all the wells will be submitted for laboratory analysis of the COPCs. Groundwater levels within the newly installed wells and the pre-existing wells will be monitored periodically to evaluate seasonal variability in groundwater flow direction and gradient.

3.2.2 Schedule and Reporting

Implementation of the RI Field Program, once approved by Ecology, is planned for March 2020 to prevent delays to the redevelopment project. The results of the RI will be presented in a Remedial Investigation Report.

3.3 Feasibility Study Approach

Following completion of the RI, the Feasibility Study (FS) will be conducted to meet the requirements of MTCA to develop and evaluate cleanup action alternatives to enable a preferred cleanup action to be selected for the Site (WAC 173-340-350(8)). The FS will include cleanup action alternatives that protect human health and the environment by eliminating, reducing, or otherwise controlling risks posed through each exposure pathway and migration route.

At a minimum, the FS will include the following:

1. **Establishment of Cleanup Standards.** Cleanup standards will be established per WAC 173-340-700(3) to evaluate the sufficiency of cleanup action alternatives to meet Remedial Action Objectives. Cleanup standards consist of cleanup levels, points of compliance, and applicable state and federal laws.

2. **Identification of Applicable Relevant and Appropriate Requirements (ARARs).** MTCA requires that all cleanup actions comply with applicable local, state, and federal laws, which are defined as "legally applicable requirements and those requirements that the department determines…are relevant and appropriate requirements."

3. **Identification of Cleanup Action Alternatives.** An initial screening of remediation technologies will be completed to determine which technologies are likely to meet the minimum requirements of MTCA for cleanup, and are technically possible. A cleanup action alternative may consist of a combination of remediation technologies or regulatory mechanisms, and will be identified for further evaluation based on the initial screening.

4. **Detailed Analysis of Cleanup Action Alternatives.** The cleanup action alternatives will each be evaluated in detail against the minimum requirements established by MTCA. As defined in WAC 173-340-360, the selected cleanup action must meet the minimum "threshold" requirements, as follows: protect human health and the environment, comply with cleanup standards, comply with applicable laws, and provide for compliance monitoring.

5. **Disproportionate Cost Analysis.** MTCA requires the use of permanent solutions, defined as a solution in which cleanup standards can be met without further action, to the "maximum extent practicable" as demonstrated through a disproportionate cost analysis (DCA) (WAC 173-340-360(3)(b)). The DCA is a comparative cost analysis of cleanup action alternatives, conducted using evaluation criteria defined in MTCA.

The evaluation will provide the basis for selection of a preferred cleanup action alternative. If the preferred cleanup action alternative is clearly the most permanent, a DCA may not be necessary.

The results of the FS will be documented in the Draft FS report and will provide the basis for preparation of a draft Cleanup Action Plan.

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Limitations

Work for this project was performed for the SWB Bellevue II, LLC (Client), and this report was prepared in accordance with generally accepted professional practices for the nature and conditions of work completed in the same or similar localities, at the time the work was performed. This report does not represent a legal opinion. No other warranty, expressed or implied, is made.

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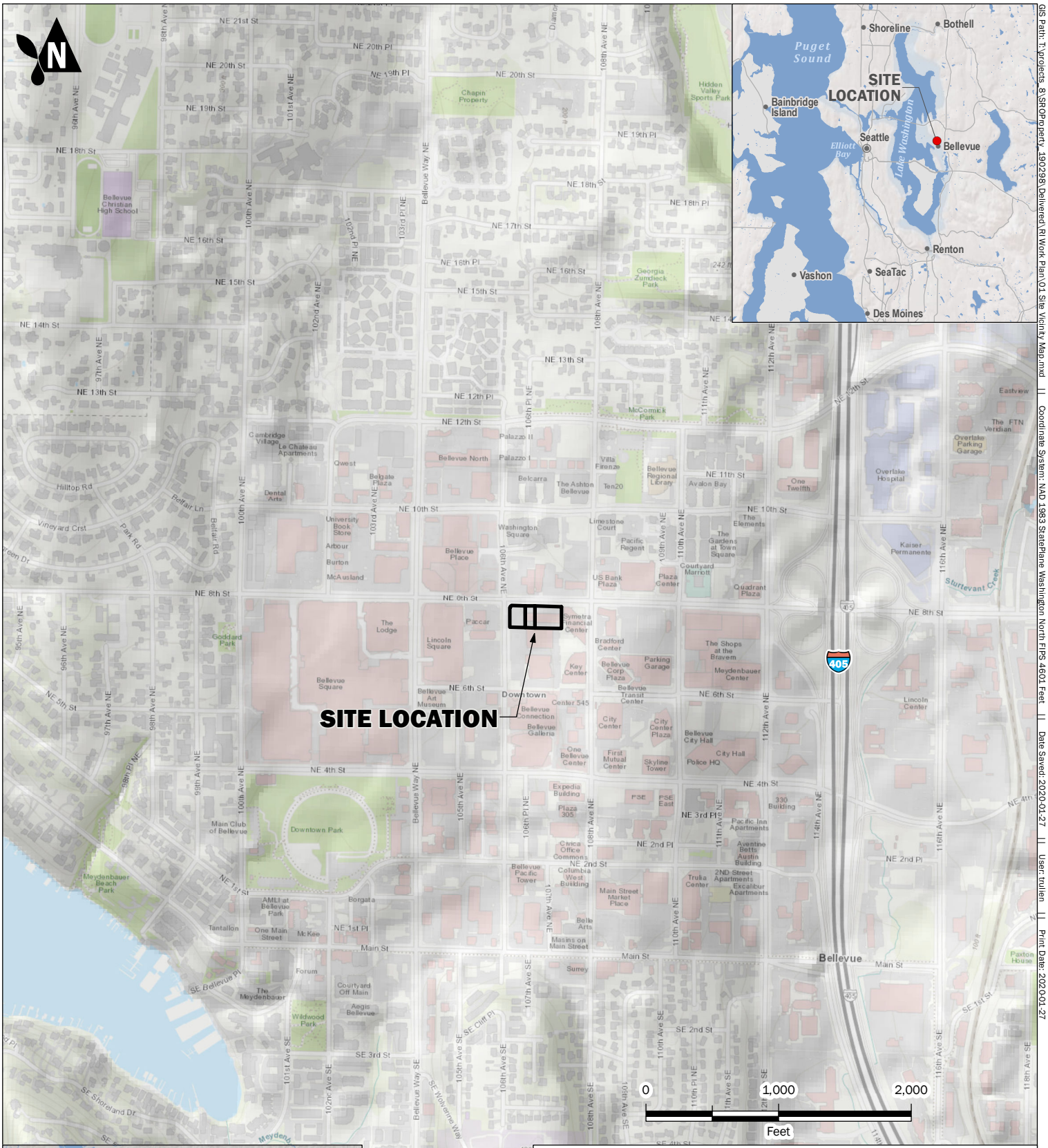
Please refer to Appendix B titled "Report Limitations and Guidelines for Use" for additional information governing the use of this report.

FIGURES



Site Vicinity Map

RI Work Plan
NE 8th St and 106th Ave NE
Bellevue, Washington

Aspect CONSULTING	JAN-2020	BY: MLK / TDR	FIGURE NO. 1
	PROJECT NO. 190298	REVISED BY: ---	

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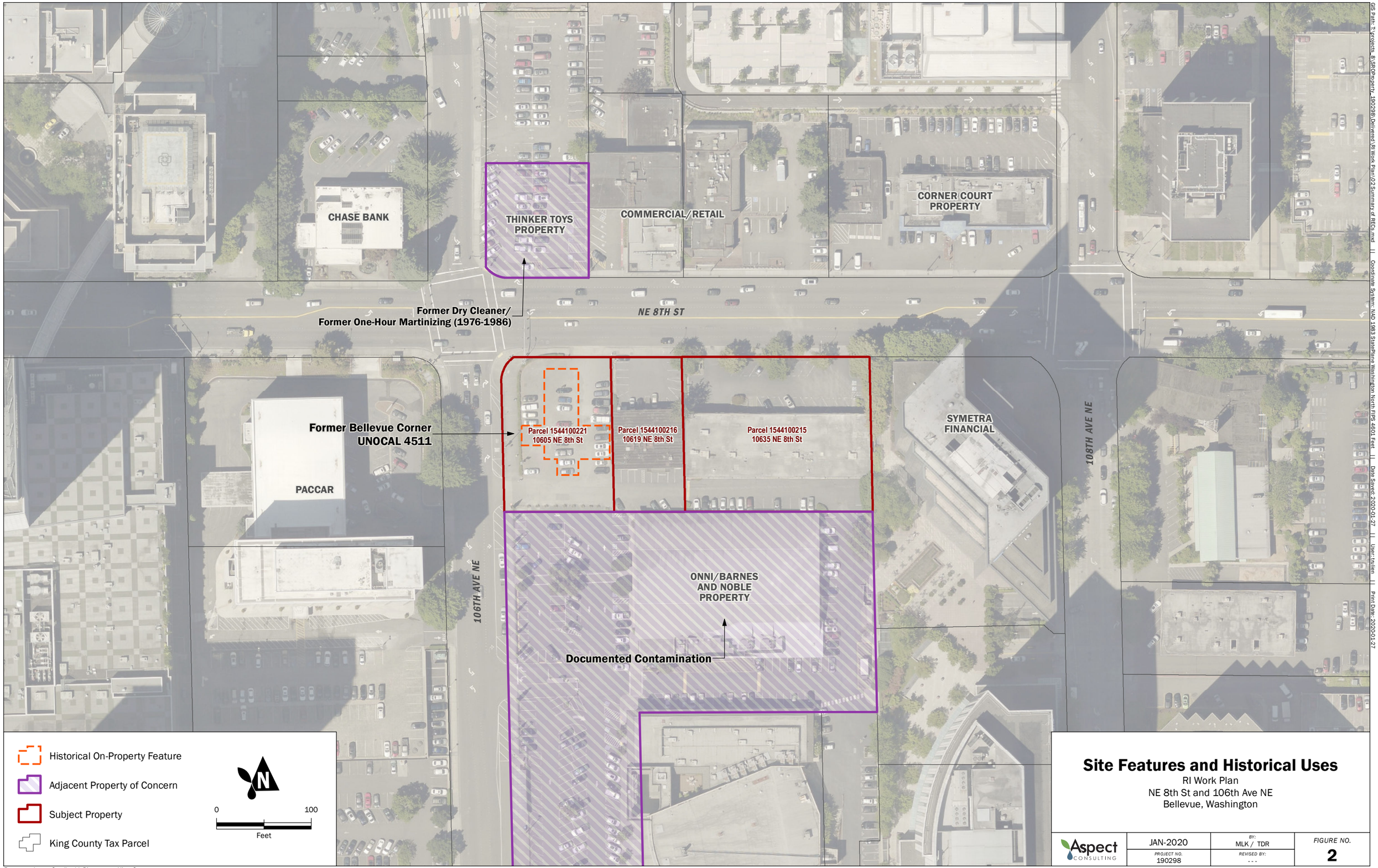
GIS Path: T:\projects_8\SR\Property_190298\Delivered\RI Work Plan\01 Site Vicinity Map.mxd || Coordinate System: NAD 1983 StatePlane Washington North FIPS 4601 Feet || Date Saved: 2020-01-27 || User: trullen || Print Date: 2020-01-27



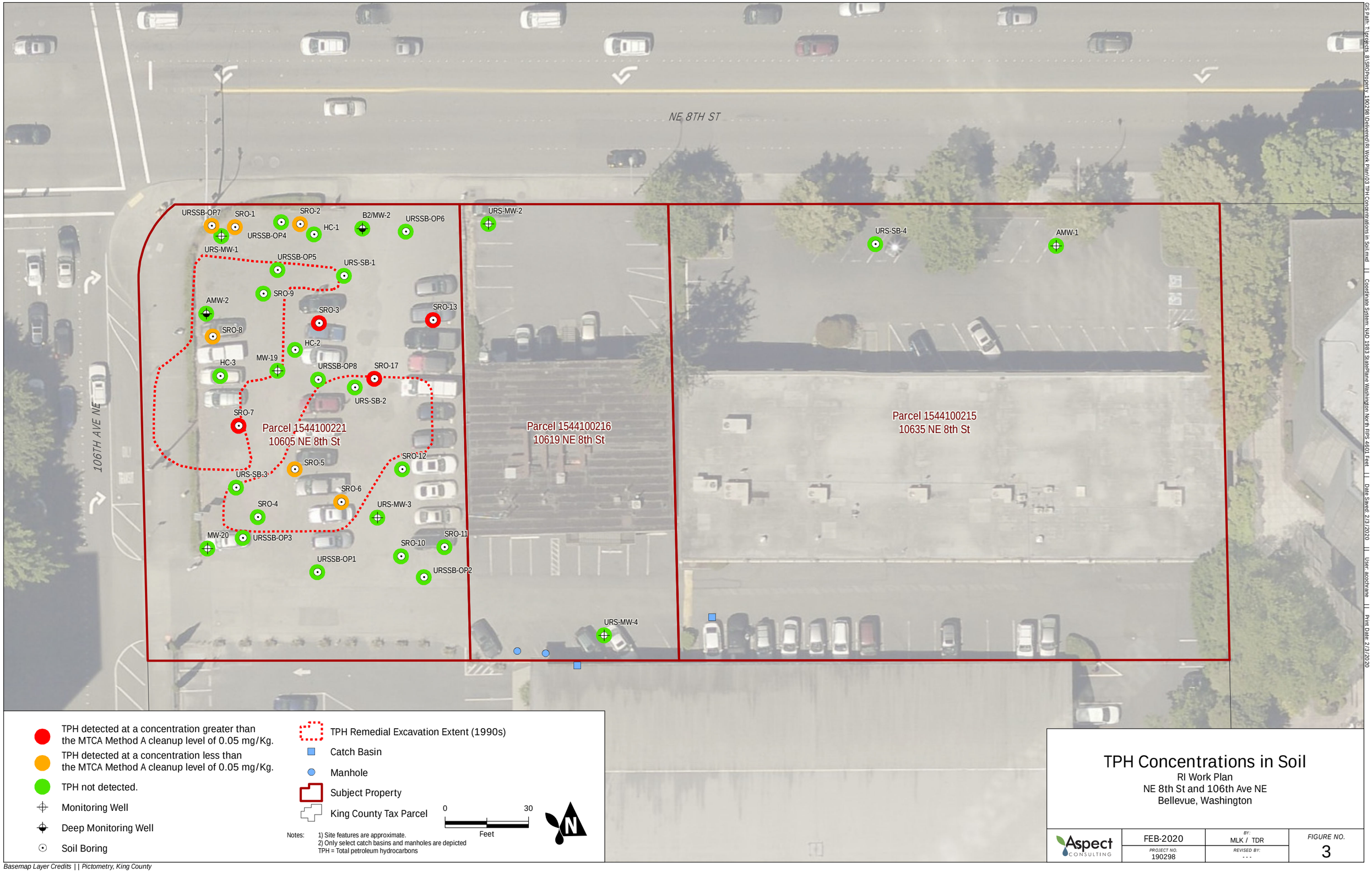
Basemap Layer Credits || Pictometry, King County

Site Features and Historical Uses

RI Work Plan
NE 8th St and 106th Ave NE
Bellevue, Washington

Aspect Consulting	JAN-2020	BY: MLK / TDR	FIGURE NO. 2
	PROJECT NO. 190298	REVISED BY: ---	

GIS Path: T:\projects_8\SRO\Property_190298\Deliverables\RI Work Plan\02 Summary of RECs.mxd || Coordinate System: NAD 1983 StatePlane Washington North FIPS 4601 Feet || Date Saved: 2020-01-27 || User: tulien || Print Date: 2020-01-27



