

**ENVIRONMENTAL REPORTS
1616 CORNWALL BUILDING**

1. Environmental Site Assessment (Phase I) 1618 Cornwall and 112 Ohio Street. Prepared by Klienfelder, Inc, (4/27/90). Kleinfelder Job # 60-114-01(5/22/90)
2. Work Plan for Phase II Environmental Site Assessment Sears Property at 1618 Cornwall Street and 112 Ohio Street Property, Bellingham. Prepared by Klienfelder, Inc, (6/6/90). Kleinfelder Job # 60-1114-02WP(06/06/90).
3. Letter to Joe Hickey of the Department of Ecology from Robert Welch of Welch Enterprises, Inc., confirming completion of tank closure and soil remediation and requesting a *"No Further Action Required"* letter from the Department of Ecology, dated 12/7/92.
4. Letter to Robert Welch of Welch Enterprises, Inc., from Joseph Hickey of the Department of Ecology, confirming compliance with state and federal requirements with regard to tank closure and soil remediation and assigning a completed status to this clean up, dated 2/8/93.

**WORK PLAN FOR PHASE II
ENVIRONMENTAL SITE ASSESSMENT
SEARS PROPERTY AT 1618 CORNWALL
STREET AND 112 OHIO STREET PROPERTY
BELLINGHAM, WASHINGTON**



June 6, 1990
Kleinfelder Proposal No. 60-YP0068

Ms. Jean Gorton
Trillium Corporation
1313 Commercial Street
Bellingham, Washington 98225

SUBJECT: Work Plan for Phase II Environmental Site Assessment
Sears Property at 1618 Cornwall Street and 112 Ohio Street Property
Bellingham, Washington

Dear Ms. Gorton:

Kleinfelder understands that the Trillium Corporation wishes to further explore several of the areas of interest which are identified in our Phase I report (File No. 60-1114-01, dated April 27, 1990). We also understand that Trillium wishes to remove the identified underground storage tanks on the Sears property and that Kleinfelder will provide the tank removal documentation. At your request, Kleinfelder has prepared a scope of work for the additional exploration of these areas. The attached Phase II Environmental Site Assessment Work Plan presents recommended Trillium Corporation activities and recommended Kleinfelder site-exploration activities.

Upon completion of these activities, Kleinfelder will prepare a report which will include our re-evaluation of the contamination potential for each of the additionally explored areas. If contamination is discovered, supplemental work beyond the scope presented herein may be warranted in order to characterize and remediate the site. If supplemental work is necessary, the scope of work and cost estimate for such work will be determined prior to the commencement of the supplemental work.

A signed copy of the attached contract, returned to us, will serve as our formal authorization. Your signed authorization will also document your concurrence with the presented scope of work, assumptions, schedule, estimated fees, and limitations of this work.

We appreciate the opportunity to continue to be of service to you. Please contact us if you have any questions regarding this submittal.

Very truly yours,

Kleinfelder, Inc.

Karin L. Hayman

Karin L. Hayman, RG
Staff Geologist

Rory L. Galloway

Rory L. Galloway, RG
Project Manager/Senior Geologist

Brad C. Kleinfelder

Brad C. Kleinfelder
Regional Manager

A Work Plan Prepared for:

Ms. Jean Gorton
Trillium Corporation
1313 Commercial Street
Bellingham, Washington 98225

**WORK PLAN FOR PHASE II
ENVIRONMENTAL SITE ASSESSMENT
SEARS PROPERTY AT 1618 CORNWALL
STREET AND 112 OHIO STREET PROPERTY
BELLINGHAM, WASHINGTON**

Kleinfelder Proposal No. 60-YP0068

Prepared by:

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June 6, 1990

1.0 BACKGROUND

At the request of Ms. Jean Gorton of the Trillium Corporation, Kleinfelder completed a Phase I Environmental Site Assessment for the subject properties in Bellingham, Washington (Plate 1 and 2). The results of the Phase I assessment are in Kleinfelder report 60-1114-01, dated April 27, 1990. The assessment was intended to provide information on the potential for soil or ground-water contamination on the property. Our assessment activities included a screening of available regulatory agency files, personal interviews, a review of available aerial photographs, and a property visit.

Our Phase I assessment identified 13 areas where historical or current activities on the property may have resulted in soil or ground-water contamination. These areas are referred to as Area A through Area M. A summary of past and present activities, possible contaminant materials, and potential for contamination at each area is presented in Table 1. These areas of interest are:

SEARS PROPERTY

- Area A: An underground fuel-oil tank (approximately 10,000-gallon capacity) is located just outside the south entrance of the Sears store. This tank reportedly contained fuel oil for the store's boiler.
- Area B: An underground used-oil storage tank (approximately 500-gallon capacity) is located just outside the south wall of the auto service area of the Sears store.
- Area C: A rectangular asphalt patch, is outside the east wall of the auto service area of the Sears store, at the reported location of an underground storage tank. This tank reportedly contained leaded gasoline (approximately 500-gallon capacity).
- Area D: An underground fuel-oil storage tank of unknown size is located outside the northwest corner of the Sears warehouse. This tank reportedly contained fuel oil for the warehouse boiler.
- Area E: Several hydraulic lifts, a battery storage and recharging room, oil-stained concrete, and an oil-stained floor drain are in the auto service area of the Sears store. The floor drain is believed to discharge into the underground used-oil tank (Area B). The battery room contains what appear to be several lead-lined battery-storage areas. The concrete floor in this room is eroded in places, presumably from spilled battery acid.
- Area F: Assorted wood debris and several abandoned 55-gallon drums containing an oil-like substance are south of the Sears warehouse. The debris and drums are inside a locked security fence.
- Area G: Several oil-water separators exist at storm drains within the parking lot of the Sears store. These separators are apparently not maintained and are clogged with soil.

OHIO STREET PROPERTY

- Area H: Two underground fuel storage tanks of unknown size are present in the west-central portion of the Ohio Street property. These tanks are believed to have

contained gasoline and diesel. These tanks and pumps do not appear to have been used recently and are reported to be empty. The tanks' fill-pipe caps are secured with padlocks.

Area I: Numerous surface-soil stains, discarded oil filters, and several 55-gallon drums which appear to contain oil are in the west-central portion of the Ohio Street property. Mr. Gordon Laird, Manager of the Ohio Street property, reported that this portion of the property is leased to a logging company.

Area J: On the 1933 Sanborn map, this area was shown as an oil storage area.

Area K: Several piles of black sand-like material (less than 3 feet across) were observed in the southern portion of the property. We believe that this material may be copper slag, which reportedly was used on the property as sandblasting grit.

Area L: An area for paint storage was shown on the 1933 Sanborn map.

Area M: The 1933 Sanborn map shows this area as an automobile service station.

Based on our findings presented in the Phase I report, Kleinfelder recommended that additional exploration, tank removals, and site remediation be conducted at identified areas of interest. The Trillium Corporation subsequently requested Kleinfelder to prepare a scope of work to explore additionally these areas for soil or ground-water contamination, as denoted in our Phase I report. The recommended scope of work is presented in this work plan.

2.0 PHASE II SITE EXPLORATION ACTIVITIES

Additional activities for all areas of interest identified in our Phase I report are presented in this work plan. All identified areas of interest and recommended activities are summarized on Table 1 of this work plan. Plate 2 shows the locations of these areas. Recommended site activities are described below.

2.1 RECOMMENDED TRILLIUM CORPORATION ACTIVITIES

Kleinfelder recommends that the Trillium Corporation remove all debris from Areas E and F, including drums, lead pans, and other containers that are suspected to contain oil, lead, and other unknown contents. These containers should be salvaged, if appropriate, or disposed of properly. Stained soils should also be excavated and temporarily stockpiled on site pending soil disposal option review. We also recommend that Trillium clean and service all oil-water separators located at Area G. We recommend that this work be performed by the Trillium Corporation (or their contractor) during or prior to the Kleinfelder site-exploration activities.

Kleinfelder also recommends that the Trillium Corporation contract for the removal of the 10,000-gallon tank at Area A, the 500-gallon waste-oil tank at Area B, and the tanks of unknown size in Area D.

2.2 RECOMMENDED KLEINFELDER SITE EXPLORATION ACTIVITIES

Specific sample collection methods and chemical analyses are presented in Table 1. Field procedures and sampling methods are discussed below.

Test Pit Soil Sampling

A Kleinfelder geologist will be present during test pit excavations at Areas H and I to observe for soil staining or discoloration. Each test pit will be excavated to an anticipated maximum depth of five feet. Soil will be sampled at 1-, 3-, and 5-foot depths. These samples will be visually inspected for evidence of contamination as indicated by odor or discoloration of the soil. An engineer or geologist from Kleinfelder will maintain written logs of the material encountered within the test pits. Soils will be classified according to the Unified Soil Classification System.

A portion of each soil sample will be placed in a plastic zip-lock bag. The accumulated vapors from the bagged sample will be drawn through a photoionization detector (PID) for qualitative screening of volatile organics (e.g., hydrocarbons, paint solvents). The PID (Model 580 A OVM, with a 10.0 ev lamp, calibrated with a 250 ppm isobutylene standard) measures ionizable compounds in the air in parts per million by volume (ppmv). The vapor reading will be noted as the field screening result.

Two subsurface soil samples will be selected from each test pit, based upon field observations, for the laboratory chemical analyses presented in Table 1.

One or more of the following techniques will be used to collect excavation "grab" soil samples from Areas A through E, H, and I:

- o A clean spoon or trowel will be used to expose undisturbed soil. A brass sampling tube then will be driven into the undisturbed soil. The sampling tube will be withdrawn and each end will be covered with a Teflon sheet and a plastic cap.
- o A clean spoon or trowel will be used to expose undisturbed soil. A second clean spoon or trowel then will be used to collect soil in a laboratory-supplied glass sample jar.
- o When potentially dangerous for the geologist to enter an unshored excavation, the backhoe will be used to collect a bucket of soil from the sampling location. One of the above methods will be used to collect a soil sample from the center of the bucket.