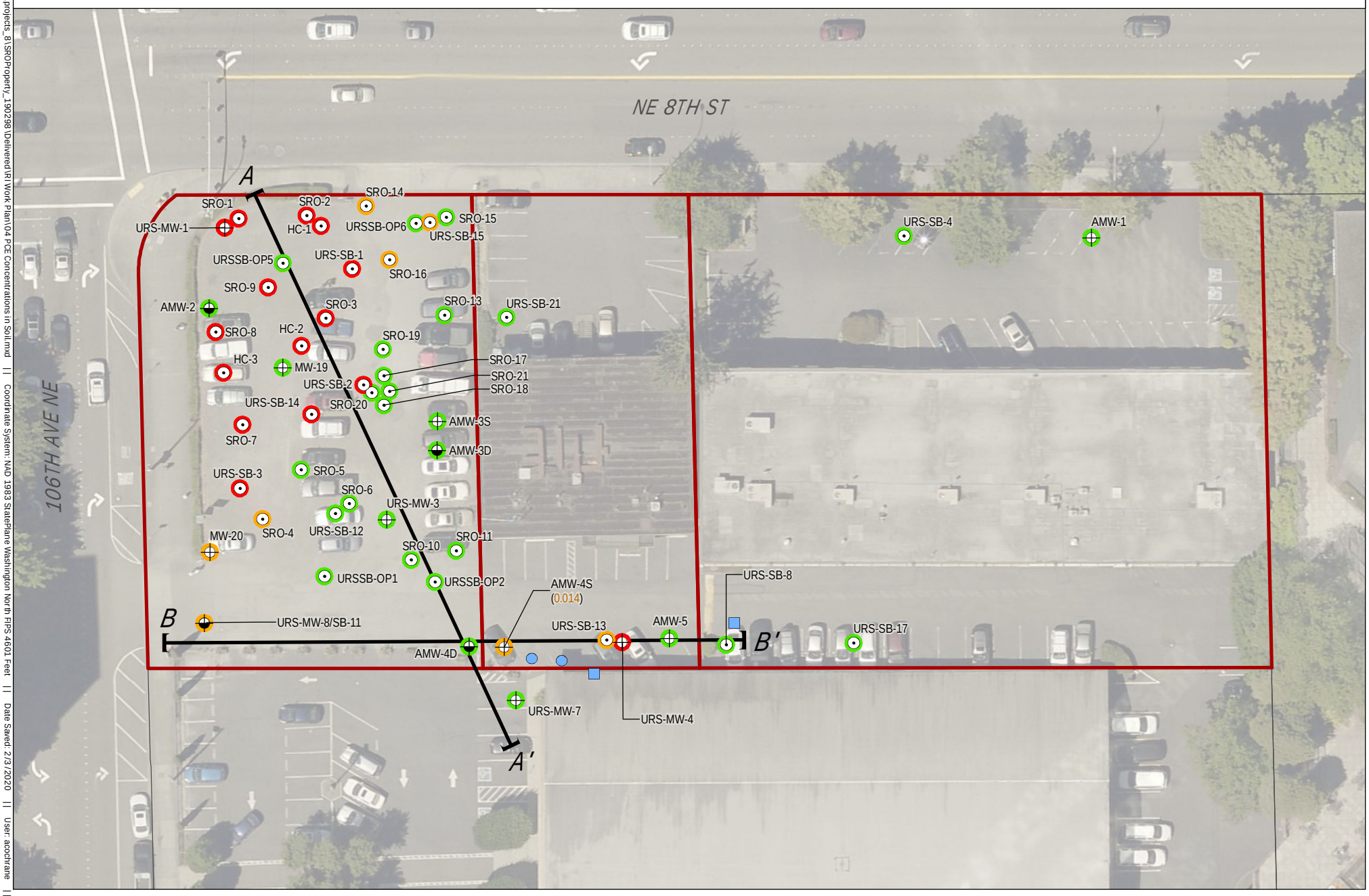
TPH Concentrations in Soil

RI Work Plan
NE 8th St and 106th Ave NE
Bellevue, Washington

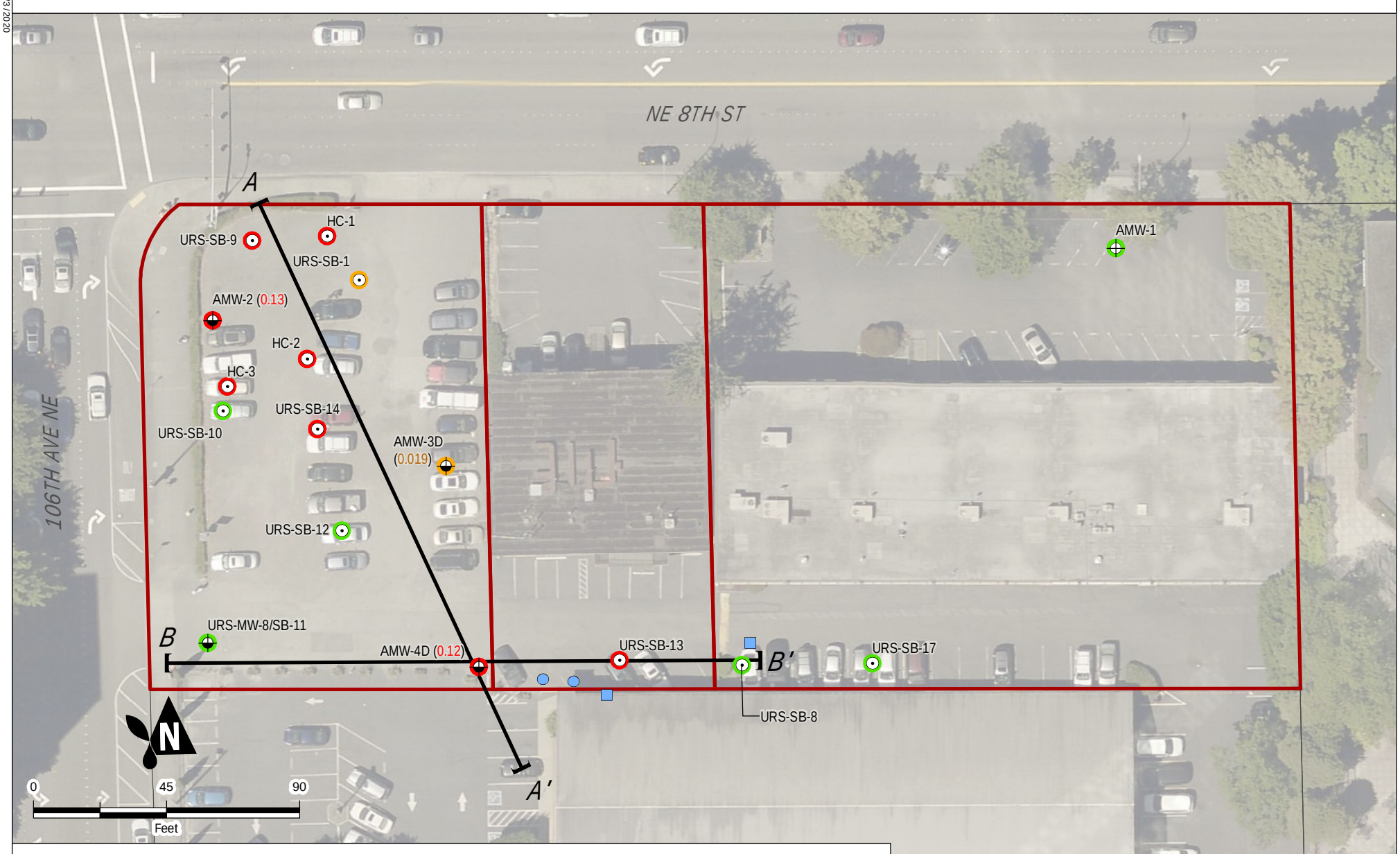
Aspect Consulting	FEB-2020	BY: MLK / TDR	FIGURE NO. 3
	PROJECT NO. 190298	REVISED BY: ---	

GIS Path: T:\projects_8\SRO\Property_190298\Deliverables\RI Work Plan\03 TPH Concentrations in Soil.mxd | | Coordinate System: NAD 1983 StatePlane Washington North FIPS 4601 Feet | | Date Saved: 2/3/2020 | | User: acochrane | | Print Date: 2/3/2020

PCE IN SHALLOW SOIL (0 TO 40 FT BGS)



PCE IN DEEP SOIL (>40 FT BGS)



PCE detected at a concentration greater than the MTCA Method A cleanup level of 0.05 mg/Kg. Detected concentration listed in parentheses.

PCE detected at a concentration less than the MTCA Method A cleanup level of 0.05 mg/Kg. Detected concentration listed in parentheses.

PCE not detected.

Monitoring Well

Deep Monitoring Well

Soil Boring

Catch Basin

Manhole

Cross Section

Subject Property

King County Tax Parcel

Exploration name — AMW-4D (0.12) — PCE concentration in mg/Kg

Notes:
1) Site features are approximate.
2) Concentrations are only listed for Aspect monitoring wells.

PCE = Tetrachloroethene
mg/Kg = Milligrams per kilogram
bgs = Below ground surface
J = Result value estimated

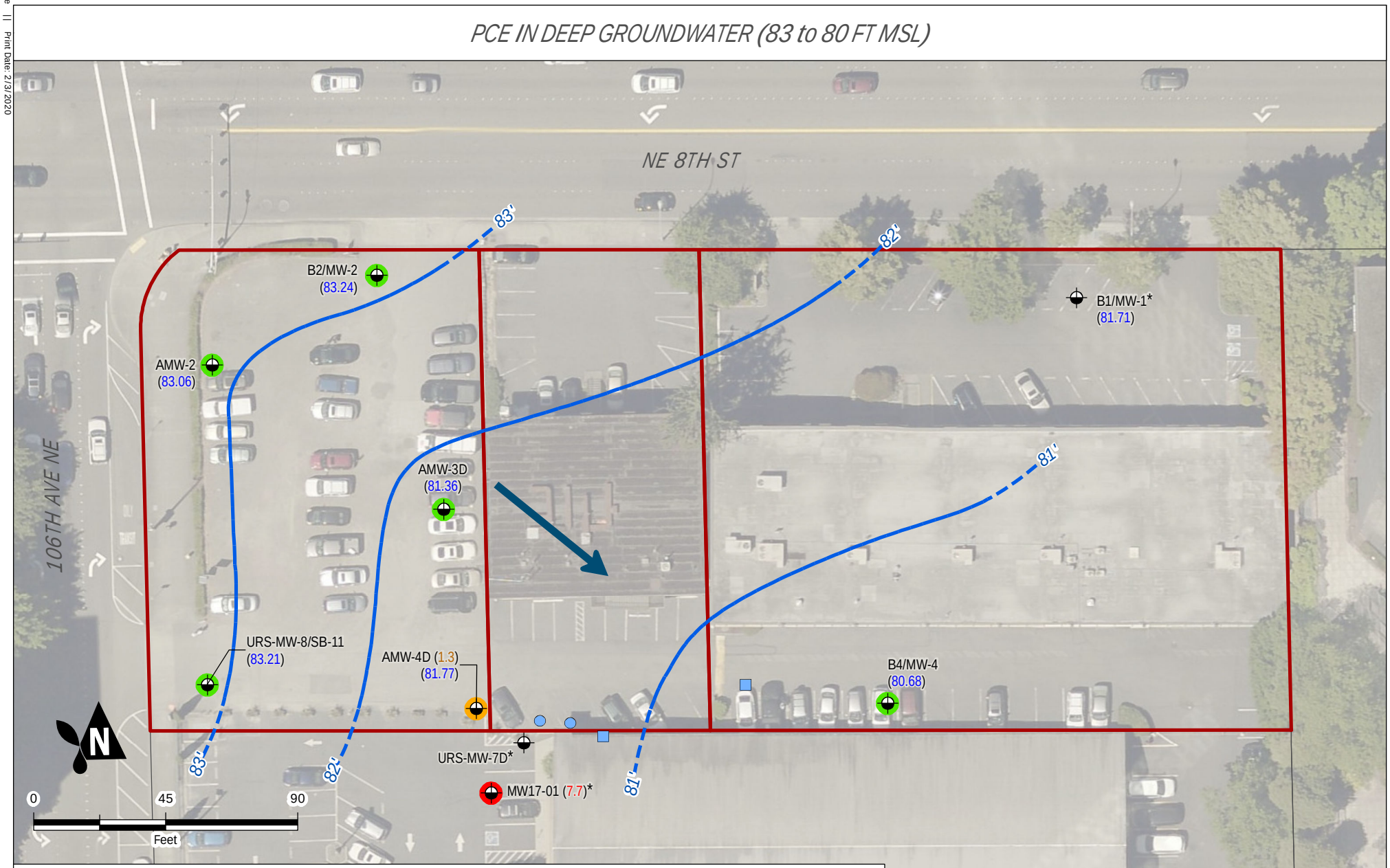
PCE Concentrations in Soil

RI Work Plan
NE 8th St and 106th Ave NE
Bellevue, Washington

Aspect CONSULTING	FEB-2020	BY: MLK / TDR	FIGURE NO. 4
	PROJECT NO. 190298	REVISED BY: - - -	

PCE IN SHALLOW GROUNDWATER (134 to 130 FT MSL)

PCE IN DEEP GROUNDWATER (83 to 80 FT MSL)



PCE detected at a concentration greater than the MTCA Method A cleanup level of 5 ug/L. Detected concentration listed in parentheses.

PCE detected at a concentration less than the MTCA Method A cleanup level of 5 ug/L. Detected concentration listed in parentheses.

PCE not detected.

Dry monitoring well during all monitoring events.

Monitoring Well

Deep Monitoring Well

Interpreted Groundwater Flow Direction

Groundwater Contour Line (dashed where inferred)

Catch Basin

Manhole

Subject Property

King County Tax Parcel

PCE concentration in mg/Kg
Exploration name
B3/MW-3 (33)
(133.95)
Groundwater Elevation (msl)

Notes:
1) Site features are approximate.
2) All monitoring wells without a colored dot beneath it was not sampled.
* This well was not sampled by Aspect in 2019. Halo reflects historical data.
** Groundwater elevation not used in contour interpretation.

PCE = Tetrachloroethene
bgs = Below ground surface
ug/L = Micrograms per liter
msl = Mean sea level

PCE Concentrations in Groundwater

RI Work Plan
NE 8th St and 106th Ave NE
Bellevue, Washington

Aspect CONSULTING	FEB-2020	BY: MLK / TDR	FIGURE NO. 5
	PROJECT NO. 190298	REVISED BY: ---	

Basemap Layer Credits || Pictometry, King County

A — Northwest

A' — Southeast

Historical UST Removal Excavation

Subject Property

Intersection with B-B'

Manhole

Manhole

Catch Basin

Catch Basins and Manholes Observed Near Shallow Impacted Area

Elevation in Feet

Distance in Feet

180
165
150
135
120
105
90
75
60
45

0
20
40
60
80
100
120
140
160
180
200
210

URS-SB-9 (Offset 7' NW)
SRO-2 (Offset 13' E)
HC-1 (Offset 16' E)
AMW-2D (Offset 31' W)
SRO-9 (Offset 9' W)
URS-SB-1 (Offset 19' E)
SRO-8 (Offset 32' W)
SRO-3 (Offset 4' E)
HC-3 (Offset 36' W)
HC-2 (Offset 8' W)
URS-SB-2 (Offset 6' E)
URS-SB-14 (Offset 15' W)
AMW-3S (Offset 24' E)
AMW-3D (Offset 19' E)
SRO-12 (Offset 9' E)
URS-SB-12 (Offset 22' W)
URS-MW-3 (Offset 6' W)
SRO-10 (Offset 4' W)
SRO-11 (Offset 11' E)
AMW-4D (Offset 0')
AMW-4S (Offset 11' E)
URS-SB-13 (Offset 44' E)
URS-MW-4 (Offset 27' E)
URS-MW-7[1] (Offset 7' E)
MW17-01[1] (Offset 28' W)

Fill

Glacial Till (SM to SP-SM to ML)

1.3

ND

ND

ND

21

7.7

Potential Mass Excavation Elevations

Legend

AMW-3D (Offset 19' E) — Offset Distance and Direction from Profile

Boring Identification

Analytical Sample Location

Water Level at Time of Drilling

7/31/18 — Water Level and Date Measured

21 — Screened Interval

PCE Groundwater Concentration in µg/L. Red represents concentrations that exceed the MTCA cleanup level.[2]

[1] Explorations are located on the southeast-adjoining Barnes and Noble Property

[2] See Figure 6 and Table 3 for Details

Estimated Geologic Contact

Inferred Groundwater Level

Glacial Till with Higher Sand Content Observed

Catch Basin

Manhole

Analytical Results

One or more of contaminants of concern detected at a concentration greater than the MTCA Method A cleanup level.