Hollow-Stem Auger Borings

Soil borings will be drilled in Areas J, K, and L using hollow-stem auger drilling equipment. Relatively undisturbed samples will be obtained at 5-foot intervals with a split-spoon sampler containing three brass liners (sample tubes). Samples will be used to characterize the subsurface material. Soils will be classified according to the Unified Soil Classification System.

Collected soil samples will be examined for evidence of contamination, indicated by odor or staining on the sampler or in the soil sample. A portion of each sample will be screened by a PID using the method described above.

Another portion of the recovered soil sample (a sample from the same depth but contained in a separate 6-inch brass tube) will be submitted to the laboratory for chemical analysis. The tube containing the sample will be covered with Teflon film and a plastic cap at each end. It will be labeled with a sample number, date, time, name of geologist, and stored in an ice chest containing frozen "blue ice." Appropriate chain-of-custody documentation will accompany the samples to the laboratory.

Ground-Water Observation Well Construction

The soil borings will be completed as shallow ground-water monitoring wells (in Areas J, K, and L on Plate 2) and will be constructed in accordance with the following protocol:

- o The well casing will be constructed with 2-inch inside diameter, flush-threaded, schedule 40 PVC pipe.
- o The screened sections of the well will be perforated with 0.010-inch factory-cut slots.
- o The screened section will be fitted with a bottom cap, attached to blank riser casing, and lowered into the boring through the hollow-stem auger to the planned depth. An attempt will be made to place the top of the slotted section about two feet above the static water level to allow floating products or phase-separated hydrocarbons, if present, to enter the well casing.
- o The annular space between the screen and the wall of the boring will be backfilled with clean, coarse sand to approximately 1 to 2 feet above the top of the perforated section.
- o A 1- to 2-foot seal of granular bentonite will be placed above the sand pack.
- o The remaining annular space will be filled with granular bentonite grout to approximately six inches below the ground surface.
- o A tamper-resistant steel utility box will be set over the well flush with the ground surface. The utility box will be grouted with cement.
- o A reference point will be marked on the top of the PVC well casing for consistent ground-water depth measurements. The elevation of this reference point will be surveyed by a licensed surveyor.
- o The well name will be written on a waterproof tag that will be attached to the well cap.
- o The well will be developed by bailing to stabilize well-screen materials and to increase well yields.

Ground-Water Well Sampling

Ground-water monitoring wells will be sampled in accordance with the following protocol:

- o A minimum of three to five casing volumes of water will be purged from the well with a decontaminated stainless steel bailer.

- o The pH, temperature, and specific conductance will be recorded during well purging. Field meters used for these measurements will be calibrated in the field prior to use.
- o Ground-water samples will be collected with the stainless steel bailer. Sample bottles will be open only as long as necessary to collect the ground-water samples.
- o Sample bottles will be labeled with a sample number, date, time, and sampler name, and stored in an ice chest containing frozen "blue ice." Appropriate chain-of-custody documentation will accompany the samples to the laboratory.
- o Clean latex gloves will be worn when handling sample bottles.

Underground Tank Removal

A Kleinfelder geologist will be present during the excavation of the tanks to observe and document the tank removal. Each tank will be visually inspected for holes, advanced corrosion, and stains which would suggest leakage or soil contamination.

Excavated soils will be visually inspected for stains or discoloration. Samples of the excavated soils will also be periodically placed in plastic zip-lock bags, thereby allowing for the collection of soil gases. The collected gases will be drawn through a PID (Model 580A OVM, with a 10.0 ev lamp, calibrated with a 260 ppm isobutylene standard). The PID measures volatile organic compounds in the air in parts per million by volume (ppmv). The PID reading will be noted as a field-screening result. Also, soils will be classified according to the Unified Soil Classification System.

Soil samples will be collected from each excavation at worst-case locations, as recommended by the Washington Department of Ecology. The number of samples and the analyses to be conducted are summarized in Table 1.

The excavations will remain open until the analyses are completed by the contract laboratory. To expedite the completion of the tank closure work, samples will be sent by courier to the analytical laboratory. The laboratory will have the results available within 24 hours after sample receipt.

Documentation for tank system closure will be in the form of a written report, photographs, and a completed tank removal checklist. The report will include a summary of field observations, tabulated analytical results, and plates showing the site location, the site plan, and sample locations.

Quality Control

Quality Assurance/Quality Control (QA/QC) for the presented scope of work will include generally accepted procedures for sample collection, storage, tracking, and documentation. Several blind duplicate soil samples will be submitted to the laboratory to check for analysis repeatability. Preservatives, if necessary, will be placed in the sample bottles by the testing laboratory prior to sampling.

All sampling equipment will be washed with a trisodium phosphate wash and distilled water rinse prior to the collection of each sample.

3.0 DATA ANALYSIS AND REPORT PREPARATION

Upon completion of recommended site exploration activities, we will provide a written report summarizing our findings. This report will describe our sampling procedures and analytical laboratory results. Our report will also include our reevaluation of the potential for soil or ground-water contamination for each of the 13 explored areas.

4.0 ASSUMPTIONS

This proposal is based on the following assumptions:

Trillium Corporation will contract directly with the tank removal and excavation contractor.

Trillium Corporation or their tank removal contractor will obtain all necessary permits and make the necessary notifications for tank closure and disposal. This includes notification of WDOE 30 days in advance of the planned closure date, and contracting the local fire marshal.

Trillium Corporation will contract separately to have the tanks inerted with dry ice (20 pounds per 1000 gallons) and have this procedure certified as required by local regulations.

Tank operations and other activities, on- or off-site, have not resulted in soil or ground water contamination on this site.

Kleinfelder will not be responsible for storage or disposal of contaminated soils. Should contaminated soils be encountered, Kleinfelder suggests that the tank removal contractor segregate these soils from the apparently uncontaminated soils. Also, we suggest that the contaminated soils be placed on plastic (4 mil or thicker) and covered with like plastic.

Ground water will not be encountered, except during drilling and installation of monitoring wells.

Field work will be completed in five consecutive days.

Respiratory protection equipment will not be required.

Kleinfelder personnel will not be on site during backfilling operations.

Phone access to an authorized Trillium Corporation representative will be available during our field work.

All additional work or fees beyond those stated in this proposal's Scope of Work and Estimated Costs, will be initiated only after consultation with and concurrence by an appropriate Trillium Corporation representative.

5.0 ESTIMATED FEES

All charges for our services will be on a time and material basis, in accordance with our attached 1990 Environmental Services Fee Schedule. Our total fee for this project will not exceed our upper range estimate without authorization from Trillium Corporation.

We estimate the costs for this scope of work to be \$30,500 to \$32,500, including analytical laboratory costs. An itemized estimate is attached to this work plan.

The cost estimate is based on the following assumptions:

- o Recommended Trillium Corporation work, presented in Table 1, will be performed prior to or during the recommended Kleinfelder work.
- o Recommended Kleinfelder work, presented in Table 1, will be performed during one site visit, over a period of 5 days.
- o All test pit locations will be accessible by the backhoe equipment and debris piles will be removed by Trillium Corporation, or their contractor, prior to site exploration work.
- o The Trillium Corporation will provide equipment and operators to remove the underground tanks on the Sears property and to excavate test pits. The operator will assist the Kleinfelder geologist in the collection of subsurface soil samples.
- o Soil borings and/or monitoring wells will be no deeper than 30 feet at each drilling location.
- o An authorized Trillium Corporation representative will be available, either on-site or by telephone, during our scheduled field work.
- o We will provide the Trillium Corporation with verbal progress reports and project budget status reports during the course of our work.
- o Laboratory analytical test methods are for soils and ground water (ground-water monitoring wells) only. Sampling and analysis of insulation material (for asbestos), contents of drums or tanks, surface water, or stream sediments are not included as part of this scope of work.
- o Storage or disposal costs that may be incurred if contaminated soil or ground water is discovered and generated during the field effort are not included in our cost estimate.
- o The excavation and disposal contractor(s) (retained by Trillium Corporation) will provide the Trillium Corporation with documentation concerning the disposal procedures of the tanks, soils, drums, and hazardous materials removed from the site. Kleinfelder can provide assistance with these activities; however, the management of this work is not currently included in this work plan or cost estimate.
- o Prolonged time for field exploration or increased costs may result if conditions vary from the above outline. Consequently, we may need to negotiate a revised scope and cost at that time.

If site contamination is discovered, additional site exploration or cleanup activities could be required to better evaluate the lateral and vertical extent of subsurface contamination. Such activities typically include soil borings, additional soil sampling, installation of additional ground-water monitoring wells, analysis of soil and ground-water samples, material excavation, and disposal/treatment of contaminated soil or ground water. This work is not planned at this time, nor is it included as part of this work plan or cost estimate.

Costs for items such as office meetings, written status reports, or additional work items, not described above, would be billed after discussion with and approval by appropriate Trillium Corporation representatives.

Invoices will be submitted on a monthly basis. Please note that project invoices are payable within 30 days of the invoice date, as outlined in the attached contract.

6.0 SCHEDULE

This work will be coordinated with Trillium Corporation and the tank removal contractor hired by same. We anticipate that we will be available to commence the work described above within ten days of receiving your formal authorization to proceed. Analytical laboratory results are anticipated to be available approximately three weeks after sample submittal.

We will provide periodic verbal summary reports during the study. A draft written report will be submitted approximately one week after receiving analytical laboratory results.

We will prepare a final written report upon receipt of your comments on the draft report. The final report will be submitted within one week, after receipt of your comments.

7.0 LIMITATIONS

The proposed scope of work is intended to provide observation and documentation of tank closure activities, and of the condition of the soils encountered during these activities. This work is not intended to identify additional concerns or to eliminate all risk associated with these subject tanks and property.