One or more of contaminants of concern detected at a concentration less than the MTCA Method A cleanup level.

Contaminants of concern not detected.

Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 15'
Vertical Exaggeration 1.33x

0 20 40 Feet

Cross Section A-A'

RI Work Plan
NE 8th Street and 106th Avenue NE
Bellevue, Washington

Aspect Consulting	Feb-2020	BY: MLK/SCC	FIGURE NO. 6
	PROJECT NO. 190298	REVISED BY: SCC	

CAD Path: Q:\Schnitzer West\190298 SRO Property\2020-01 RI Work Plan\190298-AA without Soil Impact Areas.dwg 11x17 Landscape || Date Saved: Feb 03, 2020 10:08am || User: scudd

B West — **B'** East

Intersection with A-A' | Manhole | Manhole | Catch Basin

Subject Property

Catch Basins and Manholes Observed Near Shallow Impacted Area

URS-SB-11/MW-8 (Offset 7' N) | AMW-4D (Offset 2' S) | MW17-01[1] (Offset 31' S) | AMW-4S (Offset 2' S) | URS-MW-7[1] (Offset 21' S) | URS-SB-13 (Offset 0') | URS-MW-4 (Offset 1' S) | AMW-5 (Offset 1' N) | URS-SB-8 (Offset 2' S)

Fill

Glacial Till (SM to SP-SM to ML)

21

7.7

ND

Potential Mass Excavation Elevations

Elevation in Feet

180 165 150 135 120 105 90 75 60 45

0 20 40 60 80 100 120 140 160 180 200

Distance in Feet

Legend

- (Offset 19' E) AMW-3D — Offset Distance and Direction from Profile; Boring Identification
- Analytical Sample Location
- Water Level at Time of Drilling
- 7/31/18 — Water Level and Date Measured
- 21 — Screened Interval
- PCE Groundwater Concentration in µg/L. Red represents concentrations that exceed the MTCA cleanup level.[2]

[1] Explorations are located on the southeast-adjoining Barnes and Noble Property

[2] See Figure 6 and Table 3 for Details

- Estimated Geologic Contact
- ? Inferred Groundwater Level
- Glacial Till with Higher Sand Content Observed
- Catch Basin
- Manhole

Analytical Results

- One or more of contaminants of concern detected at a concentration greater than the MTCA Method A cleanup level.
- One or more of contaminants of concern detected at a concentration less than the MTCA Method A cleanup level.
- Contaminants of concern not detected.

Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 15'
Vertical Exaggeration 1.33x

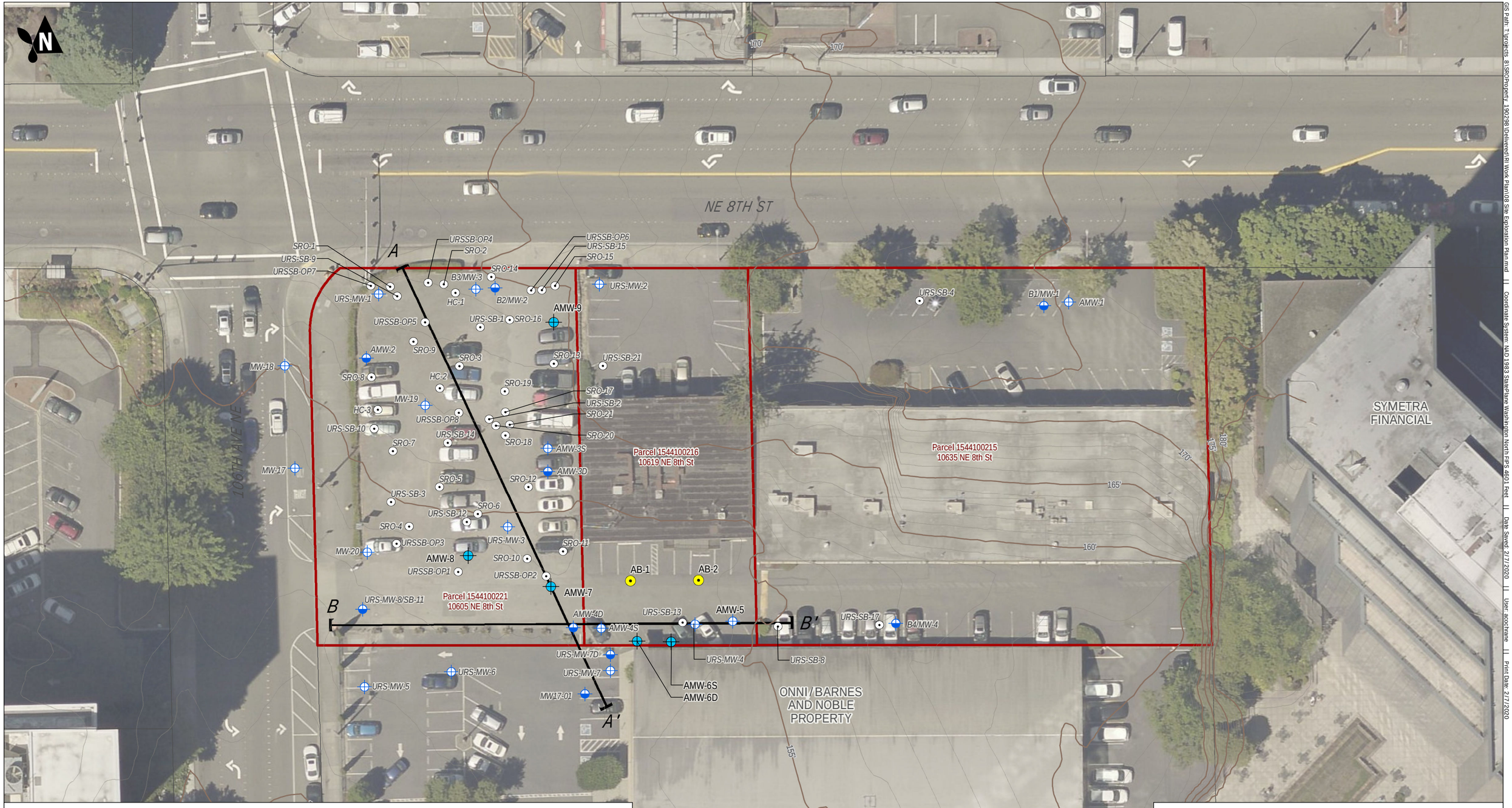
0 20 40 Feet

Cross Section B-B'

RI Work Plan
NE 8th Street and 106th Avenue NE
Bellevue, Washington

Aspect Consulting	Feb-2020	BY: MLK/SCC	FIGURE NO. 7
	PROJECT NO. 190298	REVISED BY: SCC	

CAD Path: Q:\Schnitzer West\190298 SRO Property\2020-01 RI Work Plan\190298-BB without Soil Impact Areas.dwg 11x17 Landscape || Date Saved: Feb 03, 2020 10:10am || User: scudd



- Proposed Monitoring Well
- Proposed Soil Boring
- Deep Monitoring Well (screened from 70-90 ft bgs)
- Shallow Monitoring Well (screened above 45 ft bgs)
- Soil Boring
- CrossSection
- 5-ft Ground Surface Contour Line
- 1-ft Ground Surface Contour Line
- Subject Property
- King County Tax Parcel
- Map

Notes:
1) Site features are approximate.
2) Contour lines created from King County 2016 lidar dataset from DNR Lidar Portal.
3) Historical features were installed by others from 2000 to 2011.

bgs = Below ground surface

0 40
Feet

Basemap Layer Credits | | Pictometry, King County

Site Exploration Plan

RI Work Plan
NE 8th St and 106th Ave NE
Bellevue, Washington

Aspect Consulting	FEB-2020	BY: MLK / TDR	FIGURE NO. 8
	PROJECT NO. 190298	REVISED BY: - - -	

GIS Path: T:\projects_8\SRO\Property_190298\Deliverables\RI Work Plan\08 Site Exploration Plan.mxd | | Coordinate System: NAD 1983 StatePlane Washington North FIPS 4601 Feet | | Date Saved: 2/17/2020 | | User: acochrane | | Print Date: 2/17/2020

APPENDIX A

Historical Analytical Data Tables

ASPECT CONSULTING NOTE:
Tables from GeoEngineers, Inc.'s Remedial Investigation/Feasibility Study Report dated December 15, 2014

Table 1

Monitoring Well Groundwater Elevation Data, 2008 - 2011

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

SRO Property Well ID	Well Screen Interval (feet, bgs)	Top of Casing Elevation (feet above datum)	Well Screen Elevation (feet above datum)	Groundwater Depth (feet, bgs)										Groundwater Elevation (feet, msl)									
				6/26/08	7/7/08	9/10/08	11/21/08	3/16/10	3/17/10	5/3/10	8/23/10	10/19/11	10/21/11	6/26/08	7/7/08	9/10/08	11/21/08	3/16/10	3/17/10	5/3/10	8/23/10	10/19/2011	10/21/2011
URS-MW-1	20-30	157.87	137.87 - 127.87	NM	NM	26.41	27.21	22.50	22.66	22.49	22.95	NM	24.53	NM	NM	131.46	130.66	135.37	135.21	135.38	134.92	NM	133.34
URS-MW-2	20-30	160.22	140.22 - 130.22	NM	NM	Dry	Dry	24.64	25.05	24.45	25.89	NM	28.61	NM	NM	Dry	Dry	135.58	135.17	135.77	134.33	NM	131.61
URS-MW-3	20-30	153.98	133.98 - 123.98	NM	NM	27.36	28.75	22.28	22.54	22.40	23.24	NM	25.52	NM	NM	126.62	125.23	131.70	131.44	131.58	NM	NM	128.46
URS-MW-4	20-30	152.99	132.99 - 122.99	NM	NM	Dry	Dry	NM	29.87	29.85	30.08	NM	29.89	NM	NM	Dry	Dry	NM	123.12	123.14	122.91	NM	123.10
URS-MW-8	70-80	152.35	82.35 - 72.35	NM	NM	NM	NM	NM	NM	NM	NM	68.62	68.40	NM	NM	NM	NM	NM	NM	NM	NM	83.73	83.95
B1/MW-1	70-90	169.63	99.63 - 79.63	NM	NM	NM	NM	90.77	92.81	NM	NM	NM	85.49	NM	NM	NM	NM	78.86	76.82	NM	NM	NM	84.14
B2/MW-2	70-90	159.02	89.02 - 69.02	74.30	74.62	NM	74.95	75.90	75.97	75.69	75.50	NM	73.15	84.72	84.40	NM	84.07	83.12	83.05	83.33	83.52	NM	85.87
B3/MW-3	20-30	158.89	138.89 - 128.89	23.89	23.93	24.68	28.93	23.45	23.40	23.43	23.70	NM	23.79	135	134.96	134.21	129.96	135.44	135.49	135.46	135.19	NM	135.10
B4/MW-4	70-90	157.06	87.06-67.06	82.31	82.29	NM	79.30	76.58	76.58	76.60	76.61	NM	75.12	123.14	122.91	NM	77.76	80.48	80.48	80.46	80.45	NM	81.94
MW-19	10-30	156.31	146.31-126.31	NM	NM	NM	NM	NM	NM	NM	27.21	NM	29.18	NM	NM	NM	NM	NM	NM	NM	129.10	NM	127.13
MW-20	15-30	152.63	137.63 - 122.63	NM	NM	NM	NM	NM	NM	NM	21.93	NM	23.40	NM	NM	NM	NM	NM	NM	NM	130.70	NM	129.23
Data Source	Farallon[1]	Farallon[1]	Farallon[1]	Farallon[1]	Farallon[1]	URS[2]	URS[2]	URS[2]	URS[2]	Farallon[1]	Farallon[1]	URS[2]	URS[2]	Farallon[1]	Farallon[1]	URS[2]	URS[2]	URS[2]	URS[2]	Farallon[1]	Farallon[1]	URS[2]	URS[2]

Notes:

[1]As reported (SES, 2011)
[2]As reported (URS, 2011B)
bgs = below ground surface
msl = mean sea level
NM = not measured
Vertical datum based on City of Bellevue - NAVD 88
Wells labeled "URS" were completed by URS Corporation.
Wells B1/MW-1, B2/MW-2, B3/MW-3, and B4/MW-4 were completed by Terra Associates.
Wells MW-19 and MW-20 were completed by Farallon.
May 3, 2010 groundwater elevations in perched zone are shown on Figure 7.

ASPECT CONSULTING NOTE:
Tables from GeoEngineers, Inc.'s Remedial Investigation/Feasibility Study Report dated December 15, 2014

Table 2

1990 Soil and Groundwater Data, Preliminary Environmental Site Assessment, Unocal Station Number 4511

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

Soil Quality Data[1]

Boring Number	Sample Number	Depth Collected	Benzene[2]	Toluene[2]	Ethyl-Benzene[2]	Total Xylenes[2]	TPH[3]	Purgeable Halogenated Volatile Organics[4]	Sample Jar Headspace Organic Vapor Concentrations[5]
		(ft bgs)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(ppm)
MW-1	MW-1, S-2	7.5	< 0.050	< 0.050	< 0.050	< 0.050	**7.5**	NA	25.2
MW-2	MW-2, S-1	2.5	< 0.050	< 0.050	< 0.050	**0.090**	**810**	NA	28
MW-2	MW-2, S-2	7.5	< 0.050	< 0.050	< 0.050	**0.240**	**203**	NA	20
MW-3	MW-3, S-1	2.5	< 0.050	< 0.050	< 0.050	**0.900**	**87.9**	NA	22
MW-4	MW-4, S-2	7.5	< 0.050	< 0.050	< 0.050	< 0.050	**65.3**	NA	169
MW-5	MW-5, S-2	7.5	< 0.050	< 0.050	< 0.050	< 0.050	**95.0**	< 0.05	255
MTCA Method A Cleaunup Level			**0.03**	**7**	**6**	**9**	**2,000**	**See Table 3**	**--**

Water Quality Data[6]

Boring Well/ Number	Sample Number	Benzene[7]	Toluene[7]	Ethyl-Benzene[7]	Total Xylenes[7]	TPH[3]	Well Headspace Organic Vapor Concentrations[5]
		(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(ppm)
MW-1	U4511-79-1	< 1	< 1	< 1	< 1	< 1,000	NA[8]
MW-2	U4511-79-2	< 1	< 1	< 1	< 1	< 1,000	
MW-3	U4511-79-3	**3**	< 1	**15**	**14**	< 1,000	
MW-4	U4511-79-4	< 1	< 1	< 1	< 1	< 1,000	
MW-5	Not sampled	--	--	--	--	--	
MTCA Method A Cleaunup Level		**5**	**1,000**	**700**	**1,000**	**500**	**--**

Notes:

[1]Soil samples collected July 12, 13, and 17, 1990 by Sweet-Edwards/EMCON, Inc. Analyses by Sound Analytical, Tacoma, Washington.

[2]Analysis by EPA Method 8020.

[3]TPH = Total Petroleum Hydrocarbons, EPA Method 418.1.

[4]Analysis by EPA Method 8010.

[5]Volatile organic vapor concentrations measured with a photoionization detector (Photovac MP-100 microtip) calibrated to 100 ppm isobutylene. Background reading = < 1 ppm.

[6]Water samples collected July 31, 1990 by Sweet-Edwards/EMCON, Inc. Analyses by Sound Analytical, Tacoma, Washington.

[7]Analysis by EPA Method 8020.

[8]Due to high water vapor (moisture) concentrations in the wellheads, PID measurements were not obtained.

< = Analyte Not Detected at or above the Method Reporting Limit
ft bgs = feet below the ground surface
mg/kg = milligrams per kilogram
MTCA = Model Toxics Cleanup Act
NA = Not Analyzed
ppm = parts per million
µg/L = micrograms per liter
Bolded value indicates analyte detected at the listed concentration.