The scope of work identified in this proposal is limited to observing tank closure, collecting and analyzing the indicated soil samples, and reporting the results. These services will not include sampling within buildings or tanks for PCBs, or evaluations of the following: radon gas; worker exposure/health and safety; regulatory compliance; asbestos or urea formaldehyde insulation; sensitive areas such as vernal pools, archaeological sites, or wetlands; water supply and waste disposal systems; contamination from the operation of septic tank systems or from residual agricultural chemicals; structural integrity of property improvements; slope stability or building settlement; geologic hazards such as faulting or flooding; or other services not specifically described in the scope of services presented above.

Property activities and regulations beyond our control could change at any time after the completion of our property visit. Therefore, our observations, findings, and opinions can be considered valid only as of the date of the field work.

Excavation or building shoring and backfill compaction are not included in our scope of work. Kleinfelder also understands that Trillium Corporation or their contractor will identify buried utilities and improvements prior to excavation of the tanks.

The work presented in this work plan is not designed to identify all potential concerns or eliminate all risk associated with transferring property title. Even the most rigorous of professional studies may fail to identify all existing conditions or contaminants. This study will not provide a guarantee regarding site contamination and will not generate sufficient data to accurately define the lateral and vertical extent of contamination, if present.

This work is not intended to identify remediation costs if site contamination is discovered or indicated. Costs for site remediation can be estimated only after additional site exploration is completed. Additional exploration may include such activities as soil borings, ground-water monitoring wells, collection of soil, ground water, air, or asbestos samples, laboratory chemical analysis of samples, and a review of generated data.

Testing of underground tank integrity is not a part of this scope.

We will attempt to identify buried utilities prior to test pit exploration, by requesting utility location services from Underground Services Alert (USA). However, due to the possibility that underground utilities and improvements may not be accurately identified, we request that Trillium Corporation indemnify and hold harmless (except for gross negligence) Kleinfelder for damage to buried utilities and/or improvements, damage to properties, and/or personal injuries/death resulting from encounters with underground utilities and/or improvements located on this property.

Upon completion of our site visit, all exploration trenches will be backfilled with the backhoe equipment. It should be noted that the backfilling of these trenches may not be compacted in accordance with the standards for engineered fill. Prior to final site development, these exploration trenches should be re-excavated and re-compacted in accordance with the standards established for engineered fill at this site. Failure to do so could result in damage to site improvements, due to settlement at these trench locations. Compaction of these trenches is not included in our scope of work, and should be considered the responsibility of the developer.

Unless stated otherwise in the report, the report will be intended and restricted for the sole use of Trillium Corporation. Any use, interpretation, or reliance upon the report by third parties (i.e., anyone other than the client noted above) will be at the sole risk of the third party. Kleinfelder shall have no liability for this unauthorized use, interpretation, or reliance.

If a third party wishes to use the report for any purpose, the third party shall be responsible for contacting Kleinfelder Inc. The third party shall advise Kleinfelder personnel, in writing, of the intended use of the report by the third party. Based on the use identified by this third party, Kleinfelder may require that additional work be performed before Kleinfelder can provide an updated opinion. Failure to comply with this requirement will indemnify Kleinfelder from any liability resulting from use of the report by third parties.

Kleinfelder will perform the work described in this work plan in accordance with the generally accepted standards of care that exist in the State of Washington at the time of this study. Our understanding of the property may change as new data become available during additional site exploration, remediation, or development.

No warranty, express or implied, is made.

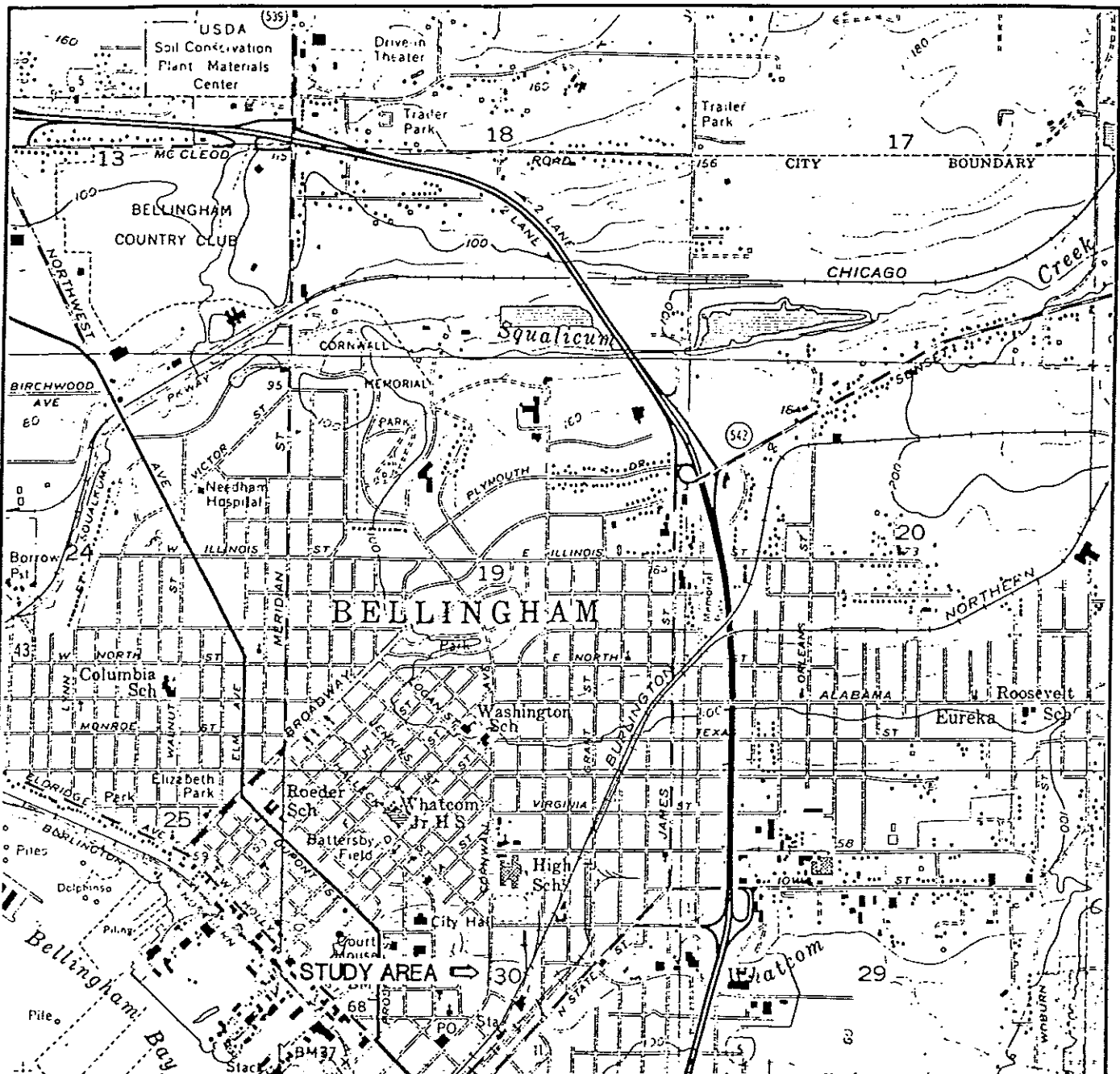
8.0 ADDITIONAL STUDIES

If, during this study, contamination of soil or ground water becomes evident, additional explorations and monitoring may be prudent. If additional work appears to be advisable, or if Trillium Corporation requests said work, we suggest that an appropriate scope of work be negotiated at that time.

9.0 AUTHORIZATION

A signed copy of our Standard Contract For Environmental Services (attached), returned to us, will serve as a formal authorization to proceed. Your signed authorization will document your concurrence with the presented scope of services, assumptions, schedule, estimated fees, and limitations of this study. This proposal will not be considered valid if it is not accepted within 45 days of the proposal date.

We appreciate this opportunity to provide our services to you. Please contact us if you have questions regarding the scope of work, the work schedule, or costs described in this proposal.



SCALE 1" = 2000'

0 1000 2000

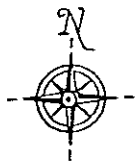
REFERENCE: USGS TOPOGRAPHIC MAP
 BELLINGHAM NORTH QUADRANGLE
 1954, PHOTOREVISED 1972, PHOTOINSPECTED 1978

KLEINFELDER

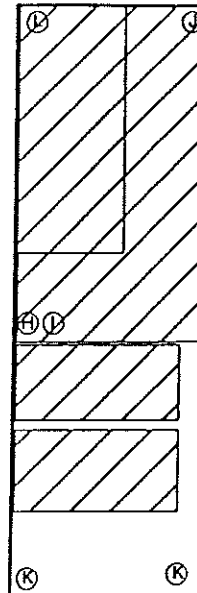
SITE LOCATION MAP
 SEARS PROPERTY & 1/2 BLOCK NORTH OF WHATCOM CREEK
 BELLINGHAM, WASHINGTON

Project # 60-1114-01

PLATE 1



OHIO AVENUE

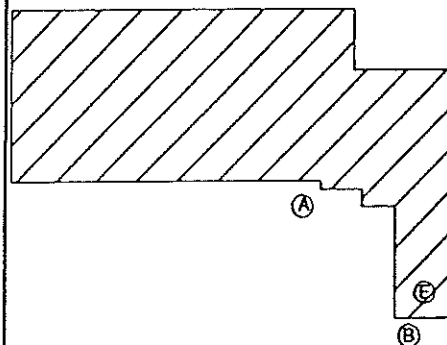


DEAN AVENUE

WHATCOM CREEK

CORNWALL AVENUE

SEARS STORE



SEARS WAREHOUSE

RAILROAD RIGHT-OF-WAY

ASPHALT PARKING

YORK AVENUE

© AREA OF INTEREST
// BUILDING

APPROXIMATE SCALE

1" = 120' 0 60 120

MAP REFERENCE:
SANBORN FIRE
INSURANCE MAP, 1933
REVISED AFTER 1948, AND
SITE VIST OBSERVATIONS

KLEINFELDER

SCHEMATIC SITE PLAN
SEARS PROPERTY & 1/2 BLOCK NORTH OF WHATCOM CREEK
BELLINGHAM, WASHINGTON

Project # 60-1114-01

PLATE 2

TABLE 1: IDENTIFIED AREAS WHERE HISTORICAL OR CURRENT ACTIVITIES MAY HAVE RESULTED IN SOIL AND/OR GROUND WATER CONTAMINATION AND RECOMMENDED EXPLORATION AND REMEDIATION ACTIVITIES (1) SEARS AND 112 OHIO STREET PROPERTIES BELLINGHAM, WASHINGTON