ASPECT CONSULTING NOTE:
Tables from GeoEngineers, Inc.'s Remedial Investigation/Feasibility Study Report dated December 15, 2014

Table 3

1991-1992 Soil Analytical Data, Underground Storage Tank Closure Assessment, Unocal Station Number 4511

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

Sample ID	Date Collected	Benzene[1]	Toluene[1]	Ethyl-benzene[1]	Total Xylenes[1]	TPH as Gasoline[2]	TPH as Diesel[3]	TPH as Other[3]	TPH[4]	Total Lead[5]	Total PCBs[7]	Benzo(a) pyrene[8]	PCE	TCE	cis-1,2 DCE	trans-1,2 DCE	1,1-DCE	1,2-DCA	Vinyl Chloride	Acetone	Methylene Chloride	Sampling Location
													(VOCs)[9]									
		(mg/kg)																				
GTW-N1 Comp.	6/19/1991	< 0.05	< 0.1	< 0.1	< 0.1	< 5	--	--	--	< 3	--	--	--	--	--	--	--	--	--	--	--	N wall gas tank excavation
GTW-S1 Comp.	6/19/1991	< 0.05	< 0.1	< 0.1	**0.3**	< 5	--	--	--	< 3	--	--	--	--	--	--	--	--	--	--	--	S wall gas tank excavation
GTW-E1 Comp.	6/19/1991	< 0.05	**0.3**	**0.5**	**4.7**	**101**	--	--	--	< 3	--	--	--	--	--	--	--	--	--	--	--	E wall gas tank excavation
GTW-W1 Comp.	6/19/1991	< 0.05	< 0.1	< 0.1	< 0.1	< 5	--	--	--	< 3	--	--	--	--	--	--	--	--	--	--	--	W wall gas tank excavation
GTF-TA	6/19/1991	< 0.05	< 0.1	< 0.1	< 0.1	< 5	--	--	--	< 3	--	--	--	--	--	--	--	--	--	--	--	below east tank fill
GTF-TB	6/19/1991	< 0.05	**0.2**	< 0.1	**0.2**	< 5	--	--	--	< 3	--	--	--	--	--	--	--	--	--	--	--	below west tank fill
ET-1	6/19/1991	< 0.05	< 0.1	< 0.1	< 0.1	< 5	--	--	--	< 3	--	--	--	--	--	--	--	--	--	--	--	E product line trench
ST-1	6/19/1991	< 0.05	< 0.1	< 0.1	< 0.1	< 5	--	--	--	< 3	--	--	--	--	--	--	--	--	--	--	--	S product line trench
NPI-1	6/20/1991	< 0.05	< 0.1	< 0.1	< 0.1	< 5	--	--	--	< 3	--	--	--	--	--	--	--	--	--	--	--	below N pump island
NUHOW-1	6/20/1991	--	--	--	--	< 10	< 10	**17,400**	**35,400**	--	--	--	--	--	--	--	--	--	--	--	--	N wall HO/WO tank excavation
EUHOW-1	6/20/1991	ND[11]	ND[11]	ND[11]	ND[11]	< 10	< 10	< 40	**26**	--	--	--	--	--	--	--	--	--	--	--	--	E wall HO/WO tank excavation
W/SUHOW-1	6/20/1991	--	--	--	--	< 10	< 10	< 40	**90**	--	--	--	--	--	--	--	--	--	--	--	--	Comp. W,S walls HO/WO exc.
UOF-1[10]	6/20/1991	< 0.05	< 0.1	< 0.1	< 0.1	< 5	< 10	< 40	< 25	--	< 1	--	--	--	--	--	--	--	--	--	--	below WO tank fill
UOF-2[10]	6/20/1991	< 0.05	< 0.1	< 0.1	< 0.1	< 5	< 10	< 40	**90**	--	< 1	--	--	--	--	--	--	--	--	--	--	below WO tank fill - duplicate
HOF-1[10]	6/20/1991	ND[11]	ND[11]	ND[11]	ND[11]	< 10	< 10	< 40	< 25	--	--	--	--	--	--	--	--	--	--	--	--	below HO tank fill
DW-1[10]	6/20/1991	< 0.05	< 0.05	**0.12**	**2.08**	**1,940**	< 10	< 40	**1,260**	--	< 1	--	< 0.05	< 0.05	< 0.05	< 0.05	< 0.1	< 0.05	< 0.5	< 1	< 0.5	W wall dry well excavation
DW-2[10]	6/20/1991	< 0.05	< 0.05	< 0.05	**1.45**	**2,050**	< 10	< 40	**1,690**	--	< 1	--	< 0.05	< 0.05	< 0.05	< 0.05	< 0.1	< 0.05	< 0.5	< 1	< 0.5	base of dry well excavation
GTW-E2A	6/26/1991	< 0.05	< 0.1	< 0.1	< 0.1	< 5	--	--	< 25	--	--	--	--	--	--	--	--	--	--	--	--	N end of E wall g.t. excavation
GTW-E2B	6/26/1991	< 0.05	< 0.1	< 0.1	< 0.1	< 5	--	--	< 25	--	--	--	--	--	--	--	--	--	--	--	--	S end of E wall g.t. excavation
TP-1A	6/26/1991	<0.005	<0.005	<0.005	0.0072	< 10	< 10	< 40	< 25	--	--	--	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	**0.082**	**0.022**	test pit S of dry well excav.
TP-1B	6/26/1991	<0.005	<0.005	<0.005	<0.005	< 10	< 10	< 40	< 25	--	--	--	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	**0.058**	**0.023**	test pit S of dry well excav.
TP-2A	6/26/1991	<0.005	<0.005	<0.005	<0.005	< 10	< 10	< 40	< 25	--	--	--	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	**0.061**	**0.019**	test pit SW of dry well excav.
TP-3A	6/26/1991	< 0.05	< 0.1	< 0.1	**0.1**	**17**	--	--	< 25	--	--	--	--	--	--	--	--	--	--	--	--	near SW corner of building
TP-3B	6/26/1991	< 0.05	< 0.1	< 0.1	< 0.1	< 5	--	--	**32**	--	--	--	--	--	--	--	--	--	--	--	--	near SW corner of building
TP-4A	6/26/1991	< 0.05	**0.3**	**6.3**	**30.7**	**740**	--	--	**363**	--	--	--	--	--	--	--	--	--	--	--	--	W end of former tank complex
TP-5A	6/26/1991	< 0.05	< 0.1	< 0.1	**0.3**	< 5	--	--	< 25	--	--	--	--	--	--	--	--	--	--	--	--	N of NW corner of building
TP-5B	6/26/1991	< 0.05	< 0.1	< 0.1	< 0.1	< 5	--	--	< 25	--	--	--	--	--	--	--	--	--	--	--	--	N of NW corner of building
TP-6A	6/26/1991	< 0.05	< 0.1	**0.3**	**3.0**	**25**	--	--	**86**	--	--	--	--	--	--	--	--	--	--	--	--	between N pump islands
TP-6B	6/26/1991	< 0.05	< 0.1	< 0.1	< 0.1	< 5	--	--	**74**	--	--	--	--	--	--	--	--	--	--	--	--	between N pump islands
U/D-SS-1[10]	6/26/1991	< 0.014	< 0.014	< 0.014	**0.029**	**77**	< 10	**154**	**431**	--	< 1	--	< 0.014	< 0.014	< 0.014	< 0.014	< 0.014	< 0.014	< 0.014	< 0.136	**0.055**	stockpile sample
SS-1C	6/27/1991	**0.20**	**7.8**	**5.2**	**55.4**	**996**	--	--	**616**	**6**	--	--	--	--	--	--	--	--	--	--	--	stockpile sample
SS-2C	6/27/1991	< 0.05	**0.4**	**0.3**	**10**	**174**	--	--	**307**	**12**	--	--	--	--	--	--	--	--	--	--	--	stockpile sample
STOCKPILE #1	8/8/1991	< 0.05	< 0.05	< 0.05	**0.06**	< 1	--	--	--	**7**	--	--	--	--	--	--	--	--	--	--	--	stockpile sample
STOCKPILE #2	8/8/1991	**0.10**	**0.63**	**2.16**	**18.7**	**406**	--	--	--	**5**	--	--	--	--	--	--	--	--	--	--	--	stockpile sample
STOCKPILE #3	8/8/1991	< 0.05	< 0.05	< 0.05	**0.20**	**5**	--	--	--	**5**	--	--	--	--	--	--	--	--	--	--	--	stockpile sample
STOCKPILE #4	8/8/1991	**5.08**	**110**	**20.2**	**239**	**3,260**	--	--	--	**6**	--	--	--	--	--	--	--	--	--	--	--	stockpile sample
STOCKPILE #5	8/8/1991	< 0.05	< 0.05	**0.16**	**0.61**	**130**	--	--	--	**7**	--	--	--	--	--	--	--	--	--	--	--	stockpile sample
STOCKPILE #6	8/8/1991	**0.24**	**4.07**	**4.50**	**33.1**	**436**	--	--	--	**8**	--	--	--	--	--	--	--	--	--	--	--	stockpile sample
STOCKPILE #7	8/8/1991	< 0.05	**2.35**	**3.56**	**35.9**	**1,350**	--	--	--	**8**	--	--	--	--	--	--	--	--	--	--	--	stockpile sample
STOCKPILE #8	8/8/1991	< 0.05	< 0.05	< 0.05	**0.06**	**23**	--	--	--	**5**	--	--	--	--	--	--	--	--	--	--	--	stockpile sample
HYD-1	8/16/1991	< 0.005	< 0.005	< 0.005	< 0.005	< 10	< 10	< 40	< 25	--	--	--	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.05	< 0.01	base of hoist #1 (alignment)
HYD-2	8/16/1991	< 0.5	< 0.5	**0.8**	**9.0**	**394**	< 10	**261**	**495**	--	--	--	< 0.5	< 0.5	< 0.5	< 0.5	< 5	< 0.5	< 5	< 10	< 5	sidewall of hoist excavation
HYD-3A	8/19/1991	< 0.005	< 0.005	< 0.005	< 0.005	< 10	< 10	< 40	< 25	--	--	--	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.05	< 0.01	below E hoist (alignment)
HYD-3B	8/19/1991	< 0.005	< 0.005	< 0.005	< 0.005	< 10	< 10	< 40	< 25	--	--	--	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.05	**0.014**	below E hoist (alignment)
HYD-4	8/19/1991	**1.44**	**18.8**	**5.21**	**23.8**	**162**	< 10	**26,700**	**61,200**	--	--	--	< 0.05	< 0.05	< 0.05	< 0.05	< 0.1	< 0.05	< 0.5	< 1	< 0.5	below middle hoist
HYD-4B	8/19/1991	< 0.5	< 0.5	**1.0**	**8.6**	**899**	< 10	**326**	**1,450**	--	--	--	< 0.5	< 0.5	< 0.5	< 0.5	< 5	< 0.5	< 5	< 10	< 5	below middle hoist
HYD-6	8/19/1991	< 0.5	**4.9**	**4.4**	**34**	**6,670**	< 10	**1,030**	**6,460**	--	--	--	< 0.5	< 0.5	< 0.5	< 0.5	< 5	< 0.5	< 5	< 10	< 5	below west hoist
HYD-6B	8/19/1991	< 0.05	< 0.05	**0.28**	**2.76**	**115**	< 10	**238**	**377**	--	--	--	< 0.05	< 0.05	< 0.05	< 0.05	< 0.1	< 0.05	< 0.5	< 1	< 0.5	below west hoist
MTCA Cleanup Levels		**0.03 (A)**	**7 (A)**	**6 (A)**	**9 (A)**	**30 (A)**	**2,000 (A)**	**2,000 (A)**	**2,000 (A)**	**250 (A)**	**1.0 (A)**	**0.1 (A)**	**0.05 (A)**	**0.03 (A)**	**0.076 (B)**	**0.48 (B)**	**0.037 (B)**	**0.0023 (B)**	**0.0012 (B)**	**29 (B)**	**0.02 (A)**	--

ASPECT CONSULTING NOTE:
Tables from GeoEngineers, Inc.'s Remedial Investigation/Feasibility Study Report dated December 15, 2014

Sample ID	Date Collected	Benzene[1]	Toluene[1]	Ethyl-benzene[1]	Total Xylenes[1]	TPH as Gasoline[2]	TPH as Diesel[3]	TPH as Other[3]	TPH[4]	Total Lead[5]	Total PCBs[7]	Benzo(a) pyrene[8]	PCE	TCE	cis-1,2 DCE	trans-1,2 DCE	1,1-DCE	1,2-DCA	Vinyl Chloride	Acetone	Methylene Chloride	Sampling Location
													(VOCs)[9]									
		(mg/kg)																				
MW-11-12.5	8/27/1991	< 0.05	< 0.05	**2.03**	**6.31**	**216**	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	sample from boring MW-11
NPUMPE[6]	2/17/1992	< 0.05	< 0.05	< 0.05	**0.06**	**1.0**	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	E end of N pump island
NPUMPW[6]	2/17/1992	< 0.05	< 0.05	< 0.05	< 0.05	< 1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	W end of N pump island
OH20	2/17/1992	--	--	--	--	< 10	< 10	< 40	--	--	--	--	--	--	--	--	--	--	--	--	--	below oil/water separator
SS-2	2/17/1992	< 0.05	**0.43**	**0.53**	**4.84**	**202**	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	stockpile sample
SS-3	2/17/1992	**0.19**	**2.63**	**3.91**	**20.6**	**541**	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	stockpile sample
SS-4	2/17/1992	**0.26**	**2.90**	**3.71**	**20.9**	**481**	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	stockpile sample
SS-5	2/17/1992	**1.13**	**11.0**	**7.90**	**26.0**	**900**	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	stockpile sample
WPUMPN[6]	2/18/1992	< 0.05	< 0.05	< 0.05	**0.23**	**3**	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	N end of W pump island
WPUMPS[6]	2/18/1992	< 0.05	< 0.05	< 0.05	< 0.05	< 1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S end of W pump island
WPUMPE[6]	2/24/1992	< 0.05	< 0.05	< 0.05	< 0.05	< 1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	base of W pump island excav.
WPUMPEW[6]	2/24/1992	< 0.05	< 0.05	< 0.05	< 0.05	< 1	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	E wall of W pump island excav.
BHOISE[6]	2/28/1992	--	--	--	--	ND[11]	ND[11]	ND[11]	--	--	--	--	--	--	--	--	--	--	--	--	--	base of hoist excavation
SHOISW[6]	2/28/1992	--	--	--	--	ND[11]	ND[11]	ND[11]	--	--	--	--	--	--	--	--	--	--	--	--	--	S wall of hoist excavation
WHOISB[6]	3/2/1992	--	--	--	--	ND[11]	ND[11]	ND[11]	--	--	--	--	--	--	--	--	--	--	--	--	--	W wall of hoist excavation
SPILE1	3/2/1992	--	--	--	--	ND[11]	ND[11]	**120**	--	--	< 1	**0.04**	--	--	--	--	--	--	--	--	--	stockpile sample
SPILE2	3/2/1992	--	--	--	--	ND[11]	ND[11]	**40**	--	--	< 1	< 0.01	--	--	--	--	--	--	--	--	--	stockpile sample
SPILE3	3/2/1992	--	--	--	--	ND[11]	ND[11]	**60**	--	--	< 1	< 0.01	--	--	--	--	--	--	--	--	--	stockpile sample
BASE-0421-01[6]	4/21/1992	--	--	--	--	--	< 25	< 100	--	--	--	--	--	--	--	--	--	--	--	--	--	base of dry well excavation
WWALL13-0421-02[6]	4/21/1992	--	--	--	--	--	< 25	< 100	--	--	--	--	--	--	--	--	--	--	--	--	--	W wall of dry well excavation
WWALL17-0421-03[6]	4/21/1992	--	--	--	--	--	< 25	< 100	--	--	--	--	--	--	--	--	--	--	--	--	--	W wall of dry well excavation
NWALL-0421-04[6]	4/21/1992	--	--	--	--	--	< 25	< 100	--	--	--	--	--	--	--	--	--	--	--	--	--	N wall of dry well excavation
MTCA Cleanup Levels		**0.03 (A)**	**7 (A)**	**6 (A)**	**9 (A)**	**30 (A)**	**2,000 (A)**	**2,000 (A)**	**2,000 (A)**	**250 (A)**	**1.0 (A)**	**0.1 (A)**	**0.05 (A)**	**0.03 (A)**	**0.076 (B)**	**0.48 (B)**	**0.037 (B)**	**0.0023 (B)**	**0.0012 (B)**	**29 (B)**	**0.02 (A)**	**--**

Notes:

[1]Benzene, toluene, ethylbenzene, and total xylenes (BTEX) by EPA Method 5030/8020 or EPA Method 8240 (low level)

[2]Volatile fuel hydrocarbons (TPH as gasoline) by EPA Method 5030/8015 Modified

[3]Semi volatile fuel hydrocarbons (TPH as diesel, other) by EPA Method 3550/8015 Modified

[4]Total Petroleum Hydrocarbons (TPH) by EPA Method 418.1

[5]Total lead by EPA Method 7420

[6]Confirmation soil sample collected following soil excavation

[7]Total Polychlorinated Biphenyls (PCBs) by EPA Methods 3540/8080

[8]Polynuclear Aromatic Hydrocarbons (PAHs) by EPA Methods 3540/8310. Additional low level detections of several PAH analytes for samples SPILE 1 and SPILE 3. See lab reports for additional information.