MAP AREA	POSSIBLE CONTAMINATION SOURCE	INDICATED PAST PRACTICES (2)	CURRENT PRACTICES (3)	POSSIBLE CONTAMINANT MATERIALS	POTENTIAL FOR SUBSTANTIAL SOIL AND/OR GROUND-WATER CONTAMINATION (4)	RECOMMENDED ACTIVITIES FOR TRILLIUM CORPORATION	RECOMMENDED EXPLORATION ACTIVITIES FOR KLEINFELDER	LABORATORY ANALYSIS METHOD
J	OIL STORAGE AREA SHOWN ON THE 1933 SANBORN MAP.	OIL STORAGE.	RETAIL POTTERY SALES.	OIL	LOW TO MODERATE	NONE AT THIS TIME.	INSTALL 1 GROUND-WATER MON. WELL. ANALYZE 1 SOIL SAMPLE FROM BORING FOR FUEL HYDRO-CARBONS, PCBs, AND SAMPLE FOR SOLVENTS AND PRIORITY POLLUTANT METALS.	EPA 8015 (MODIFIED) & EPA 8080. EPA 624 AND PRIORITY POLLUTANT METALS.
X	SANDBLASTING RESIDUAL	PARKING.	PARKING WITH SOME EQUIPMENT STORAGE.	METALS	LOW TO MODERATE	NONE AT THIS TIME.	INSTALL 1 MONITORING WELL. ANALYZE SURFACE SOIL SAMPLE FOR METALS. ANALYZE GROUND WATER FOR SOLVENTS AND PRIORITY POLLUTANT METALS.	PRIORITY POLLUTANT METALS. EPA 624 & PP METALS.
L	PAINT STORAGE AREA SHOWN ON THE 1933 SANBORN MAP.	PAINT STORAGE.	OFFICE SPACE.	PAINTS, SOLVENTS	LOW	NONE AT THIS TIME.	INSTALL 1 MONITORING WELL. ANALYZE 1 SOIL BORING SAMPLE FOR FUEL HYDROCARBONS & SOLVENTS. ANALYZE 1 GROUND WATER SAMPLE FOR SOLVENTS AND PRIORITY POLLUTANT METALS.	EPA 8015 (MOD.), AND EPA 8010/ EPA 8020. EPA 624 AND PRIORITY POLLUTANT METALS.
M	AUTOMOBILE SERVICE STATION SHOWN ON THE 1933 SANBORN MAP.	AUTOMOBILE SERVICE STATION.	LAWN AND GARDEN EQUIPMENT STORE.	FUELS, OIL, SOLVENTS, PCBs, METALS,	UNKNOWN	NONE AT THIS TIME.	NONE AT THIS TIME.	NONE.

FOOTNOTES:

- (1) THIS TABLE CONSISTS OF TABLE 1 OF OUR PHASE I REPORT NO. 60-1114-01 PLUS THE ADDITION OF THE LAST THREE COLUMNS.
(2) INDICATED PAST PRACTICES BY REVIEW METHODS DISCUSSED IN THE TEXT OF OUR PHASE I REPORT NO. 60-1114-01 DATED APRIL 27, 1990.
(3) OBSERVED DURING SITE VISIT AND/OR REPORTED BY CONTACTED INDIVIDUALS IDENTIFIED IN REPORT TEXT.
(4) THE ASSIGNMENT OF QUALITATIVE RISK CATEGORIES IS DISCUSSED IN SECTION 4.0 OF THE TEXT OF OUR PHASE I REPORT NO. 60-1114-01 DATED APRIL 27, 1990.
(5) "BETX" STANDS FOR BENZENE, ETHYLBENZENE, TOLUENE, AND XYLENE.

YP0068T1.WK3

TABLE 1: IDENTIFIED AREAS WHERE HISTORICAL OR CURRENT ACTIVITIES MAY HAVE
RESULTED IN SOIL AND/OR GROUND WATER CONTAMINATION AND
RECOMMENDED EXPLORATION AND REMEDIATION ACTIVITIES (1)
SEARS AND 112 OHIO STREET PROPERTIES
BELLINGHAM, WASHINGTON