[9]Volatile Organic Compounds (VOCs) by EPA Method 8240. Additional low level detections of several VOC analytes for sample HYD-4. See lab reports for additional information.

[10]Sample analyzed for Toxicity Characteristic Leaching Procedure (TCLP) by EPA Method 1311

[11]Based on our review of the 1992 laboratory data report obtained from Ecology on-line document repository for the Site, data sheets were not available for samples shown as Non Detect (ND) in this table. ND results are from the original data table in EMCON's 1992 report.

-- = analyte not tested

< = Analyte not detected at or above method reporting limit

mg/kg = milligrams per kilogram

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

(A) = MTCA Method A Cleanup Level

(B) = MTCA Method B cleanup for the protection of groundwater. See Table 8 for information on basis for cleanup levels.

DCA = dichloroethane

DCE = dichloroethene

PCE = perchloroethene (tetrachloroethene)

TCE = trichloroethene

Bolded value indicates analyte detected at the listed concentration.

Shaded value represents concentration that exceeded the MTCA cleanup level.

ASPECT CONSULTING NOTE:
Tables from GeoEngineers, Inc.'s Remedial Investigation/Feasibility Study Report dated December 15, 2014

Table 4

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 (ft bgs)	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]	Lead (mg/kg)
				PCE	TCE	cis-1,2 DCE	trans-1,2 DCE	1,1-DCE	1,2-DCA	Vinyl Chloride	Benzene	Toluene	Ethyl-benzene	Xylenes, total				
Soil samples collected in 2000 (URS, 2000)																		
URSSB-OP1	URS	3/11/2000	6	--	--	--	--	--	--	--	< 0.056	< 0.056	< 0.056	< 0.112	< 5.6	< 28	< 56	--
		3/11/2000	18	< 0.056	< 0.056	< 0.056	< 0.056	< 0.056	<0.056	< 0.056	< 0.056	< 0.056	< 0.056	< 0.112	< 5.6	< 28	< 56	--
URSSB-OP2		3/11/2000	12	< 0.054	< 0.054	< 0.054	< 0.054	< 0.054	<0.054	< 0.054	< 0.054	< 0.054	< 0.054	< 0.108	< 5.4	< 27	< 56	--
URSSB-OP3		3/11/2000	6	--	--	--	--	--	--	--	< 0.059	< 0.059	< 0.059	< 0.118	< 5.9	< 29	< 59	--
		3/11/2000	18	--	--	--	--	--	--	--	< 0.056	< 0.056	< 0.056	< 0.112	< 5.6	< 28	< 56	--
URSSB-OP4		3/11/2000	8	--	--	--	--	--	--	--	< 0.054	< 0.054	< 0.054	< 0.108	< 5.4	< 27	< 54	--
URSSB-OP5		3/11/2000	12	< 0.054	< 0.054	< 0.054	< 0.054	< 0.054	<0.054	< 0.054	< 0.054	< 0.054	< 0.054	< 0.108	< 5.4	< 27	< 54	--
URSSB-OP6		3/11/2000	20	< 0.054	< 0.054	< 0.054	< 0.054	< 0.054	<0.054	< 0.054	< 0.054	< 0.054	< 0.054	< 0.108	< 5.4	< 27	< 54	<5.4
URSSB-OP7		3/11/2000	16	--	--	--	--	--	--	--	< 0.054	< 0.054	< 0.054	< 0.108	< 5.4	< 28	**88**	--
URSSB-OP8		3/11/2000	8	--	--	--	--	--	--	--	< 0.056	< 0.056	< 0.056	< 0.112	< 5.6	< 28	< 56	--
		3/11/2000	18	--	--	--	--	--	--	--	< 0.055	< 0.055	< 0.055	< 0.110	< 5.5	< 28	< 55	<5.5
Soil samples collected in 2008 (Terra, 2008; URS, 2008)																		
B2/MW-2	Terra Associates	6/23/2008	5	--	--	--	--	--	--	--	--	--	--	--	<22	<56	<110	--
		6/23/2008	15	--	--	--	--	--	--	--	--	--	--	--	<22	<55	<110	--
		6/23/2008	25	--	--	--	--	--	--	--	--	--	--	--	<22	<54	<110	--
URS-MW-1	URS	8/25/2008	15	< 0.02	<0.03	<0.02	<0.02	<0.05	<0.03	<0.002	< 0.02	< 0.02	< 0.03	< 0.03	<10	--	--	--
		8/25/2008	27.5	**0.41**	<0.03	<0.02	<0.02	<0.05	<0.03	<0.002	< 0.02	< 0.02	< 0.03	< 0.03	<10	--	--	--
URS-MW-2	URS	8/27/2008	15	< 0.02	<0.03	<0.02	<0.02	<0.05	<0.03	<0.002	< 0.02	< 0.02	< 0.03	< 0.03	<10	--	--	--
		8/27/2008	27.5	< 0.02	<0.03	<0.02	<0.02	<0.05	<0.03	<0.002	< 0.02	< 0.02	< 0.03	< 0.03	<10	--	--	--
URS-MW-3	URS	8/26/2008	17.5	< 0.02	<0.03	<0.02	<0.02	<0.05	<0.03	<0.002	< 0.02	< 0.02	< 0.03	< 0.03	<10	--	--	--
		8/26/2008	27.5	< 0.02	<0.03	<0.02	<0.02	<0.05	<0.03	<0.002	< 0.02	< 0.02	< 0.03	< 0.03	<10	--	--	--
URS-MW-4	URS	8/26/2008	12.5	**0.17**	<0.03	<0.02	<0.02	<0.05	<0.03	<0.002	< 0.02	< 0.02	< 0.03	< 0.03	<10	--	--	--
		8/26/2008	30	**0.12**	<0.03	<0.02	<0.02	<0.05	<0.03	<0.002	< 0.02	< 0.02	< 0.03	< 0.03	<10	--	--	--
URS-SB-1	URS	8/25/2008	10	< 0.02	<0.03	<0.02	<0.02	<0.05	<0.03	<0.002	< 0.02	< 0.02	< 0.03	< 0.03	<10	--	--	--
		8/25/2008	30	**0.22**	<0.03	<0.02	<0.02	<0.05	<0.03	<0.002	< 0.02	< 0.02	< 0.03	< 0.03	<10	--	--	--
		8/25/2008	45	**0.05**	<0.03	<0.02	<0.02	<0.05	<0.03	<0.002	< 0.02	< 0.02	< 0.03	< 0.03	<10	--	--	--
		8/25/2008	75	< 0.02	<0.03	<0.02	<0.02	<0.05	<0.03	<0.002	< 0.02	< 0.02	< 0.03	< 0.03	<10	--	--	--
URS-SB-2	URS	8/25/2008	10	< 0.02	<0.03	<0.02	<0.02	<0.05	<0.03	<0.002	< 0.02	< 0.02	< 0.03	< 0.03	<10	--	--	--
		8/25/2008	27.5	**0.07**	<0.03	<0.02	<0.02	<0.05	<0.03	<0.002	< 0.02	< 0.02	< 0.03	< 0.03	<10	--	--	--
URS-SB-3	URS	8/26/2008	17.5	**0.05**	<0.03	<0.02	<0.02	<0.05	<0.03	<0.002	< 0.02	< 0.02	< 0.03	< 0.03	<10	--	--	--
		8/26/2008	22.5	**0.07**	<0.03	<0.02	<0.02	<0.05	<0.03	<0.002	< 0.02	< 0.02	< 0.03	< 0.03	<10	--	--	--
URS-SB-4	URS	8/27/2008	17.5	< 0.02	<0.03	<0.02	<0.02	<0.05	<0.03	<0.002	< 0.02	< 0.02	< 0.03	< 0.03	<10	--	--	--
		8/27/2008	30	< 0.02	<0.03	<0.02	<0.02	<0.05	<0.03	<0.002	< 0.02	< 0.02	< 0.03	< 0.03	<10	--	--	--
URS-SB-8	URS	11/19/2008	21.5	< 0.02	<0.03	<0.02	<0.02	<0.05	<0.03	<0.002	< 0.02	< 0.02	< 0.03	< 0.03	--	--	--	--
		11/19/2008	29	< 0.02	<0.03	<0.02	<0.02	<0.05	<0.03	<0.002	< 0.02	< 0.02	< 0.03	< 0.03	--	--	--	--
		11/19/2008	41.5	< 0.02	<0.03	<0.02	<0.02	<0.05	<0.03	<0.002	< 0.02	< 0.02	< 0.03	< 0.03	--	--	--	--
Soil samples collected in 2010 (Farallon, 2010)																		
MW-19	Farallon	8/5/2010	4.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/5/2010	9	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/5/2010	24	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.1	<2	<50	<250	--
		8/5/2010	29	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
MTCA Method A or B Cleanup Levels				**0.05 (A)**	**0.03 (A)**	**0.076 (B)**	**0.48 (B)**	**0.037 (B)**	**0.0023 (B)**	**0.0012 (B)**	**0.03 (A)**	**7 (A)**	**6 (A)**	**9 (A)**	**100 (A)**	**2,000 (A)**	**2,000 (A)**	**250 (A)**

ASPECT CONSULTING NOTE:
Tables from GeoEngineers, Inc.'s Remedial Investigation/Feasibility Study Report dated December 15, 2014

Sample ID	Sample Collected By	Sample Date	Depth (ft bgs)	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]	Lead (mg/kg)
				PCE	TCE	cis-1,2 DCE	trans-1,2 DCE	1,1-DCE	1,2-DCA	Vinyl Chloride	Benzene	Toluene	Ethyl-benzene	Xylenes, total				
MW-20	Farallon	8/6/2010	4.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/6/2010	10	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/6/2010	14.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/6/2010	19.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/6/2010	25	**0.026**	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	--	--	--
		8/6/2010	29.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
SRO-1	Farallon	8/5/2010	1	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	6	--	--	--
		8/5/2010	11	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/5/2010	16	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/5/2010	20	**0.28**	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	<50	<250	--
		8/5/2010	22	**0.43**	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	<50	<250	--
		8/5/2010	26	**0.25**	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
SRO-2	Farallon	8/5/2010	1	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	**3**	**67**	**760**	--
		8/5/2010	5.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/5/2010	9	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/5/2010	14	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/5/2010	19	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/5/2010	23.5	**0.12**	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	<50	<250	--
		8/5/2010	27	**0.34**	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
SRO-3	Farallon	8/5/2010	1	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	**610**	**140**	**270**	**5.79**
		8/5/2010	3	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	<50	<250	--
		8/5/2010	7	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/5/2010	13	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/5/2010	18	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/5/2010	21	**0.057**	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	<50	<250	--
		8/5/2010	22.5	**0.06**	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/5/2010	27	**0.17**	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/5/2010	30	**0.16**	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
SRO-4	Farallon	8/6/2010	6	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/6/2010	12	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/6/2010	17	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/6/2010	22	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	<50	<250	--
		8/6/2010	27	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/6/2010	30	**0.038**	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
SRO-5	Farallon	8/6/2010	3	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/6/2010	6	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/6/2010	11	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	**7**	<50	<250	--
		8/6/2010	16	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/6/2010	21	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/6/2010	30	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
SRO-6	Farallon	8/6/2010	5.2	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	<50	<250	--
		8/6/2010	12	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	<50	<250	--
		8/6/2010	15	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	<50	**610**	--
		8/6/2010	17	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	**70**	**870**	--
		8/6/2010	20.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	<50	<250	--
		8/6/2010	25	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/6/2010	30	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
MTCA Method A or B Cleanup Levels				**0.05 (A)**	**0.03 (A)**	**0.076 (B)**	**0.48 (B)**	**0.037 (B)**	**0.0023 (B)**	**0.0012 (B)**	**0.03 (A)**	**7 (A)**	**6 (A)**	**9 (A)**	**100 (A)**	**2,000 (A)**	**2,000 (A)**	**250 (A)**

ASPECT CONSULTING NOTE:
Tables from GeoEngineers, Inc.'s Remedial Investigation/Feasibility Study Report dated December 15, 2014

Sample ID	Sample Collected By	Sample Date	Depth (ft bgs)	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]	Lead (mg/kg)
				PCE	TCE	cis-1,2 DCE	trans-1,2 DCE	1,1-DCE	1,2-DCA	Vinyl Chloride	Benzene	Toluene	Ethyl-benzene	Xylenes, total				
SRO-7	Farallon	8/6/2010	9	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	**1,100**	<50	<250	--
		8/6/2010	12.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	<50	<250	--
		8/6/2010	19	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/6/2010	22.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	--	--	--
		8/6/2010	26	**0.046**	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/6/2010	30	**0.080**	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
SRO-8	Farallon	8/6/2010	4	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/6/2010	8	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/6/2010	13.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	**4**	--	--	--
		8/6/2010	14.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2.0	<50	<250	--
		8/6/2010	18	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2.0	-	-	--
		8/6/2010	22	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	**0.1**	**0.21**	**3**	<50	<250	--
		8/6/2010	23.5	**0.15**	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/6/2010	26	**0.16**	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/6/2010	29	**0.19**	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
SRO-9	Farallon	8/9/2010	3	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	--	--	--
		8/9/2010	8	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	--	--	--
		8/9/2010	13	<0.625	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/9/2010	17.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	--	--	--
		8/9/2010	21.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	--	--	--
		8/9/2010	26	**0.037**	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	--	--	--
		8/9/2010	29.5	**0.057**	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	--	--	--
SRO-10	Farallon	8/9/2010	1	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/9/2010	7	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/9/2010	10	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	--	--	--
		8/9/2010	16	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/9/2010	21	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	--	--	--
		8/9/2010	23.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/9/2010	29	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	--	--	--
SRO-11	Farallon	8/9/2010	1	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/9/2010	5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/9/2010	10	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	--	--	--
		8/9/2010	15	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/9/2010	20	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	--	--	--
		8/9/2010	25	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/9/2010	28	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	--	--	--
SRO-12	Farallon	8/9/2010	5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/9/2010	8	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	--	--	--
		8/9/2010	13	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/9/2010	17	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/9/2010	21	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	--	--	--
		8/9/2010	23.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/9/2010	29.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.0.5	<0.15	<2	--	--	--
SRO-13	Farallon	8/9/2010	0.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	**280**	**3,100**	--
		8/9/2010	5.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	<50	<250	--
		8/9/2010	11	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	<S0	<250	--
		8/9/2010	15.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	<50	**400**	--
		8/9/2010	20.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	<S0	<250	--
		8/9/2010	24.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/9/2010	29.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
MTCA Method A or B Cleanup Levels				**0.05 (A)**	**0.03 (A)**	**0.076 (B)**	**0.48 (B)**	**0.037 (B)**	**0.0023 (B)**	**0.0012 (B)**	**0.03 (A)**	**7 (A)**	**6 (A)**	**9 (A)**	**100 (A)**	**2,000 (A)**	**2,000 (A)**	**250 (A)**

ASPECT CONSULTING NOTE:
Tables from GeoEngineers, Inc.'s Remedial Investigation/Feasibility Study Report dated December 15, 2014

Sample ID	Sample Collected By	Sample Date	Depth (ft bgs)	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]	Lead (mg/kg)
				PCE	TCE	cis-1,2 DCE	trans-1,2 DCE	1,1-DCE	1,2-DCA	Vinyl Chloride	Benzene	Toluene	Ethyl-benzene	Xylenes, total				
SRO-14	Farallon	8/10/2010	1.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/10/2010	6.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/10/2010	12	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/10/2010	17	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/10/2010	22	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/10/2010	25.2	**0.035**	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/10/2010	29.8	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
SRO-15	Farallon	8/10/2010	1	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/10/2010	5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/10/2010	10	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/10/2010	15	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/10/2010	20	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/10/2010	25	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/10/2010	29.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
SRO-16	Farallon	8/10/2010	2	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/10/2010	7	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/10/2010	12	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/10/2010	17	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/10/2010	22	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/10/2010	25.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/10/2010	29.5	**0.039**	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
SRO-17	Farallon	8/10/2010	1.8	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	**0.55**	**0.77**	**2,800**	**130**	<250	--
		8/10/2010	5.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	2	<50	<250	--
		8/10/2010	10.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	<50	<250	--
		8/10/2010	16	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	<50	<250	--
		8/10/2010	21	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	<50	<250	--
		8/10/2010	25	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	<0.03	<0.05	<0.05	<0.15	<2	<50	<250	--
		8/10/2010	30	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
SRO-18	Farallon	8/10/2010	2	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/10/2010	5.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
SRO-19	Farallon	8/10/2010	2	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/10/2010	5.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
SRO-20	Farallon	8/10/2010	2	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
		8/10/2010	6	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
SRO-21	Farallon	8/10/2010	6.5	<0.025	<0.03	<0.05	<0.05	<0.05	<0.05	<0.05	--	--	--	--	--	--	--	--
Soil samples collected in 2011 (Hart Crowser, 2011; URS, 2011b)																		
HC-1-1	Hart Crowser	8/13/2011	20	<0.05	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-1-2		8/13/2011	22.5	**0.092**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-1-3		8/13/2011	25	**0.36**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-1-4		8/13/2011	27.5	**0.46**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-1-5		8/13/2011	30	**0.43**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-1-6		8/13/2011	32.5	**0.74**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-1-7		8/13/2011	35	**0.38**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-1-8		8/13/2011	37.5	**0.92**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-1-9		8/13/2011	40	**1.10**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	<5	<20	<50	1.3
HC-1-10		8/13/2011	42.5	**0.41**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-1-11		8/13/2011	45	**2.30**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-1-12		8/13/2011	47.5	**1.80**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-1-13		8/13/2011	50	**0.07**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
MTCA Method A or B Cleanup Levels				**0.05 (A)**	**0.03 (A)**	**0.076 (B)**	**0.48 (B)**	**0.037 (B)**	**0.0023 (B)**	**0.0012 (B)**	**0.03 (A)**	**7 (A)**	**6 (A)**	**9 (A)**	**100 (A)**	**2,000 (A)**	**2,000 (A)**	**250 (A)**

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Sample ID	Sample Collected By	Sample Date	Depth (ft bgs)	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]	Lead (mg/kg)
				PCE	TCE	cis-1,2 DCE	trans-1,2 DCE	1,1-DCE	1,2-DCA	Vinyl Chloride	Benzene	Toluene	Ethyl-benzene	Xylenes, total				
HC-2-1	Hart Crowser	8/13/2011	20	<0.05	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-2-2		8/13/2011	22.5	**0.11**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-2-3		8/13/2011	25	**0.29**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-2-4		8/13/2011	27.5	**0.33**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-2-5		8/13/2011	30	**0.31**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-2-6		8/13/2011	32.5	**0.22**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-2-7		8/13/2011	35	**0.23**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-2-8		8/13/2011	37.5	**0.46**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-2-9		8/13/2011	40	**0.60**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	<5	<20	<50	<1
HC-2-10		8/13/2011	42.5	**1.20**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-2-11		8/13/2011	45	**0.58**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-2-12		8/13/2011	47.5	**2.00**	**0.044**	**0.061**	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-2-13		8/13/2011	50	**0.11**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-3-1	Hart Crowser	8/13/2011	20	<0.05	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-3-2		8/13/2011	22.5	**0.13**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-3-3		8/13/2011	25	**0.16**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-3-4		8/13/2011	27.5	**0.061**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-3-5		8/13/2011	30	**0.18**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-3-6		8/13/2011	32.5	**0.13**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-3-7		8/13/2011	35	**0.10**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-3-8		8/13/2011	37.5	**0.37**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-3-9		8/13/2011	40	**0.27**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	<5	<20	<50	1.3
HC-3-10		8/13/2011	42.5	**0.17**	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-3-11		8/13/2011	45	**0.05**	<0.02	**0.067**	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-3-12		8/13/2011	47.5	<0.05	<0.02	<0.05	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
HC-3-13		8/13/2011	50	**0.91**	**0.087**	**0.059**	<0.05	<0.05	<0.02	<0.05	<0.02	<0.05	<0.05	<0.05	--	--	--	--
URS-SB-9	URS	10/10/2011	50	**0.0218**	<0.0213	**0.00217 J**	<0.0142	<0.0355	<0.0213	<0.00142	<0.0142	<0.0142	<0.0213	<0.0284	--	--	--	--
		10/10/2011	55	**0.276**	**0.00624 J**	**0.00708 J**	<0.0139	<0.0347	<0.0208	<0.00139	<0.0139	<0.0139	<0.0208	<0.0278	--	--	--	--
		10/10/2011	60	**0.000720 J**	<0.0204	<0.0136	<0.0136	<0.0340	<0.0204	<0.00136	<0.0136	<0.0136	<0.0204	<0.0272	--	--	--	--
		10/10/2011	65	<0.0126	<0.0189	<0.0126	<0.0126	<0.0315	<0.0189	<0.00126	<0.0126	<0.0126	<0.0189	<0.0252	--	--	--	--
		10/10/2011	70	<0.0143	<0.0214	<0.0143	<0.0143	<0.0357	<0.0214	<0.00143	<0.0143	<0.0143	<0.0214	<0.0286	--	--	--	--
		10/10/2011	75	<0.0151	<0.0226	<0.0151	<0.0151	<0.0376	<0.0226	<0.00151	<0.0151	<0.0151	<0.0226	<0.0302	--	--	--	--
		10/10/2011	80	<0.0142	<0.0213	<0.0142	<0.0142	<0.0354	<0.0213	<0.00142	<0.0142	<0.0142	<0.0213	<0.0284	--	--	--	--
URS-SB-10	URS	10/11/2011	50	<0.0117	<0.0175	<0.0117	<0.0117	<0.0292	<0.0175	<0.00117	<0.0117	<0.0117	<0.0175	<0.0234	--	--	--	--
		10/11/2011	55	<0.0111	<0.0167	<0.0111	<0.0111	<0.0278	<0.0167	<0.00111	<0.0111	<0.0111	<0.0167	<0.0222	--	--	--	--
		10/11/2011	60	**0.00160 J**	<0.00145	<0.00967	<0.00967	<0.0242	<0.00145	<0.000967	<0.00967	<0.00967	<0.00145	<0.01934	--	--	--	--
		10/11/2011	65	<0.0142	<0.0213	<0.0142	<0.0142	<0.0355	<0.0213	<0.00142	<0.0142	<0.0142	<0.0213	<0.0284	--	--	--	--
		10/11/2011	70	<0.0148	<0.0221	<0.0148	<0.0148	<0.0369	<0.0221	<0.00148	**0.000413 J**	**0.000546 J**	<0.0221	<0.0296	--	--	--	--
		10/11/2011	75	<0.00952	<0.0143	<0.00952	<0.00952	<0.0238	<0.0143	<0.000952	<0.00952	**0.000438 J**	<0.0143	<0.01904	--	--	--	--
URS-MW8 (SB-11)	URS	10/12/2011	35	**0.00148 J**	<0.0190	<0.0126	<0.0126	<0.0316	<0.0190	<0.00126	<0.0126	<0.0126	<0.0190	<0.0252	--	--	--	--
		10/12/2011	40	**0.000383 J**	<0.0164	<0.0109	<0.0109	<0.0273	<0.0164	<0.00109	<0.0109	<0.0109	<0.0164	<0.0218	--	--	--	--
		10/12/2011	45	<0.0112	<0.0168	<0.0112	<0.0112	<0.0280	<0.0168	<0.00112	<0.0112	<0.0112	<0.0168	<0.0224	--	--	--	--
		10/12/2011	50	<0.0124	<0.0186	**0.000497 J**	<0.0124	<0.0311	<0.0186	<0.00124	<0.0124	<0.0124	<0.0186	<0.0248	--	--	--	--
		10/12/2011	55	<0.0124	<0.0186	**0.000867 J**	<0.0124	<0.0310	<0.0186	<0.00124	<0.0124	<0.0124	<0.0186	<0.0248	--	--	--	--
		10/12/2011	60	<0.0105	<0.0158	<0.0105	<0.0105	<0.0264	<0.0158	<0.00105	<0.0105	<0.0105	<0.0158	<0.021	--	--	--	--
		10/12/2011	65	<0.0104	<0.0156	<0.0104	<0.0104	<0.0259	<0.0156	<0.00104	<0.0104	<0.0104	<0.0156	<0.0208	--	--	--	--
		10/12/2011	70	<0.0105	<0.0158	<0.0105	<0.0105	<0.0263	<0.0158	<0.00105	<0.0105	<0.0105	<0.0158	<0.021	--	--	--	--
		10/12/2011	75	<0.0138	<0.0207	<0.0138	<0.0138	<0.0345	<0.0207	<0.00138	<0.0138	<0.0138	<0.0207	<0.0276	--	--	--	--
		10/12/2011	80	<0.0113	<0.0170	<0.0113	<0.0113	<0.0283	<0.0170	<0.00113	<0.0113	<0.0113	<0.0170	<0.0226	--	--	--	--
MTCA Method A or B Cleanup Levels				**0.05 (A)**	**0.03 (A)**	**0.076 (B)**	**0.48 (B)**	**0.037 (B)**	**0.0023 (B)**	**0.0012 (B)**	**0.03 (A)**	**7 (A)**	**6 (A)**	**9 (A)**	**100 (A)**	**2,000 (A)**	**2,000 (A)**	**250 (A)**

ASPECT CONSULTING NOTE:
Tables from GeoEngineers, Inc.'s Remedial Investigation/Feasibility Study Report dated December 15, 2014

Sample ID	Sample Collected By	Sample Date	Depth (ft bgs)	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]	Lead (mg/kg)
				PCE	TCE	cis-1,2 DCE	trans-1,2 DCE	1,1-DCE	1,2-DCA	Vinyl Chloride	Benzene	Toluene	Ethyl-benzene	Xylenes, total				
URS-SB-12	URS	10/12/2011	35	<0.0129	<0.0193	<0.0129	<0.0129	<0.0322	**0.000399 J**	<0.00129	<0.0129	<0.0129	<0.0193	<0.0258	--	--	--	--
		10/12/2011	40	**0.00436 J**	<0.0192	**0.000641 J**	<0.0128	<0.0321	**0.000667 J**	<0.00128	<0.0128	<0.0128	<0.0192	<0.0256	--	--	--	--
		10/12/2011	45	**0.00479 J**	**0.000403 J**	**0.000749 J**	<0.0115	<0.0288	**0.000645 J**	<0.00115	<0.0115	<0.0115	<0.0173	<0.023	--	--	--	--
		10/12/2011	55	**0.00606 J**	**0.000460 J**	**0.000393 J**	<0.00667	<0.0167	<0.0100	<0.000667	<0.00667	<0.00667	<0.0100	<0.01334	--	--	--	--
		10/12/2011	60	**0.00901 J**	**0.00120 J**	**0.00102 J**	<0.00982	<0.0246	<0.0147	<0.000982	<0.00982	<0.00982	<0.0147	<0.01964	--	--	--	--
		10/12/2011	65	<0.0151	<0.0227	**0.00153 J**	<0.0151	<0.0378	<0.0227	<0.00151	<0.0151	<0.0151	<0.0227	<0.0302	--	--	--	--
		10/12/2011	70	<0.0159	<0.0239	<0.0159	<0.0159	<0.0398	<0.0239	<0.00159	<0.0159	<0.0159	<0.0239	<0.0318	--	--	--	--
		10/12/2011	75	<0.0156	<0.0235	<0.0156	<0.0156	<0.0391	<0.0235	<0.00156	<0.0156	<0.0156	<0.0235	<0.0312	--	--	--	--
URS-SB-13	URS	10/13/2011	35	**0.0142**	<0.0175	<0.0117	<0.0117	<0.0292	**0.000548 J**	<0.00117	<0.0117	<0.0117	<0.0175	<0.0234	--	--	--	--
		10/13/2011	40	**0.0140 J**	<0.0210	<0.0140	<0.0140	<0.0351	**0.000842 J**	<0.00140	<0.0140	<0.0140	<0.0210	<0.028	--	--	--	--
		10/13/2011	45	**0.00347 J**	<0.0213	<0.0142	<0.0142	<0.355	**0.00128 J**	<0.00142	<0.0142	<0.0142	<0.0213	<0.0284	--	--	--	--
		10/13/2011	60	**0.0647**	**0.000382 J**	<0.0116	<0.0116	<0.290	**0.000858 J**	<0.00116	<0.0116	**0.000394 J**	<0.0174	<0.0232	--	--	--	--
		10/13/2011	65	**0.0861**	<0.0204	<0.0136	<0.0136	<0.339	<0.0204	<0.00136	<0.0136	<0.0136	<0.0204	<0.0272	--	--	--	--
		10/13/2011	70	<0.0145	<0.0218	<0.0145	<0.0145	<0.0364	<0.0218	<0.00145	<0.0145	<0.0145	<0.0218	<0.029	--	--	--	--
		10/13/2011	75	<0.0149	<0.0223	<0.0149	<0.0149	<0.0372	<0.0223	<0.00149	<0.0149	<0.0149	<0.0223	<0.0298	--	--	--	--
URS-SB-14	URS	10/11/2011	35	<0.00954	<0.0143	<0.00954	<0.00954	<0.0239	<0.0143	<0.000954	<0.00954	<0.00954	<0.0143	<0.01908	--	--	--	--
		10/11/2011	40	**0.0541**	**0.000659 J**	<0.0112	<0.0112	0.0279	<0.0168	<0.00112	<0.0112	<0.0112	<0.0168	<0.0224	--	--	--	--
		10/11/2011	45	**0.0712**	**0.00114 J**	**0.00172 J**	<0.0117	<0.0293	<0.0176	<0.00117	<0.0117	<0.0117	<0.0176	<0.0234	--	--	--	--
		10/11/2011	50	**0.166**	**0.00164 J**	**0.00346 J**	<0.0101	<0.0253	<0.0152	<0.00101	<0.0101	<0.0101	<0.0152	<0.0202	--	--	--	--
		10/11/2011	55	**0.105**	**0.00119 J**	**0.00475 J**	<0.0126	<0.0314	<0.0189	<0.00126	<0.0126	<0.0126	<0.0189	<0.0252	--	--	--	--
		10/11/2011	60	**0.000312 J**	<0.0142	<0.00946	<0.00946	<0.0237	<0.0142	<0.000946	<0.00946	<0.00946	<0.0142	<0.01898	--	--	--	--
		10/11/2011	65	<0.00915	<0.0137	<0.00915	<0.00915	<0.0229	<0.0137	<0.00915	<0.00915	<0.00915	<0.0137	<0.0183	--	--	--	--
		10/11/2011	70	<0.0137	<0.0206	<0.0137	<0.0137	<0.0343	<0.0206	<0.00137	<0.0137	<0.0137	<0.0206	<0.0274	--	--	--	--
		10/11/2011	75	<0.0104	<0.0156	<0.0104	<0.0104	<0.0260	<0.0156	<0.00104	<0.0104	<0.0104	<0.0156	<0.0208	--	--	--	--
URS-SB-15	URS	10/11/2011	35	**0.0331**	<0.0189	<0.0126	<0.0126	<0.0316	<0.0189	<0.00126	<0.0126	<0.0126	<0.0189	<0.0252	--	--	--	--
		10/11/2011	40	**0.00263 J**	<0.0138	<0.00921	<0.00921	<0.0230	<0.0138	<0.000921	<0.00921	<0.00921	<0.0138	<0.01842	--	--	--	--
		10/11/2011	45	<0.0128	<0.0191	<0.0128	<0.0128	<0.0319	<0.0191	<0.00128	<0.0128	<0.0128	<0.0191	<0.0256	--	--	--	--
		10/10/2011	50	<0.0128	<0.0192	<0.0128	<0.0128	<0.0321	<0.0192	<0.00128	<0.0128	<0.0128	<0.0192	<0.0256	--	--	--	--
		10/10/2011	55	<0.00851	<0.0128	<0.00851	<0.00851	<0.0213	<0.0128	<0.000851	<0.00851	<0.00851	<0.0128	<0.01702	--	--	--	--
		10/10/2011	60	<0.0101	<0.0151	<0.0101	<0.0101	<0.0252	<0.0151	<0.00101	<0.0101	<0.0101	<0.0151	<0.0202	--	--	--	--
		10/10/2011	65	<0.0140	<0.0210	<0.0140	<0.0140	<0.0349	<0.0210	<0.00140	<0.0140	<0.0140	<0.0210	<0.028	--	--	--	--
		10/10/2011	70	<0.0127	<0.0190	<0.0127	<0.0127	<0.0317	<0.0190	<0.00127	<0.0127	<0.0127	<0.0190	<0.0254	--	--	--	--
		10/10/2011	75	<0.0119	<0.0179	<0.0119	<0.0119	<0.0298	<0.0179	<0.000119	<0.0119	<0.0119	<0.0179	<0.0238	--	--	--	--
URS-SB-17	URS	11/15/2011	40	<0.00937	<0.0141	<0.00937	<0.00937	<0.0234	<0.0141	<0.000937	--	--	--	--	--	--	--	--
		11/15/2011	45	<0.00915	<0.0137	<0.00915	<0.00915	<0.0229	<0.0137	<0.000915	--	--	--	--	--	--	--	--
		11/15/2011	65	<0.0122	<0.0183	<0.0122	<0.0122	<0.0304	<0.0183	<0.00122	--	--	--	--	--	--	--	--
		11/15/2011	70	<0.0124	<0.0186	<0.0124	<0.0124	<0.0309	<0.0186	<0.00124	--	--	--	--	--	--	--	--
		11/15/2011	75	<0.0156	<0.0234	<0.0156	<0.0156	<0.0390	<0.0234	<0.00156	--	--	--	--	--	--	--	--
URS-SB-21	URS	11/17/2011	30	**0.00590 J**	<0.0218	<0.0145	<0.0145	<0.0364	<0.0218	<0.00145	--	--	--	--	--	--	--	--
		11/17/2011	35	**0.00560 J**	<0.0174	<0.0116	<0.0116	<0.0290	<0.0174	<0.00116	--	--	--	--	--	--	--	--
		11/17/2011	40	<0.0116	<0.0174	<0.0116	<0.0116	<0.290	<0.0174	<0.00116	--	--	--	--	--	--	--	--
		11/17/2011	45	<0.0159	<0.0238	<0.0159	<0.0159	<0.0397	<0.0238	<0.00159	--	--	--	--	--	--	--	--
		11/17/2011	50	<0.0157	<0.0235	<0.0157	<0.0157	<0.0392	<0.0235	<0.00157	--	--	--	--	--	--	--	--
		11/17/2011	60	<0.0104	<0.0156	<0.0104	<0.0104	<0.259	<0.0156	<0.00104	--	--	--	--	--	--	--	--
		11/17/2011	65	<0.0192	<0.0288	<0.0192	<0.0192	<0.0480	<0.0288	<0.00192	--	--	--	--	--	--	--	--
		11/17/2011	70	<0.0203	<0.0304	<0.0203	<0.0203	<0.0507	<0.0304	<0.00203	--	--	--	--	--	--	--	--
		11/17/2011	71.5	<0.0170	<0.0255	<0.0170	<0.0170	<0.0425	<0.0255	<0.00170	--	--	--	--	--	--	--	--
		11/17/2011	73	<0.0156	<0.0234	<0.0156	<0.0156	<0.0391	<0.0234	<0.00156	--	--	--	--	--	--	--	--
		11/17/2011	74.5	<0.0196	<0.0294	<0.0196	<0.0196	<0.0490	<0.0294	<0.00196	--	--	--	--	--	--	--	--
		11/17/2011	80	<0.0143	<0.0214	<0.0143	<0.0143	<0.0356	<0.0214	<0.00143	--	--	--	--	--	--	--	--
MTCA Method A or B Cleanup Levels				**0.05 (A)**	**0.03 (A)**	**0.076 (B)**	**0.48 (B)**	**0.037 (B)**	**0.0023 (B)**	**0.0012 (B)**	**0.03 (A)**	**7 (A)**	**6 (A)**	**9 (A)**	**100 (A)**	**2,000 (A)**	**2,000 (A)**	**250 (A)**