MAP AREA	POSSIBLE CONTAMINATION SOURCE	INDICATED PAST PRACTICES (2)	CURRENT PRACTICES (3)	POSSIBLE CONTAMINANT MATERIALS	POTENTIAL FOR SUBSTANTIAL SOIL AND/OR GROUND-WATER CONTAMINATION (4)	RECOMMENDED ACTIVITIES FOR TRILLIUM CORPORATION	RECOMMENDED EXPLORATION ACTIVITIES FOR KLEINFELDER	LABORATORY ANALYSIS METHOD
A	FUEL-OIL TANK	1 10,000 GALLON HEATING OIL TANK. IN SERVICE FROM 1948 TO ABOUT 1978.	TANK IN-PLACE, CONTENTS UNKNOWN.	FUEL OIL	MODERATE	REMOVE AND DISPOSE OF TANK.	OBSERVE EXCAVATION. COLLECT 3 SOIL SAMPLES AND ANALYZE FOR TOTAL PETROLEUM HYDROCARBONS (TPH).	EPA 418.1
B	WASTE-OIL TANK	USED-OIL STORAGE TANK. APPROXIMATELY 500 GALLONS.	TANK IN-PLACE, CONTENTS UNKNOWN.	METALS, OIL, PCBs, AND SOLVENTS	MODERATE TO HIGH	REMOVE AND DISPOSE OF TANK.	OBSERVE EXCAVATION. COLLECT 3 SOIL SAMPLES & ANALYZE FOR PCBs, TPH, SOLVENTS.	EPA 8080 EPA 418.1 EPA 8010
C	LEADED GASOLINE TANK VAULT	LEADED GASOLINE TANK APPROXIMATELY 1,500 GALLONS.	TANK REMOVED ABOUT 1985. NO DOCUMENTATION ON CONDITION OF SOIL AVAILABLE.	GASOLINE	MODERATE TO HIGH	NONE AT THIS TIME.	EXCAVATE TEST PIT. COLLECT 2 SOIL SAMPLES. ANALYZE FOR FUEL HYDROCARBONS AND BETI (5).	EPA 8015 (MODIFIED) AND EPA 8020
D	FUEL-OIL TANK	FUEL-OIL TANK, SIZE UNKNOWN.	TANK IN-PLACE, CONTENTS UNKNOWN.	FUEL OIL	MODERATE	REMOVE AND DISPOSE OF TANK.	OBSERVE EXCAVATION. COLLECT 2 SOIL SAMPLES AND ANALYZE FOR TPH.	EPA 418.1
E	AUTOMOBILE SERVICE AREA	AUTOMOBILE SERVICING AND BATTERY ROOM.	ABANDONED FACILITY. STANDING OIL ON CONCRETE FLOOR, FOUR HYDRAULIC LIFTS, TWO HYDRAULIC OIL TANKS, OIL SOAKED BOARDS AND DEBRIS IN FLOOR DRAIN. LEAD SINK, LEAD BOTTOMED BATTERY DRAINAGE AREA, AND ACID ETCHED CONCRETE FLOOR IN BATTERY STORAGE ROOM.	FUELS, OIL, ACIDS, SOLVENTS, PCBs, AND METALS	MODERATE	REMOVE AND DISPOSE OF LEAD PANS.	COLLECT 2 SAMPLES FROM FLOOR DRAIN AND ANALYZE FOR PCBs AND TPH. COLLECT 2 SAMPLES FROM HYDRAULIC OIL TANK AND ANALYZE FOR PCBs.	EPA 8080 EPA 418.1 EPA 8080
F	STORAGE AREA	STORAGE AREA AND TRUCK FLEET PARKING.	OIL FILLED DRUMS AND ASSORTED DEBRIS.	OIL, UNKNOWN	LOW	REMOVE AND DISPOSE OF DRUMS.	OBSERVE REMOVAL OF DRUMS.	NONE.
G	PARKING AREA	CUSTOMER PARKING.	PARKING AREA WITH APPROX. SIX OIL-WATER SEPARATORS AT STORM DRAINS. TWO STORM DRAINS WITHOUT SEPARATORS.	OIL AND GREASE	LOW	CLEAN AND SERVICE OIL-WATER SEPERATORS.	OBSERVE TRILLIUM MAINTENANCE.	NONE.
H	GASOLINE AND DIESEL FUEL TANKS AND PUMPS	FUEL STORAGE AND DISPENSING.	EQUIPMENT REPAIR AND STORAGE. TANKS ARE PRESENT AND REPORTED TO BE EMPTY.	DIESEL FUEL AND GASOLINE	MODERATE TO HIGH	NONE AT THIS TIME.	EXCAVATE 2 TEST PITS ADJACENT TO TANKS. COLLECT 2 SAMPLES FROM EACH TEST PIT & ANALYZE FOR BETI AND FUEL HYDROCARBONS.	EPA 8020 AND EPA 8015 (MODIFIED).
I	SOIL STAINS AND WASTE- OIL DRUMS	UNKNOWN.	TRUCK REPAIR AND MAINTENANCE. STAINED SOIL AND OVERFILLED WASTE-OIL DRUMS OBSERVED DURING SITE VISIT.	FUELS, OIL, METALS, PCBs, AND SOLVENTS	MODERATE	NONE AT THIS TIME.	EXCAVATE 3 TEST PITS. COLLECT 2 SAMPLES FROM EACH & ANALYZE FOR FUEL HYDROCARBONS, PCBs, AND SOLVENTS.	EPA 8015 (MODIFIED), EPA 8080, AND EPA 8010.