ASPECT CONSULTING NOTE:
Tables from GeoEngineers, Inc.'s Remedial Investigation/Feasibility Study Report dated December 15, 2014

Notes:

Table contains data from 2000 to 2011. Chemical data from the 1990 EMCON PESA and 1992 EMCON UST Closure Report are presented in Table 2 and 3.

Compounds including methylene chloride, chloroform, chloromethane, and MTBE were analyzed for in numerous samples from the Property. These compounds either were not detected, were detected at J-flagged estimated values less than laboratory reporting limits, or detected at concentrations less than cleanup levels.

[1]VOCs = Volatile organic compounds; analyzed by EPA Method 8260B.

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

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

-- = constituent not analyzed.

< = constituent not detected at or above the stated laboratory practical quantitation limit.

1,1-DCE = 1,1-Dichloroethene

1,1,1-DCE = 1,1,1-dichloroethene

1,2-DCA = 1,2-dichloroethane

bgs = below ground surface

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

J = estimated value below laboratory Practical Quantitation Limit (PQL); for purpose of this report J-flagged values are considered not detected.

mg/kg = milligrams per kilogram

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

(A) = MTCA Method A Cleanup Level

(B) = MTCA Method B cleanup for the protection of groundwater. See Table 8 for information on basis for cleanup levels.

PCE = Tetrachloroethene

TCE = Trichloroethene

trans 1,2-DCE = trans-1,2-dichloroethene

VOCs = Volatile organic compounds

Bold font indicates that the constituent was detected.

Shading indicates that the concentration exceeds the MTCA cleanup level.

ASPECT CONSULTING NOTE:
Tables from GeoEngineers, Inc.'s Remedial Investigation/Feasibility Study Report dated December 15, 2014

Table 5

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] PCE	TCE	cis-1,2-DCE	1,1,1-TCA	1,2-DCA	Benzene	Toluene	Ethyl-benzene	Xylenes, total	Gasoline-range Petroleum Hydrocarbons (µg/L)[2]	Diesel-range Petroleum Hydrocarbons (µg/L)[3]	Oil-range Petroleum Hydrocarbons (µg/L)[3]
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; URS, 2010; 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-19	08/25/2010	NA	**33**	**1.1**	<1.0	--	--	<0.35	<1	<1	<3	<100	<50	<250
MW-20	08/25/2010	NA	**4.6**	<1.0	<1.0	--	--	<0.35	<1	<1	<3	<100	<50	<250
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, 2011b)														
URS-MW-1	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-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[4]	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:

Table contains data from 2000 to 2011. Chemical data from the 1990 EMCON PESA is presented in Table 2.

[1]VOCs = Volatile organic compounds; analyzed by EPA Method 8260B.

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

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

[4]Naphthalene was detected at a trace concentration of 0.23 µg/L (J-flagged estimated value less than PQL). The cleanup level for naphthalenes is 160 µg/L.

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

-- = constituent not analyzed.

< = constituent not detected at or above the stated laboratory practical quantitation limit.

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

1,2-DCA = 1,2-dichloroethane

bgs = below ground surface

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

DCE = Dichloroethene.

J = estimated value

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

(A) = MTCA Method A Cleanup Level

(B) = Standard Method B cleanup levels from CLARC tables. See Table 8 for information on basis for cleanup levels.

NA = not available

PCE = Tetrachloroethene

TCE = Trichloroethene

µg/L = micrograms per liter

Bold font indicates that the constituent was detected.

Shading indicates that the concentration exceeds the MTCA cleanup level.

Groundwater data from the Thinker Toys (source) property shown on Figures 14 and 15 are not included in this table.

ASPECT CONSULTING NOTE:
Tables from GeoEngineers, Inc.'s Remedial Investigation/Feasibility Study Report dated December 15, 2014

Table 6

Low Level Detections–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)	Methylene Chloride (mg/kg)	Chloroform (mg/kg)	Chloromethane (mg/kg)	Methyl Tert-Butyl Ether (MTBE) (mg/kg)
URS-SB-9	URS	10/10/2011	50	0.00128 J	< 0.0142	< 0.0426	< 0.0355
		10/10/2011	55	0.00128 J	< 0.0139	< 0.0417	< 0.0347
		10/10/2011	60	0.00122 J	< 0.0136	< 0.0408	< 0.0340
		10/10/2011	65	0.000933 J	< 0.0126	< 0.0378	< 0.0315
		10/10/2011	70	0.00158 J	< 0.0143	< 0.0428	< 0.0357
		10/10/2011	75	0.00129 J	< 0.0151	< 0.0452	< 0.0376
		10/10/2011	80	0.00200 J	< 0.0142	< 0.0425	< 0.0354
URS-SB-10	URS	10/11/2011	50	0.000583 J	< 0.0117	0.000723 J	< 0.0292
		10/11/2011	55	0.000933 J	< 0.0111	< 0.0333	< 0.0278
		10/11/2011	60	0.000803 J	< 0.00967	< 0.0290	< 0.0242
		10/11/2011	65	0.00224 J	< 0.0142	< 0.0426	< 0.0355
		10/11/2011	70	0.00156 J	< 0.0148	< 0.0443	< 0.0369
		10/11/2011	75	0.00106 J	< 0.00952	0.000400 J	< 0.0238
URS-MW8 (SB-11)	URS	10/12/2011	35	0.00152 J	< 0.0126	< 0.0379	< 0.0316
		10/12/2011	40	0.000765 J	< 0.0109	< 0.0328	< 0.0273
		10/12/2011	45	0.000672 J	< 0.0112	< 0.0336	< 0.0280
		10/12/2011	50	0.00116 J	< 0.0124	< 0.0373	< 0.0311
		10/12/2011	55	0.000892 J	< 0.0124	< 0.0372	< 0.0310
		10/12/2011	60	0.000918 J	< 0.0105	< 0.0316	< 0.0264
		10/12/2011	65	0.000633 J	< 0.0104	< 0.0311	< 0.0259
		10/12/2011	70	0.000735 J	< 0.0105	< 0.0315	< 0.0263
		10/12/2011	75	0.00131 J	< 0.0138	< 0.0414	0.000870 J
		10/12/2011	80	0.00102 J	< 0.0113	< 0.0340	< 0.0283
URS-SB-12	URS	10/12/2011	35	0.000952 J	< 0.0129	< 0.0386	< 0.0322
		10/12/2011	40	0.00126 J	< 0.0128	< 0.0385	< 0.0321
		10/12/2011	45	0.00101 J	< 0.0115	< 0.0346	< 0.0288
		10/12/2011	55	0.000393 J	< 0.00667	< 0.0200	< 0.0167
		10/12/2011	60	0.000756 J	< 0.00982	< 0.0295	< 0.0246
		10/12/2011	65	0.00193 J	< 0.0151	< 0.0453	< 0.0378
		10/12/2011	70	0.00199 J	< 0.0159	< 0.0477	< 0.0398
		10/12/2011	75	0.00141 J	< 0.0156	< 0.0469	< 0.0391
URS-SB-13	URS	10/13/2011	35	0.00106 J	< 0.0117	< 0.0350	< 0.0292
		10/13/2011	40	0.00132 J	< 0.0140	< 0.0421	< 0.0351
		10/13/2011	45	0.00108 J	< 0.0142	< 0.0426	< 0.0355
		10/13/2011	60	0.000834 J	< 0.0116	< 0.0348	< 0.0290
		10/13/2011	65	0.00121 J	< 0.0136	< 0.0407	< 0.0339
		10/13/2011	70	0.00156 J	< 0.0145	< 0.0436	< 0.0364
		10/13/2011	75	0.00155 J	< 0.0149	< 0.0447	< 0.0372
URS-SB-14	URS	10/11/2011	35	0.000783 J	< 0.00954	< 0.0286	< 0.0239
		10/11/2011	40	0.00136 J	< 0.0112	< 0.0335	< 0.0279
		10/11/2011	45	0.000468 J	< 0.0117	< 0.0351	< 0.0293
		10/11/2011	50	0.000658 J	< 0.0101	< 0.0304	< 0.0253
		10/11/2011	55	0.000906 J	< 0.0126	< 0.0377	< 0.0314
		10/11/2011	60	0.000662 J	< 0.00946	< 0.0284	< 0.0237
		10/11/2011	65	0.000522 J	< 0.00915	< 0.0275	< 0.0229
		10/11/2011	70	0.00152 J	< 0.0137	< 0.0411	< 0.0343
		10/11/2011	75	0.00128 J	< 0.0104	< 0.0312	< 0.0260
URS-SB-15	URS	10/11/2011	35	0.00121 J	< 0.0126	< 0.0379	< 0.0316
		10/11/2011	40	0.000782 J	< 0.00921	< 0.0276	< 0.0230
		10/11/2011	45	0.00105 J	< 0.0128	< 0.0383	< 0.0319
		10/10/2011	50	0.00106 J	< 0.0128	< 0.0385	< 0.0321
		10/10/2011	55	0.000706 J	< 0.00851	< 0.0255	< 0.0213
		10/10/2011	60	0.000806 J	< 0.0101	< 0.0302	< 0.0252
		10/10/2011	65	0.00112 J	< 0.0140	< 0.0419	< 0.0349
		10/10/2011	70	0.00191 J	< 0.0127	< 0.0380	< 0.0317
		10/10/2011	75	0.00344 J	< 0.0119	< 0.0358	< 0.0298
URS-SB-17	URS	11/15/2011	40	0.000328 J	< 0.00937	< 0.0281	--
		11/15/2011	45	0.000329 J	< 0.00915	< 0.0274	--
		11/15/2011	65	0.000462 J	< 0.0122	< 0.0365	--
		11/15/2011	70	0.000829 J	< 0.0124	< 0.0371	--
		11/15/2011	75	0.00136 J	< 0.0156	< 0.0468	--
URS-SB-21	URS	11/17/2011	30	0.000393 J	< 0.0145	< 0.0436	--
		11/17/2011	35	0.000290 J	0.000290 J	< 0.0348	--
		11/17/2011	40	0.000766 J	0.000290 J	< 0.0348	--
		11/17/2011	45	0.000461 J	0.000270 J	< 0.0477	--
		11/17/2011	50	0.00113 J	< 0.0157	< 0.0470	--
		11/17/2011	60	0.000674 J	< 0.0104	< 0.0311	--
		11/17/2011	65	0.00127 J	< 0.0192	< 0.0576	--
		11/17/2011	70	0.00150 J	< 0.0203	< 0.0608	--
		11/17/2011	71.5	0.00121 J	< 0.0170	< 0.0510	--
		11/17/2011	73	0.00141 J	< 0.0156	< 0.0469	--
		11/17/2011	74.5	0.00192 J	< 0.0196	< 0.0588	--
		11/17/2011	80	0.00117 J	< 0.0143	< 0.0428	--
MTCA Method A or B Cleanup Levels				0.02 (A)	0.0071 (B)	none	0.1 (A)

Notes:

-- = constituent not analyzed.

< = constituent not detected at or above the stated laboratory practical quantitation limit.

bgs = below the ground surface

J = estimated value below laboratory Practical Quantitation Limit (PQL).

mg/kg = milligrams per kilogram

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

(A) = MTCA Method A Cleanup Level

(B) = MTCA Method B cleanup for the protection of groundwater. See Table 8 for information on basis for cleanup levels.

ASPECT CONSULTING NOTE:
Tables from GeoEngineers, Inc.'s Remedial Investigation/Feasibility Study Report dated December 15, 2014

Table 7

Low Level Detections–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)	Naphthalene (µg/L)	Methylene Chloride (µg/L)	Chloroform (µg/L)	Chlorobenzene (µg/L)
Samples collected in 2011 (URS, 2011b)						
URS-MW-1	11/22/2011	29	< 1.00	< 1.00	< 1.00	0.120 J
URS-MW-2	11/21/2011	28.6	< 1.00	< 1.00	2.38	< 1.00
URS-MW-8 [1]	11/22/2011	75.5	< 1.00	0.190 J	< 1.00	< 1.00
B3/MW-3	11/22/2011	27	< 1.00	< 1.00	0.920 J	< 1.00
URS-SB-15	10/10/2011	75	0.23 J	< 1.00	< 1.00	< 1.00
MTCA Method A or B Cleanup Level			**160 (A)**	**5 (A)**	**14.1 (B)**	**160 (B)**

Notes:

[1] Sample from URS-MW-8 on 10/19/2011 was tested for Methyl Tert-Butyl Ether (MTBE). MTBE was detected at a concentration of 1.0 µg/L (MTCA Method A cleanup level is 20 µg/L).

< = constituent not detected at or above the stated laboratory practical quantitation limit.

bgs = below ground surface

J = estimated value

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

(A) = MTCA Method A Cleanup Level

(B) = Standard Method B cleanup levels from CLARC tables. See Table 8 for information on basis for cleanup levels.

µg/L = micrograms per liter

Groundwater data from the Thinker Toys (source) property shown on Figures 15 and 16 are not included in this table.

APSECT CONSULTING NOTE:

Tables from Aspect Consulting's Phase II Environmental Site Assessment report dated November 15, 2019

Table 2. Summary of Soil Chemical Analytical Results

Project No. 190298, NE 8th and 106th Ave NE, Bellevue, Washington

Boring ID	Sample ID	Sample Date	Depth(ft bgs)	Elevation(ft msl)	Volatile Organic Compounds					Total Petroleum Hydrocarbons		
					PCE mg/kg	TCE mg/kg	cDCE mg/kg	Methylene Chloride mg/kg	VC mg/kg	GRO mg/kg	DRO mg/kg	MRO mg/kg
AMW-1	AMW-1-15.0	9/26/2019	15 ft	155.41	< 0.005 U	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	< 5 U	< 50 U	< 250 U
	AMW-1-37.5	9/26/2019	37.5 ft	132.91	< 0.005 U	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	< 5 U	< 50 U	< 250 U
	AMW-1-45.0	9/26/2019	45 ft	125.41	< 0.005 U	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	< 5 U	< 50 U	< 250 U
AMW-2	AMW-2-19	9/26/2019	19 ft	138.17	< 0.005 U	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	< 5 U	--	--
	AMW-2-54	9/26/2019	54 ft	103.17	< 0.005 U	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	--	--	--
	AMW-2-65	9/26/2019	65 ft	92.17	**0.13**	< 0.003 U	**0.034**	< 0.05 U	< 0.005 U	--	--	--
	AMW-2-72	9/26/2019	72 ft	85.17	< 0.005 U	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	--	--	--
	AMW-2-81	9/26/2019	81 ft	76.17	< 0.005 U	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	--	--	--
AMW-3D	AMW-3D-35.0	9/30/2019	35 ft	121.14	< 0.005 U	< 0.003 U	< 0.005 U	**0.15 J***	< 0.005 U	--	--	--
	AMW-3D-45.0	9/30/2019	45 ft	111.14	**0.019**	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	--	--	--
	AMW-3D-55.0	9/30/2019	55 ft	101.14	< 0.005 U	< 0.003 U	< 0.005 U	**0.11 J***	< 0.005 U	--	--	--
	AMW-3D-75.0	9/30/2019	75 ft	81.14	< 0.005 U	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	--	--	--
AMW-3S	AMW-3S-27.5	9/27/2019	27.5 ft	129.11	< 0.005 U	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	--	--	--
	AMW-3S-35	9/27/2019	35 ft	121.61	< 0.005 U	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	--	--	--
AMW-4D	AMW-4D-5.5	9/27/2019	5.5 ft	147.75	< 0.005 U	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	--	--	--
	AMW-4D-20.0	9/27/2019	20 ft	133.25	< 0.005 U	< 0.003 U	< 0.005 U	**0.065 J***	< 0.005 U	--	--	--
	AMW-4D-30.0	9/27/2019	30 ft	123.25	< 0.005 U	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	--	--	--
	AMW-4D-35.0	9/27/2019	35 ft	118.25	< 0.005 U	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	--	--	--
	AMW-4D-50.0	9/27/2019	50 ft	103.25	< 0.005 U	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	--	--	--
	AMW-4D-55.0	9/27/2019	55 ft	98.25	< 0.005 U	< 0.003 U	< 0.005 U	**0.18 J***	< 0.005 U	--	--	--
	AMW-4D-60.0	9/27/2019	60 ft	93.25	**0.014**	< 0.003 U	< 0.005 U	**0.21 J***	< 0.005 U	--	--	--
	AMW-4D-63.5	9/27/2019	63.5 ft	89.75	**0.12**	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	--	--	--
	AMW-4D-69.5	9/27/2019	69.5 ft	83.75	< 0.005 U	< 0.003 U	< 0.005 U	**0.064 J***	< 0.005 U	--	--	--
	AMW-4D-80.0	9/27/2019	80 ft	73.25	< 0.005 U	< 0.003 U	< 0.005 U	**0.056 J***	< 0.005 U	--	--	--
	AMW-4D-89.0	9/27/2019	89 ft	64.25	< 0.005 U	< 0.003 U	< 0.005 U	**0.076 J***	< 0.005 U	--	--	--
AMW-4S	AMW-4S-5.0	9/26/2019	5 ft	148.36	**0.014**	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	--	--	--
	AMW-4S-10.0	9/26/2019	10 ft	143.36	< 0.005 U	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	--	--	--
	AMW-4S-15.0	9/26/2019	15 ft	138.38	< 0.005 U	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	--	--	--
AMW-5	AMW-5-5	9/27/2019	5 ft	149.25	< 0.005 U	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	--	--	--
	AMW-5-10	9/27/2019	10 ft	144.25	< 0.005 U	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	--	--	--
	AMW-5-15	9/27/2019	15 ft	139.25	< 0.005 U	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	--	--	--
	AMW-5-20	9/27/2019	20 ft	134.25	< 0.005 U	< 0.003 U	< 0.005 U	**0.14 J***	< 0.005 U	--	--	--
	AMW-5-35	9/27/2019	35 ft	119.25	< 0.005 U	< 0.003 U	< 0.005 U	< 0.05 U	< 0.005 U	--	--	--
MTCA Method A cleanup Level					**0.05**	**0.03**		**0.02**		**100**	**2000**	**2000**

Notes

Bold - Analyte Detected

Blue Shaded - Detected result exceeded screening level

U - Analyte not detected at or above Reporting Limit (RL) shown

J - Result value estimated

X - Chromatographic pattern does not match fuel standard used for quantitation

* = detected concentration has been flagged by the laboratory as the result of laboratory cross contamination and does not represent actual presence of the compound in the sample.

1. Locations surveyed on October 3, 2019 by PLC, Inc. relative to NAVD 88.

PCE - Tetrachloroethene

TCE - Trichloroethene

cDCE - cis-1,2-Dichloroethene

VC - Vinyl Chloride

GRO - Gasoline range organics

DRO - Diesel range organics

MRO - Motor oil range organics

VOCs analyzed by EPA Method 8260C. Only contaminants of concern (chlorinated VOCs) are shown on the table. See laboratory reports for full list of compounds analyzed.

APSECT CONSULTING NOTE:

Tables from Aspect Consulting's Phase II Environmental Site Assessment report dated November 15, 2019

Table 3. Summary of Groundwater Chemical Analytical Results

Project No. 190298, NE 8th and 106th Ave NE, Bellevue, Washington

Well ID	Sample Date	Volatile organic compounds (VOCs)					Petroleum Hydrocarbons (TPHs)		
		PCE ug/L	TCE ug/L	cDCE ug/L	VC ug/L	Methylene Chloride ug/L	GRO ug/L	DRO ug/L	ORO ug/L
Shallow Wells									
AMW-2	9/30/2019	< 1 U	< 1 U	< 1 U	< 0.2 U	< 5 U	--	--	--
AMW-3S	10/3/2019	**1.3***	< 1 U	< 1 U	< 0.2 U	< 5 U	--	--	--
B3-MW-3	8/14/2019	**33**	< 1 U	< 1 U	< 0.2 U	< 5 U	< 100 U	< 50 U	< 250 U
MW-17	10/9/2019	**41**	**2.5**	**3.3**	< 0.2 U	< 5 U	--	--	--
MW-18	10/9/2019	**58**	**1.4**	< 1 U	< 0.2 U	< 5 U	--	--	--
MW-19	8/15/2019	**5.8**	< 1 U	< 1 U	< 0.2 U	< 5 U	--	--	--
MW-20	8/15/2019	**2.9**	< 1 U	< 1 U	< 0.2 U	< 5 U	< 100 U	**70 X**	< 250 U
URS-MW-1	8/14/2019	**45**	< 1 U	< 1 U	< 0.2 U	< 5 U	< 100 U	< 50 U	< 250 U
URS-MW-3	8/14/2019	< 1 U	< 1 U	< 1 U	< 0.2 U	< 5 U	< 100 U	< 50 U	< 250 U
Deep Wells									
AMW-3D	10/8/2019	< 1 U	< 1 U	< 1 U	< 0.2 U	< 5 U	--	--	--
AMW-4D	10/8/2019	**1.3**	< 1 U	< 1 U	< 0.2 U	< 5 U	--	--	--
B2/MW-2	8/15/2019	< 1 U	< 1 U	< 1 U	< 0.2 U	< 5 U	--	--	--
B4/MW-4	8/15/2019	< 1 U	< 1 U	< 1 U	< 0.2 U	< 5 U	--	--	--
URS-MW-8	8/15/2019	< 1 U	< 1 U	< 1 U	< 0.2 U	< 5 U	--	--	--
MTCA Method A Cleanup Level		**5**	**5**		**0.2**	**5**	**1000**	**500**	**500**

Notes

ug/L = micrograms per liter

Bold - Analyte Detected

Blue Shaded - Detected result exceeded screening level

* - Result is likely biased low due to lab handling error of the sample and should be considered an estimate

U - Analyte not detected at or above Reporting Limit (RL) shown

J - Result value estimated

X - Chromatographic pattern does not match fuel standard used for quantitation

PCE - Tetrachloroethene

TCE - Trichloroethene

cDCE - cis-1,2-Dichloroethene

VC - Vinyl Chloride

GRO - Gasoline range organics

DRO - Diesel range organics

ORO - Oil-range organics

VOCs analyzed by EPA Method 8260C. Only contaminants of concern (chlorinated VOCs) are shown on the table. See lab reports for full list of compoun

APPENDIX B

Report Limitations and Guidelines for Use

REPORT LIMITATIONS AND USE GUIDELINES

Reliance Conditions for Third Parties

This report was prepared for the exclusive use of the Client. No other party may rely on this report or the product of our services without the express written consent of Aspect Consulting, LLC (Aspect). This limitation is to provide our firm with reasonable protection against liability claims by third parties with whom there would otherwise be no contractual conditions or limitations and guidelines governing their use of the report. Within the limitations of scope, schedule and budget, our services have been executed in accordance with our Agreement with the Client and recognized standards of professionals in the same locality and involving similar conditions.

Services for Specific Purposes, Persons and Projects

Aspect has performed the services in general accordance with the scope and limitations of our Agreement. This report has been prepared for the exclusive use of the Client and their authorized third parties, approved in writing by Aspect. This report is not intended for use by others, and the information contained herein is not applicable to other properties.

This report is not, and should not, be construed as a warranty or guarantee regarding the presence or absence of hazardous substances or petroleum products that may affect the subject property. The report is not intended to make any representation concerning title or ownership to the subject property. If real property records were reviewed, they were reviewed for the sole purpose of determining the subject property's historical uses. All findings, conclusions, and recommendations stated in this report are based on the data and information provided to Aspect, current use of the subject property, and observations and conditions that existed on the date and time of the report.

Aspect structures its services to meet the specific needs of our clients. Because each environmental study is unique, each environmental report is unique, prepared solely for the specific client and subject property. This report should not be applied for any purpose or project except the purpose described in the Agreement.

This Report Is Project-Specific

Aspect considered a number of unique, project-specific factors when establishing the Scope of Work for this project and report. You should not rely on this report if it was:

- Not prepared for you
- Not prepared for the specific purpose identified in the Agreement
- Not prepared for the specific real property assessed
- Completed before important changes occurred concerning the subject property, project or governmental regulatory actions

If changes are made to the project or subject property after the date of this report, Aspect should be retained to assess the impact of the changes with respect to the conclusions contained in the report.

Geoscience Interpretations

The geoscience practices (geotechnical engineering, geology, and environmental science) require interpretation of spatial information that can make them less exact than other engineering and natural science disciplines. It is important to recognize this limitation in evaluating the content of the report. If you are unclear how these "Report Limitations and Use Guidelines" apply to your project or site, you should contact Aspect.

Discipline-Specific Reports Are Not Interchangeable

The equipment, techniques and personnel used to perform an environmental study differ significantly from those used to perform a geotechnical or geologic study and vice versa. For that reason, a geotechnical engineering or geologic report does not usually address any environmental findings, conclusions or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. Similarly, environmental reports are not used to address geotechnical or geologic concerns regarding the subject property.

Environmental Regulations Are Not Static

Some hazardous substances or petroleum products may be present near the subject property in quantities or under conditions that may have led, or may lead, to contamination of the subject property, but are not included in current local, state or federal regulatory definitions of hazardous substances or petroleum products or do not otherwise present potential liability. Changes may occur in the standards for appropriate inquiry or regulatory definitions of hazardous substance and petroleum products; therefore, this report has a limited useful life.

Property Conditions Change Over Time

This report is based on conditions that existed at the time the study was performed. The findings and conclusions of this report may be affected by the passage of time (for example, Phase I ESA reports are applicable for 180 days), by events such as a change in property use or occupancy, or by natural events, such as floods, earthquakes, slope failure or groundwater fluctuations. If more than six months have passed since issuance of our report, or if any of the described events may have occurred following the issuance of the report, you should contact Aspect so that we may evaluate whether changed conditions affect the continued reliability or applicability of our conclusions and recommendations.

Phase I ESAs – Uncertainty Remains After Completion

Aspect has performed the services in general accordance with the scope and limitations of our Agreement and the current version of the "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", ASTM E1527, and U.S. Environmental Protection Agency (EPA)'s Federal Standard 40 CFR Part 312 "Innocent Landowners, Standards for Conducting All Appropriate Inquiries".

No ESA can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with subject property. Performance of an ESA study is intended to reduce, but not eliminate, uncertainty regarding the potential for environmental conditions affecting the subject property. There is always a potential that areas with contamination that were not identified during this ESA exist at the subject property or in the study area. Further evaluation of such potential would require additional research, subsurface exploration, sampling and/or testing.

Historical Information Provided by Others

Aspect has relied upon information provided by others in our description of historical conditions and in our review of regulatory databases and files. The available data does not provide definitive information with regard to all past uses, operations or incidents affecting the subject property or adjacent properties. Aspect makes no warranties or guarantees regarding the accuracy or completeness of information provided or compiled by others.

Exclusion of Mold, Fungus, Radon, Lead, and HBM

Aspect's services do not include the investigation, detection, prevention or assessment of the presence of molds, fungi, spores, bacteria, and viruses, and/or any of their byproducts. Accordingly, this report does not include any interpretations, recommendations, findings, or conclusions regarding the detection, assessment, prevention or abatement of molds, fungi, spores, bacteria, and viruses, and/or any of their byproducts. Aspect's services also do not include the investigation or assessment of hazardous building materials (HBM) such as asbestos, polychlorinated biphenyls (PCBs) in light ballasts, lead based paint, asbestos-containing building materials, urea-formaldehyde insulation in on-site structures or debris or any other HBMs. Aspect's services do not include an evaluation of radon or lead in drinking water, unless specifically requested.